

STROMER REALTY COMPANY OF CALIFORNIA



34.9 ACRES
Bare Ground
Hwy. 5 Maxwell, CA 95955
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

Randy Khagura | DRE # 01507132

530.682.9684 (m) | randy@stromerrealty.com

LOCATION: The subject property is located on Highway 5 in Maxwell, California.

ACREAGE: the property consists of 34.9 acres (m/l), of bare ground.

APN(s):

- 011-280-048
- 011-280-031

WATER: The subject property is in the Glenn-Colusa Irrigation District (GCID).

SOIL: See attached soils map.

ZONING: Heavy Industrial per Colusa County

COMMENTS: This property boasts a prime location, offering visibility from Highway 5, making it an attractive prospect for various ventures. It's part of the GCID enhancing its value and potential. With its fertile grounds, it's ideal for cultivating orchards or row crops, catering to agricultural endeavors. Additionally, its proximity to Highway 5 presents an opportunity for potential rezoning, allowing for consideration of industrial utilization, further expanding its possibilities for development.

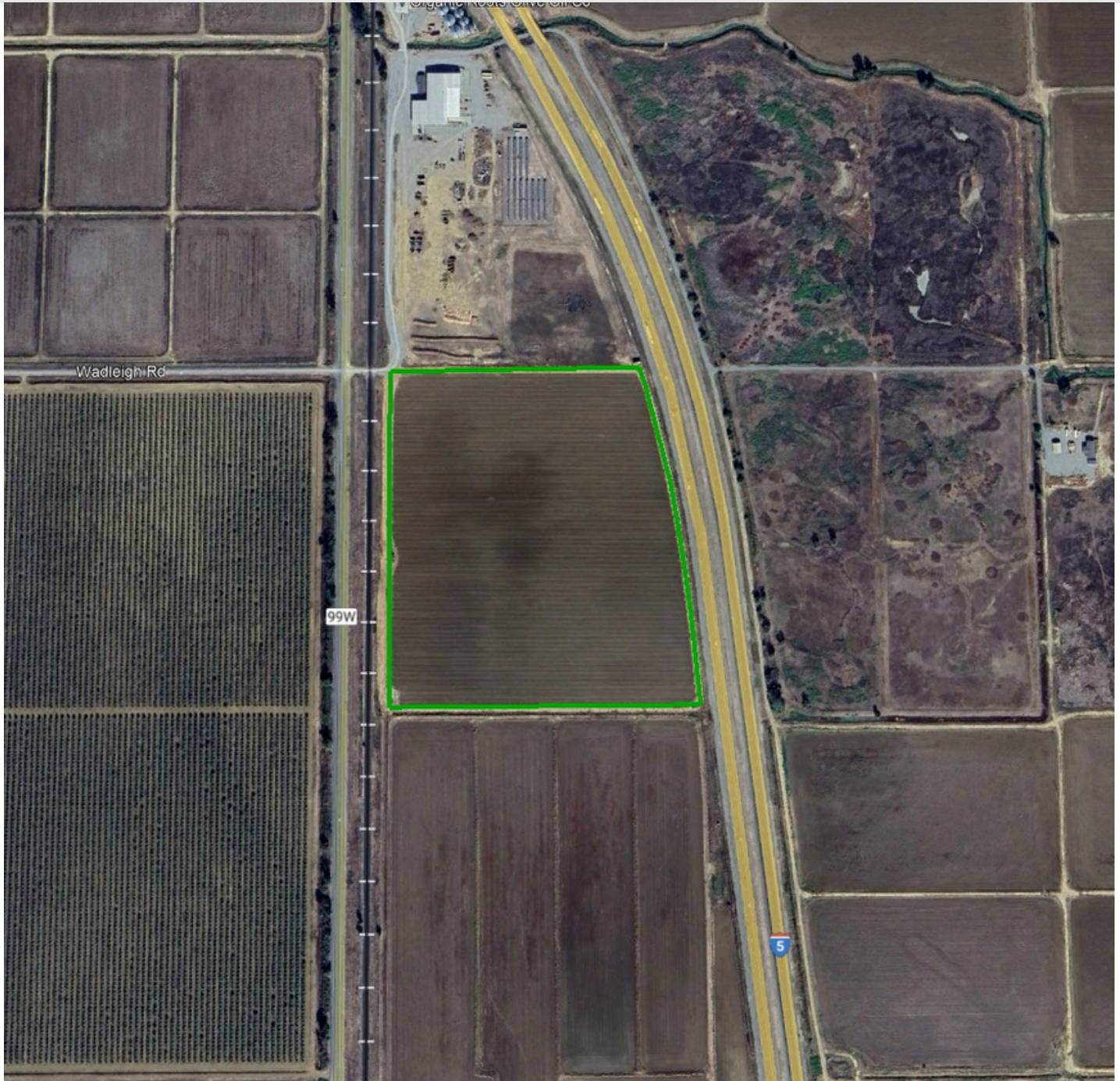
PRICE: \$767,800



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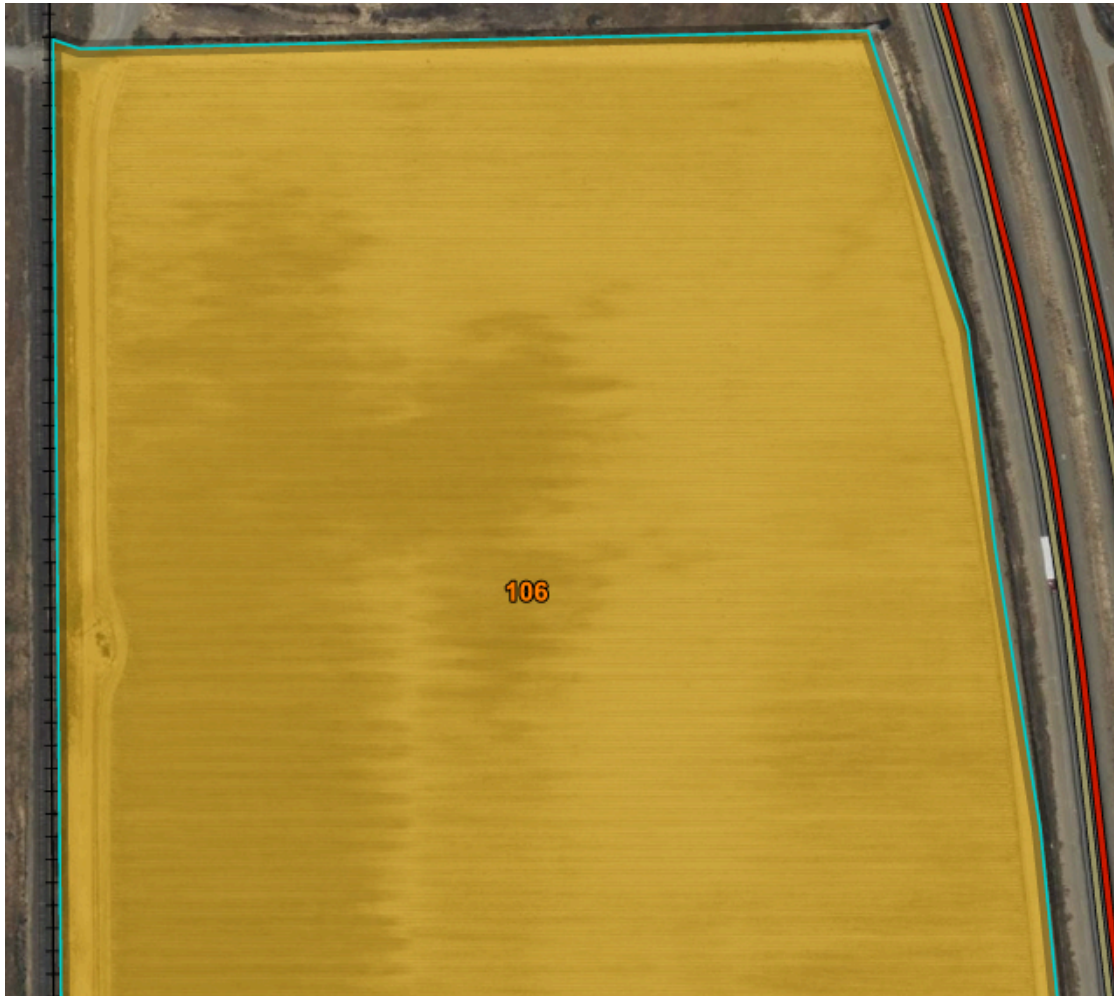


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
106	Willows silty clay, 0 to 1 percent slopes	Grade 4 - Poor	Willows, silty clay (90%)	35.4	100.0%
			Willows, silty clay, occasionally flooded (2%)		
Totals for Area of Interest				35.4	100.0%



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