

# STROMER REALTY COMPANY OF CALIFORNIA



47.82 ACRES  
Bare Ground  
4321 E. Ryer Island Rd.  
Walnut Grove, Ca 95690  
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**  
**Matt Stevenson | DRE # 02152823**  
**530.308.5560(m) | matt@stromerrealty.com**



**LOCATION:** Ryer Island. East Ryer Island Rd along Steamboat Slough. Walnut Grove, California Solano County.

**APN'S:** 0042-230-210 & 0042-23-220

**DESCRIPTION:** Discover a rare opportunity to own 47.82 acres of prime agricultural land located on Ryer Island in Solano County, California. This property offers a unique blend of rich, fertile soil and scenic waterfront access along the serene Steamboat Slough.

Floating Boat Dock: Enjoy direct access to the water with a convenient floating boat dock, perfect for recreational activities.

**SOILS:** The property boasts Class 2 soils, known for their high agricultural productivity.

**WATER:** Riparian water rights via "Yellow Siphon" out of Steamboat Slough.

**PRICE: \$899,000**

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Va	Valdez silt loam, drained, 0 to 2 percent slopes, MLRA 16	21.01	47.02	0	56	2w
Cm	Columbia fine sandy loam	12.18	27.26	0	50	2s
Eb	Egbert silty clay loam, partially drained, 0 to 2 percent slopes, MLRA 16	6.99	15.64	0	43	2w
Sa	Sacramento silty clay loam, 0 to 2 percent slopes, MLRA 16	4.49	10.05	0	19	2w
TOTALS		44.67(*)	100%	-	48.6	2.0

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