

# STROMER REALTY COMPANY OF CALIFORNIA



2765 YOUNG ROAD  
YUBA CITY, CA 95993

Lic. 01050665

**PRICE: \$2,750,000**

## **46.27 TOTAL ACRES**

- WALNUT ORCHARD
- PERSIMMON ORCHARD
- CUSTOM BUILT HOME



*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**  
**Logan Taylor | DRE #02062799**  
**530.701.2680 (m)**  
**logan@stromerrealty.com**



**United Real Estate & Mortgage**  
**Manraj Sangha | DRE #02128704**  
**530.301.7347 (m)**  
**sanghasells@gmail.com**



### WALNUT ORCHARD

- 24 Acres
  - Chandlers
  - Planted in 2009
- 2 Acres
  - Howard/Hartley/Franquetts
  - Planted in 1985
- Paradox Rootstock
- Micro Jet Irrigation
  - Irrigates in one set
- 600hp Well
  - Used for both orchards

### PERSIMMON ORCHARD

- 19 Acres
- Fuyu
- Micro Jet Irrigation
  - Irrigated in one set
- 600 hp Well
  - Used for both orchards

This diverse and productive property includes 24 acres of Chandler walnuts planted in 2009 on Paradox rootstock, averaging an impressive 5,250 pounds per acre over the past four years, and 2 acres of Howard, Hartley, and Franquette walnuts planted in 1985, also on Paradox, yielding an average of 6,000 pounds per acre. Both walnut blocks are irrigated in one set using micro jet sprinklers and are supplied by a powerful 600 hp well that services the entire property. Additionally, there are 19 acres of Fuyu persimmons, also irrigated in one set with micro jet sprinklers from the same well. The Fuyu block has produced a consistent gross income of approximately \$80,000 annually with only about \$15,000 in expenses, offering strong cash flow and excellent income potential.



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### MAIN HOME

- Elegant and inviting home that boasts custom cabinetry and high-end appliances

### PROPERTY FEATURES

- Year Built: 1989
- 1661 Square Feet
- 2 Bedroom / 2 Bath
- Detached Mother-in-law Suite
  - 1 Bedroom / 1 Bath
- Inground Pool
- Large Shop
  - Solar Power
  - Bedroom/Office
- 3-Bay Garage
- Chicken Coop
- Two Private Driveways

This exceptional custom-built estate in the countryside of Yuba City offers luxurious living with a beautifully designed home and versatile spaces for work, relaxation, and entertainment. The main residence features 2 spacious bedrooms, 2 bath, an open-concept living area, and a chef's kitchen with custom cabinetry and high-end appliances. A serene courtyard connects the home to a detached mother-in-law suite, perfect for guests or extended family. Outside, enjoy a sparkling pool surrounded by a large patio and shaded by mature trees. Additional amenities include a solar-powered shop with office/bedroom, chicken coop, oversized 3-bay garage, and ample side access for storage. With two private driveways, this estate combines privacy, luxury, and functionality in a tranquil country setting.



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	4.6	9.9%
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	Grade 3 - Fair	Marcum, clay loam (45%)	42.2	90.1%
<b>Totals for Area of Interest</b>				<b>46.8</b>	<b>100.0%</b>



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