South Township Rd Property

71.03 Acres, Yuba City, CA Versatile Ag property in coveted south Yuba City area





J HILL LAND COMPANY

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

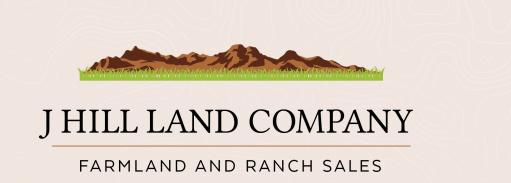
ZONING: AG-80

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.



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

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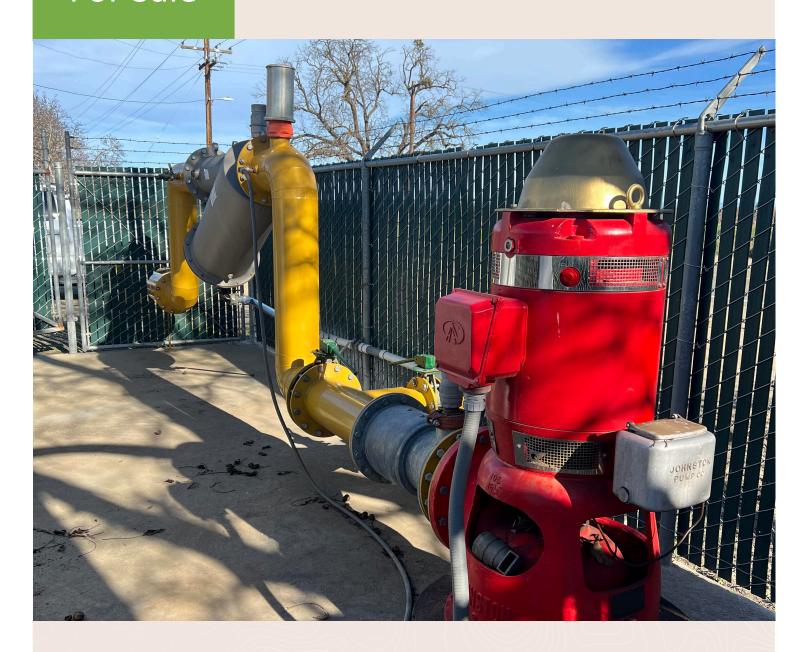
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	0.4	0.6%
132	Gridley clay loam, 0 to 1 percent slopes	2.3	3.5%
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	60.6	90.2%
153	Oswald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



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