

# STROMER REALTY COMPANY OF CALIFORNIA



38.97 ACRES (M/L)

Farmstead

1731 County Rd. Y

Butte City, Ca 95920

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](http://www.stromerrealty.com)





**Stromer Realty Company of California**

**Fred Southam | DRE # 0137729**

**530.517.1708 (m) | fred@stromerrealty.com**

**Location:** 1731 County Rd. Y, Butte City, CA 95920

This property is a rare opportunity to own a versatile, income-producing farmstead in the heart of Glenn County. This 3.35-acre homesite is paired with 35.62 acres of high-quality, farmable ground currently planted to alfalfa and irrigated via flood irrigation.

**Farm & Water Information:**

- 35.62 acres of prime, irrigated farmland, majority Class 2 Zamora Silty clay Loam, known for its productivity and versatility.
- Zoned AE-40, suitable for a variety of agricultural uses.
- Powered by a single agricultural well with 10'–20' static level, equipped with a 20hp electric turbine pump, ensuring reliable water supply for irrigation.

**Property Features:**

- Primary Residence:
  - A spacious 2,393 sq.ft. home offering 2 bedrooms and 2 bathrooms, with a large 1,258 sq.ft. attached garage, perfect for vehicles, storage, or a home workshop.
- Shop Building:
  - Substantial 2,801 sq.ft. shop set on a concrete slab, ideal for equipment maintenance, storage, or agricultural operations.
- Equipment Shed:
  - Generously sized 4,150 sq.ft. shed, wood frame with durable metal siding, offering ample space for machinery, supplies, and seasonal storage.
- Rice Storage Bins:
  - Five commercial-grade storage bins, each with 6,500 cwt capacity, totaling 32,500 cwt of rice storage. Each bin is equipped with a 20hp motor and blower ventilation system, providing efficient grain management and storage capabilities.
- Mobile Home:
  - A separate 1,095 sq.ft. mobile home with its own 310 sq.ft. detached garage—currently occupied by the on-site ranch manager, offering built-in property oversight.

This is a well-rounded agricultural investment or lifestyle property, ideal for small-scale farming, crop production, or expanding an existing operation. With established infrastructure and income potential, 1731 County Rd. Y is ready for your next chapter in California agriculture.

**PRICE: \$1,599,000**

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Zamora (85%)	38.3	97.9%
ZbB	Zamora silty clay loam, 2 to 8 percent slopes	Grade 1 - Excellent	Zamora (85%)	0.8	2.1%
<b>Totals for Area of Interest</b>				<b>39.1</b>	<b>100.0%</b>



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