

STROMER REALTY COMPANY OF CALIFORNIA



52.06 ACRES
Nursery
5400 Cana Hwy.
Chico, CA 95973
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California
Nick Wallander | DRE # 02167571
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LOCATION: The nursery is located at 5400 Cana Highway in Chico, California.

ZONING: Ag-40

DESCRIPTION: This 52 acre parcel boasts highway frontage, an ag well, mobile home, office, and much more. The mobile home is a 2bd/2ba hooked up to septic, power, and water. Use the utilities to build a home or expand your farming operations. Currently this property is used as a nursery and the inventory may be available if you want to continue its operation. The office is a mobile 1200sqft office with electricity. For those looking to plant crops please contact a consultant as some of this ground has a lava cap that presents a challenge for some crops. Seasonal creek and pond are also on the property.

SOILS: The property consists of a blend of grade 1, 4, and 6 soils. (Refer to the attached soils map for additional details.)

PRICE: \$651,000

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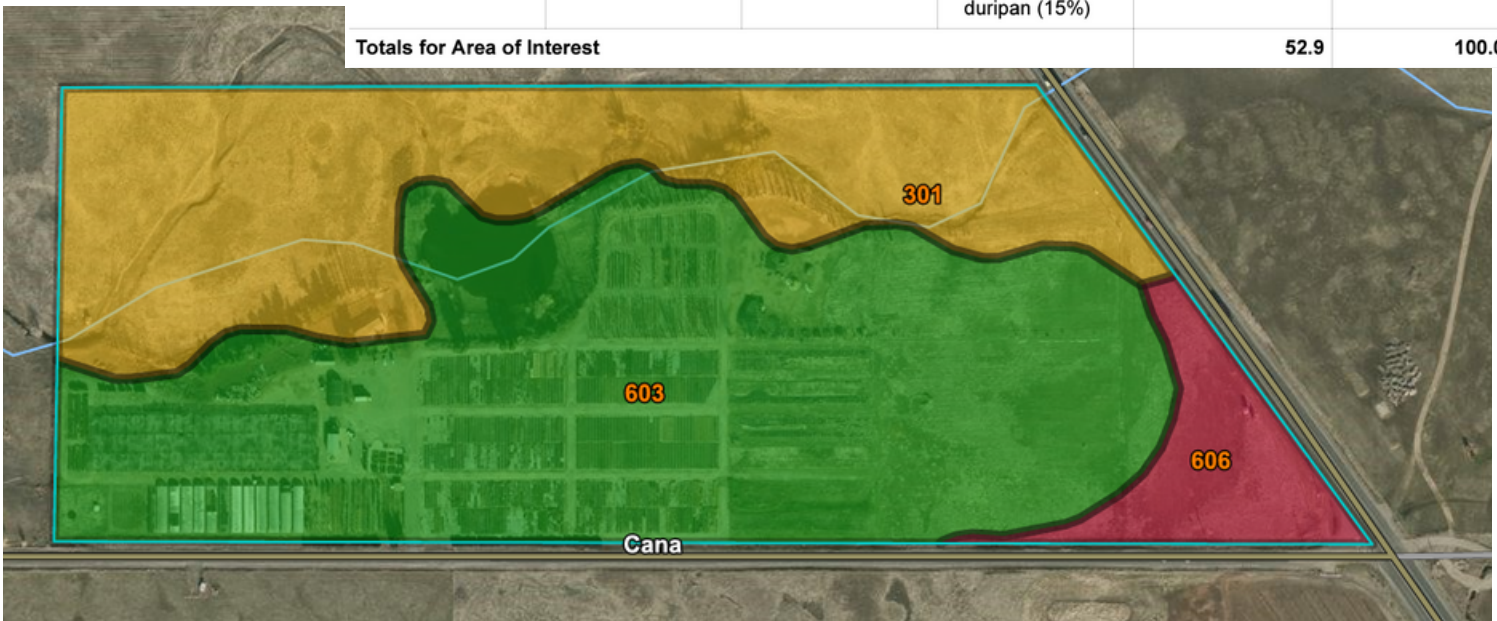
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
301	Wafap-Hamslough , 0 to 2 percent slopes	Grade 4 - Poor	Wafap, gravelly loam (70%)	18.6	35.2%
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%) Thompsonflat, fine sandy loam (15%)	30.6	57.9%
606	Redtough-Fallager-Anita, gravelly duripan , 0 to 3 percent slopes	Grade 6 - Nonagricultural	Redtough, loam (45%) Fallager, loam (30%) Anita, gravelly duripan (15%)	3.6	6.8%
Totals for Area of Interest				52.9	100.0%



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