



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±165.50 Irrigable Acres – Muck Ranch
Wheatland, Yuba County, CA



EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated along the north side of Spenceville Road, approximately two miles east of Wheatland in Yuba County, CA.

Land Area/Property Size: ±165.50 Assessed Acres

Land Use: ±80.00 acres of flat irrigable cropland (north of Dry Creek)
±20.00 acres of Chandler walnuts planted in 1990
±65.50 acres of gently undulating pasture acreage (south of Dry Creek)
165.50 total acres

Assessor's Parcel Number: 015-570-007 – 2.00 assessed acres
015-570-010 – 81.50 assessed acres
015-570-011 – 82.00 assessed acres

Soils: Soils underlying the subject acreage north of Dry Creek are all Conejo loam (Class 1) whereas the acreage south of Dry Creek is Redding gravelly loam (Class 4) per USDA Soil Survey.

Irrigation Supply: Entire acreage holds rights to surface irrigation water from the Wheatland Water District. Currently, the walnut orchard is irrigated by an ag. well powered by a 30 HP pump, producing ±700 GPM. Property includes another ±14" ag. well located near the northern property boundary. Farmstead draws water from a ±12" well which could be used to draw additional irrigation water.

Structural Improvements: ±3,269 SF Dutch Colonial-style dwelling on concrete perimeter foundation with combination of concrete block and wood-frame construction. Exterior involves painted concrete block and wood/vinyl siding. Dwelling includes composition shingle roofing, dual-pane windows, fireplace, central HVAC and an 18-panel solar system installed in 2015.

±960 SF detached garage on concrete slab foundation with three roll-up doors and ±288 SF adjacent cover.

Property includes several other outbuildings and ancillary structures.

Comments: Nice ranch property with diverse land components, multiple irrigation supplies available and established farmstead. First time this property has been offered in 170 years!

Offer Price: **\$2,600,000 (\$15,710/acre)**
SELLER WILL LOOK AT ALL OFFERS

Property Showing: Qualified buyers contact listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT PERMISSION FROM BROKER

Contact: Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP



*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY AERIALS



PROPERTY AERIAL MAP



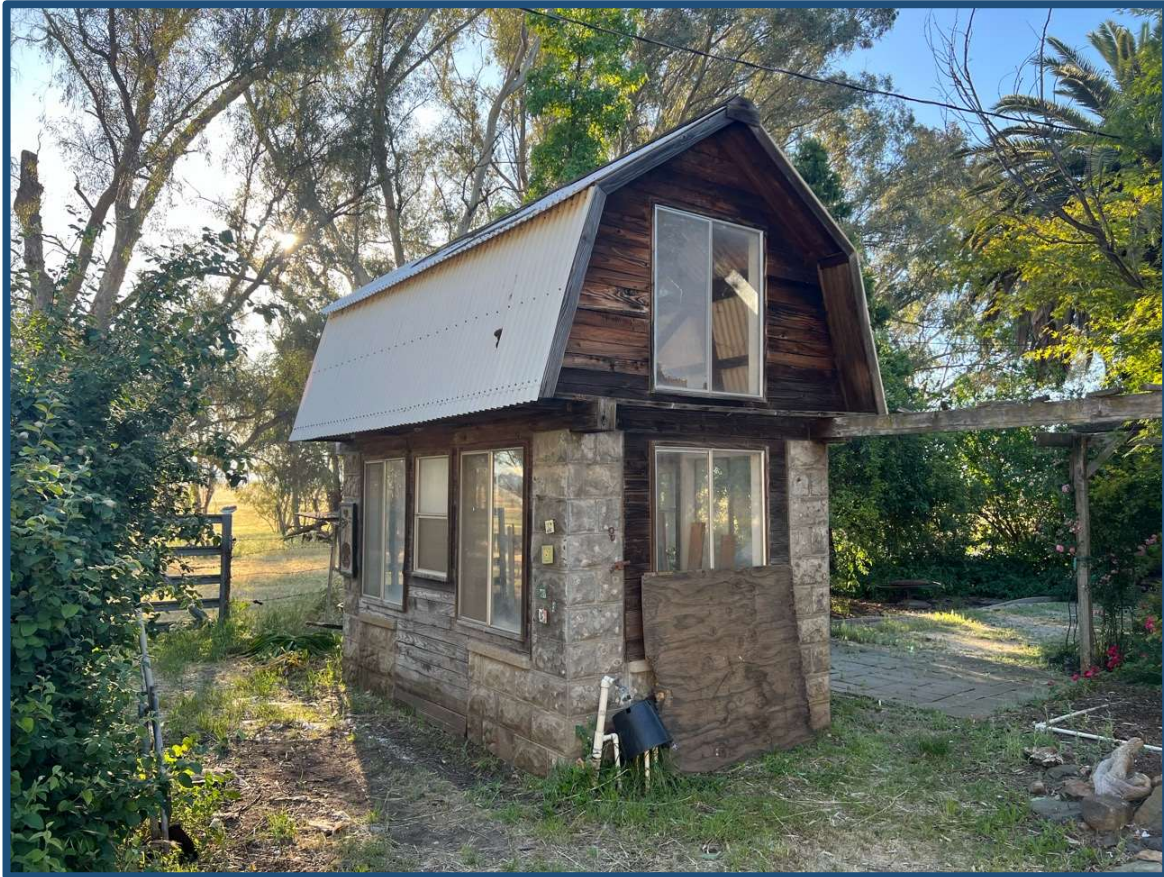
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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



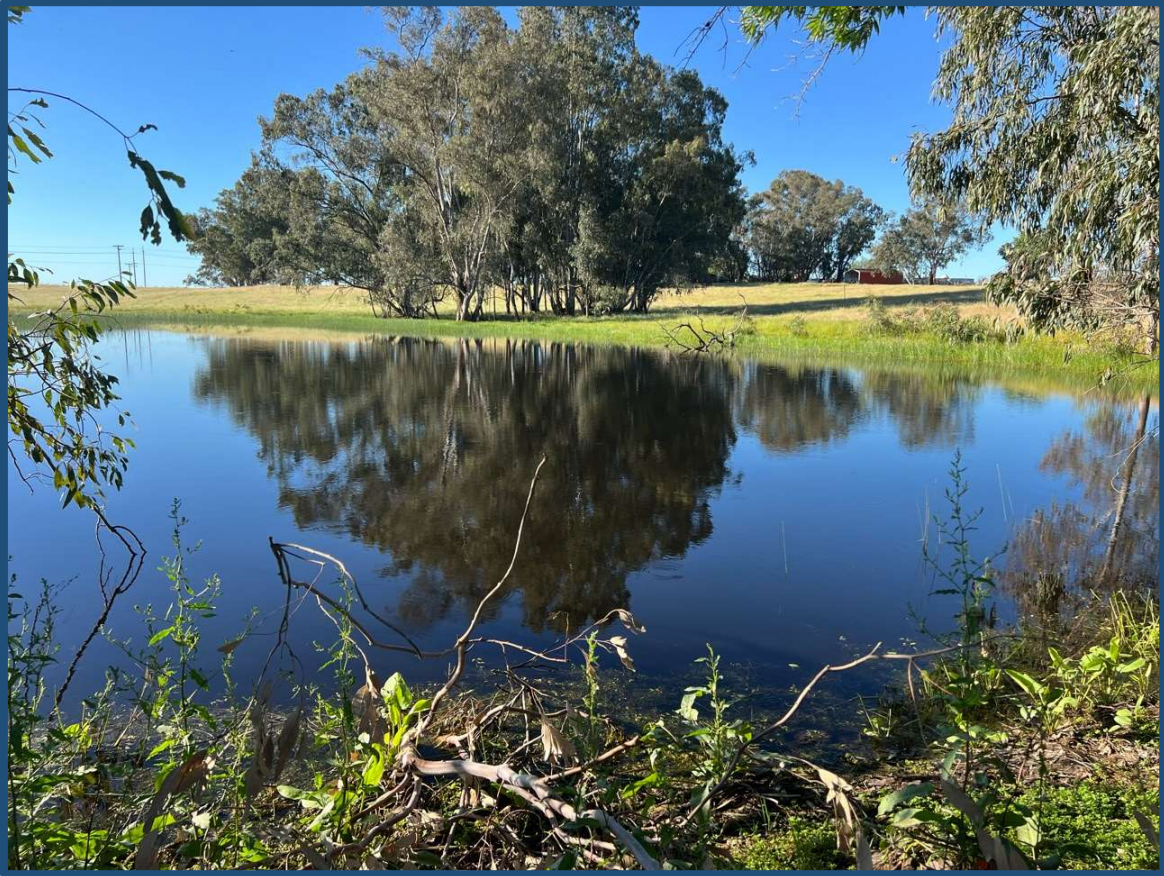
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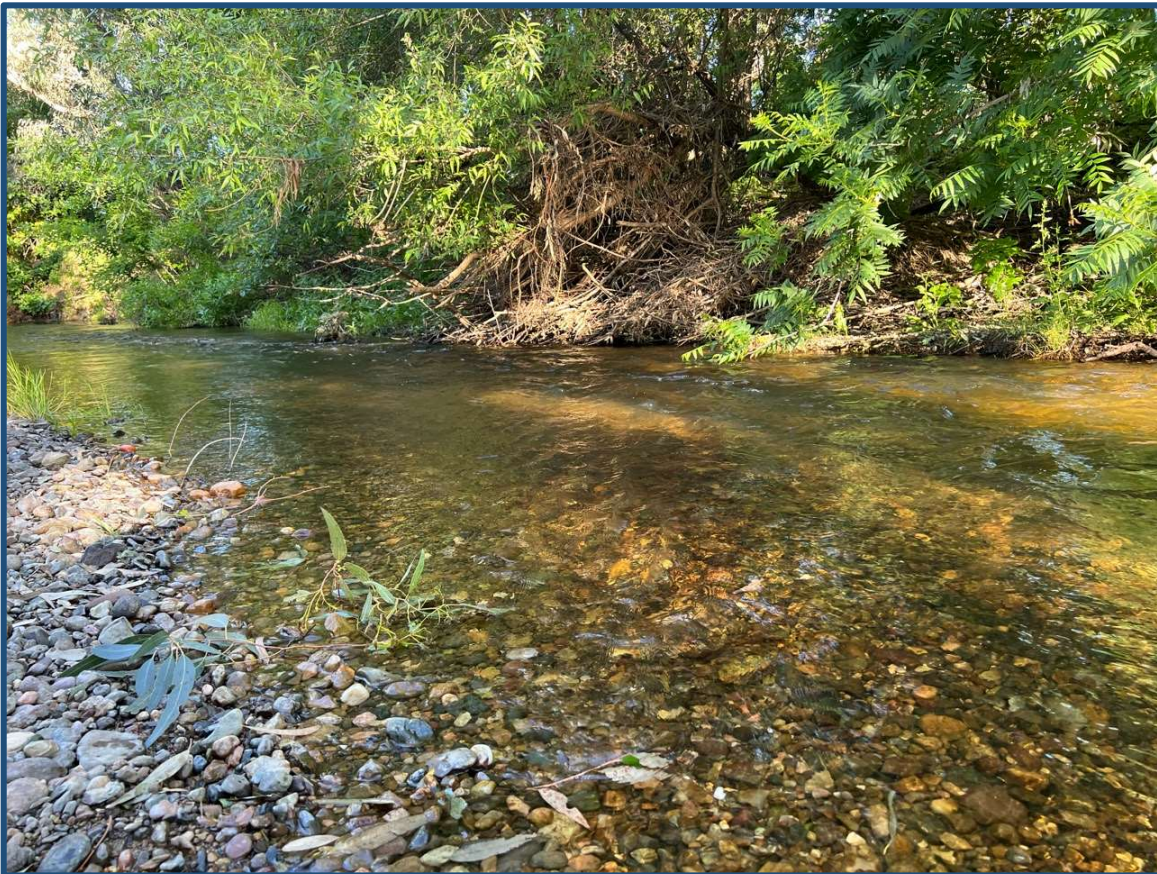
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