## STROMER REALTY COMPANY OF CALIFORNIA







## Stromer Realty Company of California Logan Taylor | DRE # 02062799 530.701.2680(m) | logan@stromerrealty.com

**LOCATION:** Situated at the intersection of N. Villa Avenue and Wyman Avenue in Palermo, California.

**APNs:** 026-100-032, 033, 034, & 035

**DESCRIPTION:** This property encompasses 36.08 acres of vacant land. A 20-acre portion has undergone deep ripping and leveling, making it ready for orchard development. Additionally, the property features a 1,029-square-foot mobile home boasting three bedrooms and two bathrooms. The home is in excellent condition with new finishes and appliances.

**WATER:** The property is equipped with one domestic well. If the buyer intends on planting permanent crops, they will want to develop an Ag Well for ample water supply. Fortunately, this area is well known for abundant groundwater.

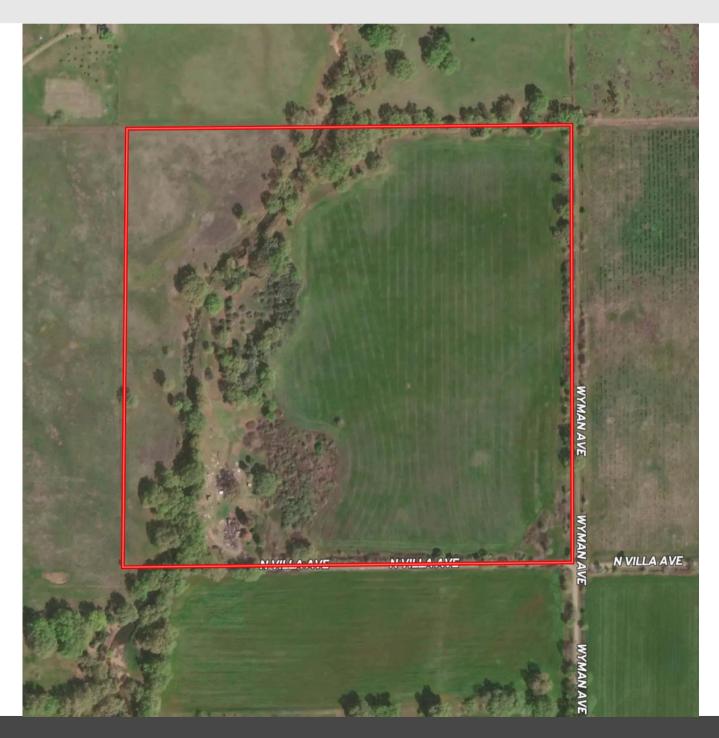
**TAXES:** The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

**SOILS:** The soil is mostly comprised of class two soils, specifically Perkins Gravelly Loam, well-suited for permanent plantings. Refer to the attached soils map for further details.

**PRICE: \$547,000** 



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