

# STROMER REALTY COMPANY OF CALIFORNIA



15.9 ACRES  
Walnut Orchard  
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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Chuck Kryski | DRE # 01718080**

**530.304.7850 (m) | kryski@yahoo.com**

**LOCATION:** This property is located at 1302 Berry Road Rio Oso Ca. 95674 for the main house and 1302A Berry Road for the manufactured home.

**APN'S:** 28-170-041- T and 28-170-041

**DESCRIPTION:** The property is 15.9 acres and approximately 10 acres are planted to mature walnut trees. There are two homes nestled in a grove of oak trees at the back of this private orchard. The main residence is a 4BR/3BR 2,600 square foot, custom-built home that was constructed in 1984. The second residence is a 1,296 square foot 2BR/2BR manufactured home built in 2006. Additionally, the two-stall horse barn makes this property a true homestead.

**WATER:** Both homes are on a domestic well and the walnuts are on an agricultural well.

**IRRIGATION:** The walnuts are irrigated via solid set sprinklers.

**SOILS:** Please see the attached soil map.

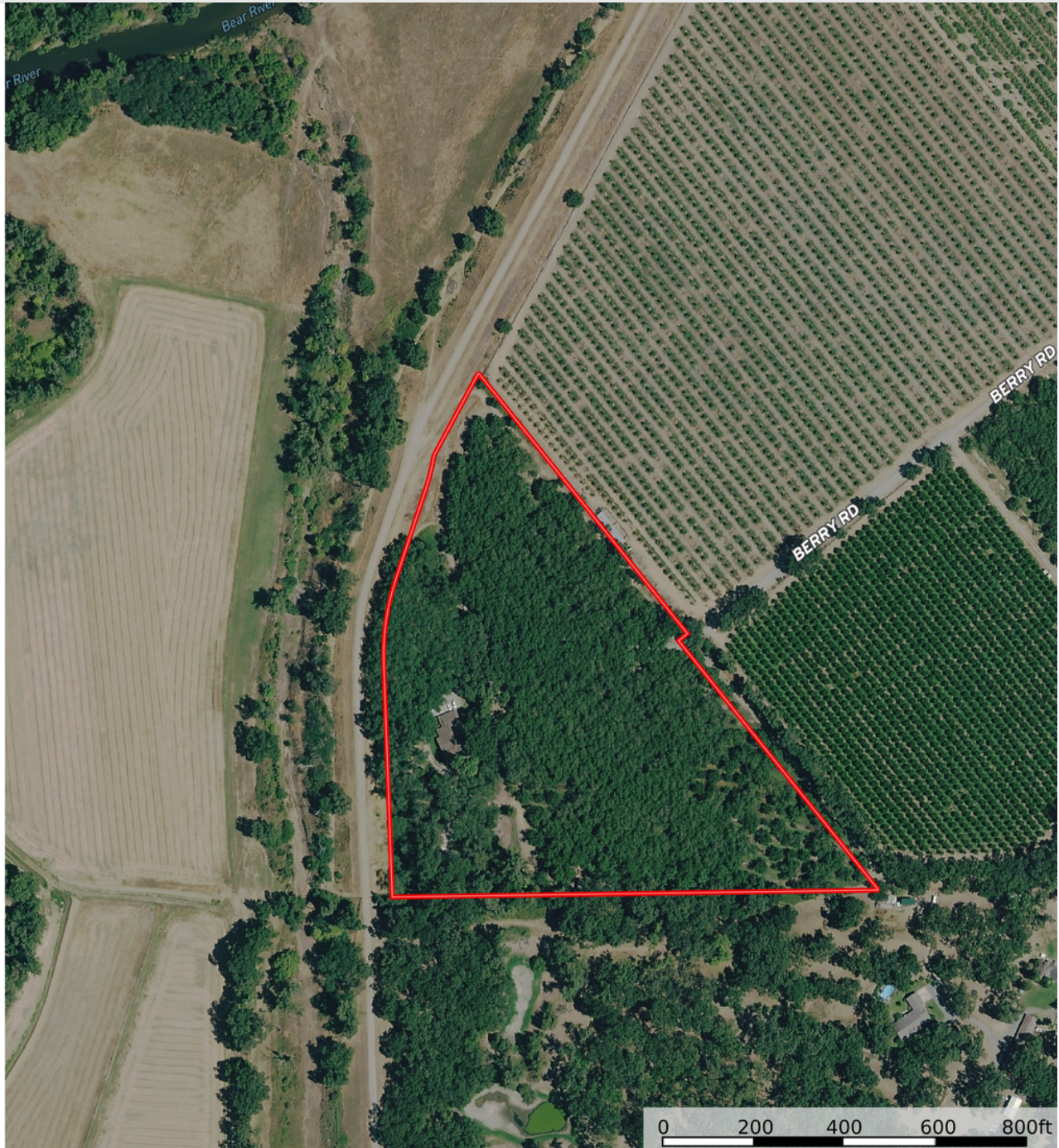
**COMMENTS:** This is truly a unique opportunity to own a property with multiple sources of income as well as exceptional water and top-tier soils. Between the potential rental income and a lucrative orchard, this property could provide ample cash flow in your portfolio.

**Please no trespassing**

**PRICE: \$950,000**



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	5.1	28.5%
141	Marcum clay loam, siltstone substratum, 0 to 1 percent slopes	2	11.9	66.8%
169	Snelling loam, 0 to 2 percent slopes	1	0.8	4.6%
<b>Totals for Area of Interest</b>			<b>17.8</b>	<b>100.0%</b>

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