

STROMER REALTY COMPANY OF CALIFORNIA



48 ACRES
Prune Orchard
West Liberty Road
Gridley, Ca 95948
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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com



LOCATION: The property is situated on West Liberty Road in Gridley, California, about 30 minutes from Chico and an hour from Sacramento.

APN: 021-150-017 & 018 (48 Total Acres)

DESCRIPTION: The property features 48-acres of French Prunes with a spacing of 16'x18'.

WATER: The ranch is irrigated using microjet sprinklers powered by an agricultural well. Additionally, there is the potential for dual source water, though the infrastructure to access district water is not in place.

SOIL: The soil is classified as entirely Gridley Taxadjunct Loam. (See attached soils map)

COMMENTS: Small parcels in West Gridley rarely become available. Prunes, compared to other crops, are performing well in the current market. This ranch provides opportunities for depreciation, steady cash flow, and potential future appreciation.

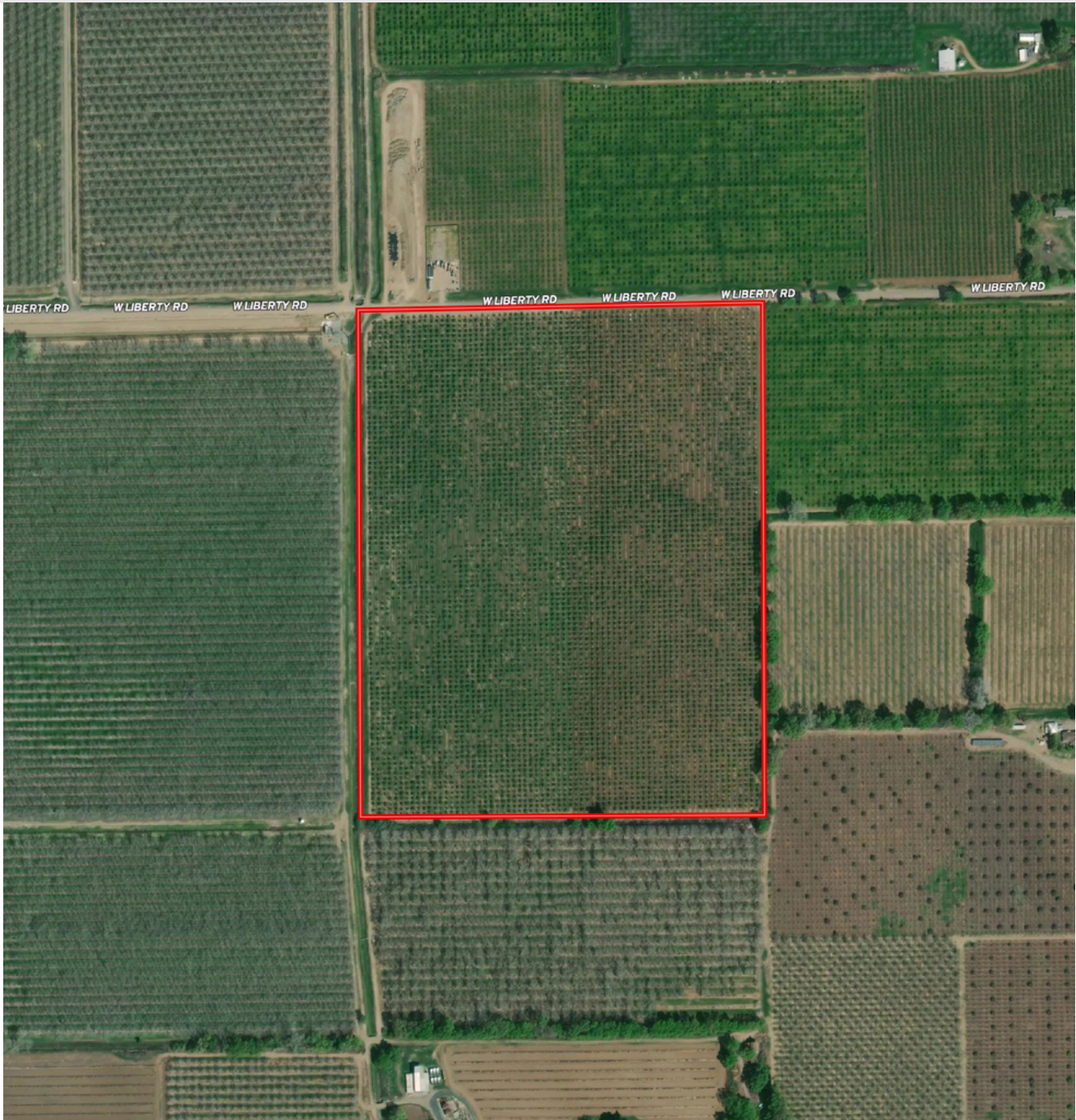
PRICE: \$1,200,000

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
127	Gridley taxadjunct loam, 0 to 2 percent slopes	47.98	100	0	44	3w
TOTALS		47.98(*)	100%	-	44.0	3



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