STROMER REALTY COMPANY OF CALIFORNIA

123 ACRES
Row Crops
6372 Ware Road
Williams, Ca 95987
Lic. 01050665

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

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Stromer Realty Company of California
Chuck Kryski | DRE # 01718080
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LOCATION
The property is located at 6372 Ware Road, Williams, California.

APN
017-090-018-000

WATER
The ranch is served by an agricultural well for farming operations and a separate residential well serving the home. Current gallons-per-minute information for the agricultural well is not available.

SOILS
Please refer to the attached soil map for detailed soil information.

TOPOGRAPHY
The property is flat, making it well suited for agricultural operations.

IMPROVEMENTS
The ranch includes three barns. Two of the barns are currently in poor condition, while the third, larger barn is in good condition.

The property also features a 1,824sq.ft. residence built in 1921 with 2 bedrooms and 2 bathrooms. The home is currently unoccupied and in need of repairs, offering a buyer the opportunity to renovate it for future use.

AGRICULTURAL OPPORTUNITY
The property is currently used for row crop production and offers a variety of possibilities for a new owner. A buyer could continue farming row crops or explore converting the property to a permanent planting. The surrounding area includes established orchards, making this an attractive opportunity for an agricultural buyer looking for land in the Williams area.

PROPERTY TOURS
Please contact the listing agent to schedule a private tour. Do not enter the property without permission.

PRICE: $1,353,000

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
106	Willows silty clay, 0 to 1 percent slopes	Grade 4 - Poor	Willows, silty clay (90%)	1.7	1.3%
			Willows, silty clay, occasionally flooded (2%)		
112	Westfan loam, 0 to 2 percent slopes	Grade 1 - Excellent	Westfan, loam (80%)	29.9	23.8%
			Hustabel, sandy loam (5%)		
127	Mallard clay loam, 0 to 1 percent slopes	Grade 2 - Good	Mallard, clay loam (85%)	93.8	74.8%
			Capay, clay loam (7%)		
Totals for Area of Interest				**125.4**	**100.0%**

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