



**ELT Ranch Properties, Inc.**  
*Agricultural Brokerage Services*

**±61.29 ACRE CROPLAND / RIPARIAN CORRIDOR  
HONCUT CREEK - YUBA CO.**



**Kyle Dalrymple, Broker DRE #01857897**  
530-870-2732 - [kyle@eltappraisers.com](mailto:kyle@eltappraisers.com)

\*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.



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- $\pm 1/5$  mile frontage along both sides of Hwy. 70.
- $\pm 1/4$  mile direct frontage along Honcut Creek.
- $\pm 9$  miles north of Marysville, Yuba County.
- History of cultivated agricultural production with adjudicated right-to-farm in place.
- Soils are primarily Trainer loam & Kilaga clay loam (both Class 2).
- Strong environmental value with mitigation potential.
- Adjoins  $\pm 35$  acre conservation easement riparian acreage.
- Potential riparian water rights.
- Flood Zone "A"

**PRICE: \$495,000 ( $\pm$ \$8,000/acre)**

Call/Text/Email for more information or to schedule a tour.

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