



**170.94±  
Total Acres**

Iowa City Road Ranch – Almond  
Orchard & Cattle Ground  
Yuba County, CA

We **SELL** California  
farms **with** a **HEART**  
to change lives

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Image © 2024 Airbus

**PRICE**  
**\$1,250,000**



# 170.94 Acres± – Yuba County, CA

Iowa City Road Ranch – Almond Orchard & Cattle Ground

## Description:

This offering is for a 170.94 acre property which offers the potential of multiple income streams from almond farming and cattle. In addition, the property has a separate 20 acre home-site which would make a beautiful location for a new build. Seller has a recent appraisal completed by a certified appraiser in June of 2024 for \$1,400,000. This appraisal can be used to assume the current 1st Note for \$783,000, which has a fixed rate of 4.75%. Subject to a qualified Buyer and bank review and approval.

## Legal:

The Iowa City Road Ranch consists of

2 Yuba County APN #'s described as:

003-110-056 – 150.94 Acres

003-110-057 – 20 Acres

## Orchard:

The Iowa City Road Ranch currently is farmed to 51 +/- acres of Independence almond orchards on Rootpac rootstock. The ranch has 27 acres +/- of 5th leaf almonds in 2024 and 23 +/- acres of 3rd leaf almonds in 2024. The orchard is planted to 14x20 foot spacing and is just entering its production years.

## Location:

The Iowa City Road Ranch is located at 3307 Iowa City Road, Marysville, CA 95901. Iowa City Road can be accessed by heading east off of Ramirez Road.

## Soils:

The soils on this ranch are primarily Class 1 soils as rated by the USDA soil survey map. (See attached soil profile map)

## Water:

The water on the Iowa City Road Ranch is excellent. The property lies within the boundaries of and receives its water from the Browns Valley Irrigation District (BVID). The BVID has some of the best water rights in Northern California and provides cheap, plentiful water from the Yuba River. In addition, the property has 1 Agricultural Well. The property has been plumbed for additional acreage to be irrigated from the BVID and the Agricultural Well. This offers the potential for irrigated pasture, rice farming and/or additional orchard plantings. Water is delivered to the almond trees using the BVID surface water through a pressurized system that filters the water and delivers into micro sprinklers.



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## Home Site:

The property has a separate 20 acre legal parcel that was completed by the previous owner in Yuba County that would make a perfect piece of land to build a custom home on.

## Zoning:

Agricultural/Rural Residential (AR) with 20 acre minimums. This zoning allows for one single family residence per legal parcel.

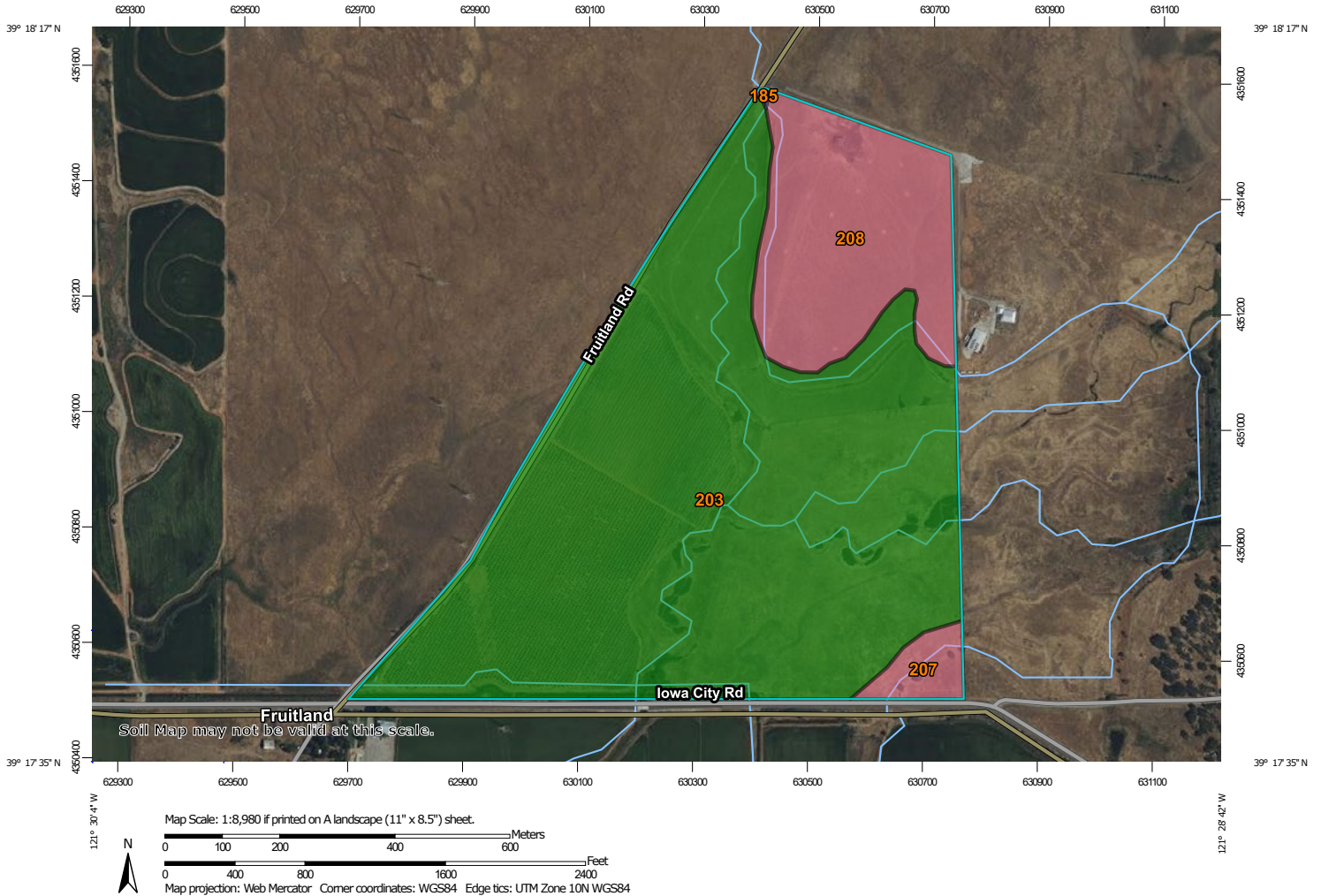
## Comments:

The Iowa City Road Ranch is a beautiful piece of property in a rich farming area. The property presents the opportunity for multiple income streams as well as a home site. The excellent soil and water on this ranch will help it increase in value for many years to come. Farm equipment including a tractor, mower and sprayer could be available as a separate purchase from the real estate.



# Soil Map

170.94 Acres± – Iowa City Road Ranch – Almond Orchard & Cattle Ground



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
185	Kimball loam, 0 to 1 percent slopes	Grade 3 - Fair	Kimball, loam (85%)	0.1	0.1%
203	Perkins loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Perkins (85%)	138.6	79.3%
207	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Redding (85%)	4.0	2.3%
208	Redding gravelly loam, 0 to 8 percent slopes, MLRA 17	Grade 5 - Very Poor	Redding (85%)	32.2	18.4%
<b>Totals for Area of Interest</b>				<b>174.8</b>	<b>100.0%</b>

## Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

## MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available
- Soil Rating Lines**
- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available
- Soil Rating Points**
- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

# Soil Map (Cont.)

170.94 Acres± – Iowa City Road Ranch – Almond Orchard & Cattle Ground

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yuba County, California  
Survey Area Data: Version 18, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

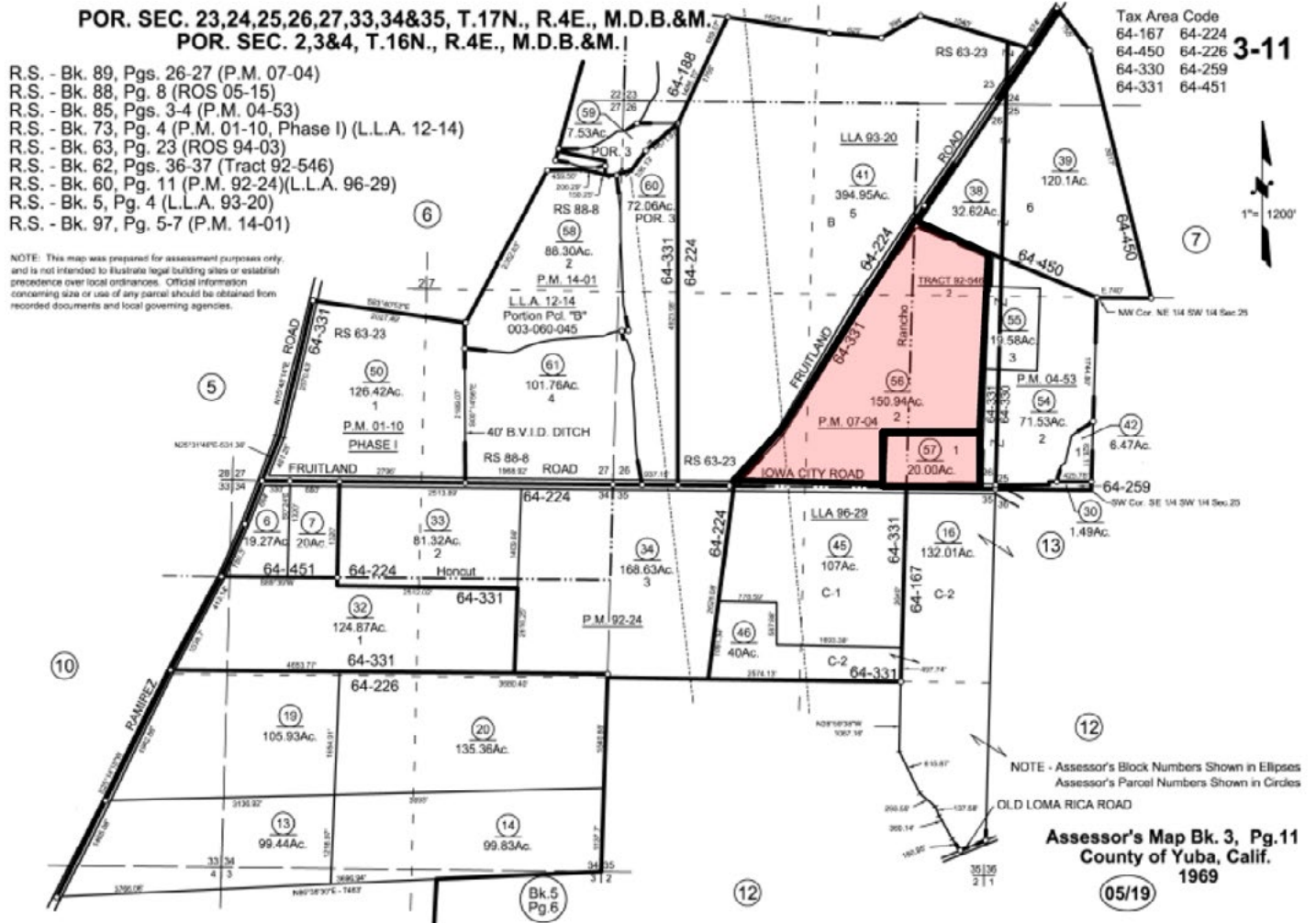
The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

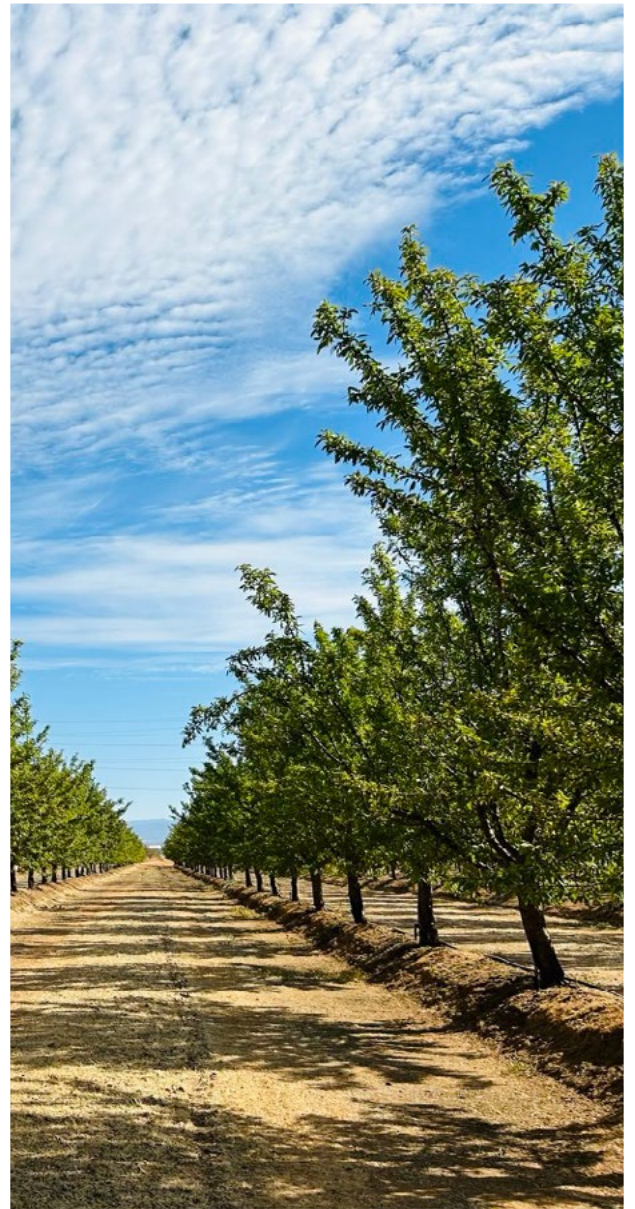
Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.



# Assessor Parcel Map

170.94 Acres± – Iowa City Road Ranch -Almonds & Cattle Yuba County County, CA





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Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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