

For Sale

## South Township Rd Property

71.03 Acres, Yuba City, CA

Versatile Ag property in coveted south Yuba City area



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

# For Sale

**LOCATION:** The farm is located immediately West of S. Township Rd., approximately ½ mile South of Bogue Rd. Yuba City, California.

**APN:** 021-150-035-000

**ZONING:** AG-80

**DESCRIPTION:** 71.03 assessed acres, currently farmed to row crops. This parcel is made up of class 1, 2 and 3 soils mostly Marcum Gridley clay loam. This parcel has historically been farmed to rice or row crops, but should be suitable for permanent crops if a buyer so desired.

**ACREAGE:** m/l 71.3 acres

**WATER:** The property is irrigated by a 75HP turbine deep well. The well is pumping 1700 GPM at 35 psi.

**LEASE:** The property is currently leased by a local row crop farmer through harvest in 2026.



## J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

For Sale

**PRICE:** \$1,800,000 Cash to Seller.

J HILL LAND COMPANY BRE# 01399530

JUSTIN HILL

PH 530 304-7889

FAX 530 466-3900

[justin@jhillland.com](mailto:justin@jhillland.com)

The above information was obtained from sources deemed reliable, but Gary Miller Realty does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



**J HILL LAND COMPANY**

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
[hilljustint@gmail.com](mailto:hilljustint@gmail.com) | [jhillland.com](http://jhillland.com)

For Sale



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

# For Sale



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	0.4	0.6%
132	Gridley clay loam, 0 to 1 percent slopes	2.3	3.5%
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	60.6	90.2%
153	Oswald clay, 0 to 2 percent slopes	3.9	5.8%
<b>Totals for Area of Interest</b>		<b>67.2</b>	<b>100.0%</b>



## J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

For Sale



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

For Sale



## J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com