

STROMER REALTY COMPANY OF CALIFORNIA



19.33 ACRES
Walnut Orchard
Rio Oso Road
Rio Oso, Ca 95674
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

Matt Stevenson | DRE # 02152823

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LOCATION: Rio Oso Rd. Rio Oso, Ca 95674 Sutter County.

APN: 028-050-004

DESCRIPTION: Located along the convenient frontage road with easy access to Highway 70, this 19.33-acre parcel offers excellent agricultural land. The property features an established Walnut Orchard.

Equipped with a reliable 20 HP agricultural well and a solid set irrigation system, this property is ready to continue its agricultural use with minimal effort, ensuring the water needs of your crops are met.

In addition to its agricultural potential, the land offers an excellent opportunity for a possible home site (subject to approval by the county building department), making it a perfect blend of farming and residential living.

Take advantage of this fantastic agricultural investment with great access, established infrastructure, and future potential.

SOILS: The property consists of mainly Columbia Fine Sandy Loam Class 2 soil. See Soils Map attached.

PRICE: \$389,000



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	20.65	93.69	0	60	2s
169	Snelling loam, 0 to 2 percent slopes	1.39	6.31	0	45	1
TOTALS		22.04(*)	100%	-	59.05	1.94

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