

STROMER REALTY COMPANY OF CALIFORNIA



36.08 ACRES
Bare Ground
7092 Wyman Avenue
Palermo, CA 95968
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



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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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
118	Xerorthents, Tailings and 0 to 50 percent slopes	Grade 4 - Poor	Xerorthents, tailings (80%)	2.2	5.6%
290	Perkins gravelly loam, 0 to 2 percent slopes	Grade 2 - Good	Perkins, gravelly loam (90%)	29.2	73.4%
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%)	8.3	21.0%
			Thompsonflat, fine sandy loam (15%)		
Totals for Area of Interest				39.7	100.0%

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