

CLARK BUTTE RANCH HOUSE

5633 BUTTE HOUSE RD, YUBA CITY, CA 95993

OFFERING
MEMORANDUM

HELM
PROPERTIES



OFFERING OVERVIEW

PRICING GUIDANCE

This offering is being marketed on an **unpriced basis**. Ownership is seeking the best offer, based on market conditions and buyer qualifications.

Interested parties are encouraged to submit their Letter of Intent (LOI), including purchase price, terms, timing, and proof of funds or financing capability. All offers will be reviewed as they are received.

The seller reserves the right to accept or reject any offer at their sole discretion and is not obligated to transact with the highest bidder.

SHOWING INSTRUCTIONS

This property is currently tenant-occupied. Please **DO NOT DISTURB THE TENANTS** or enter the premises unless accompanied by an authorized agent.

TO SEE THE AERIAL VIDEO OF THE
PROPERTY [CLICK HERE](#)



SIGN A CONFIDENTIALITY AGREEMENT
[CLICK HERE TO ACCESS FULL OM](#)



INVESTMENT OVERVIEW

EXCEPTIONAL AGRICULTURAL OFFERING

149.31 ACRES WITH HISTORIC FARMHOUSE & THRIVING ALMOND ORCHARD

This rare 149.31-acre agricultural estate in Yuba City, California, presents a unique opportunity to acquire a highly productive farm with a rich history, significant investment potential, and a prime location. Comprising two parcels, the property features a well-established almond orchard, a historic farmhouse, multiple agricultural structures, and a reliable water supply, making it an outstanding asset for farming operations, investors, and those seeking a legacy estate.

This expansive 149.31-acre ranch is divided into two distinct parcels, each offering a combination of income-producing farmland and long-term agricultural value. Parcel 13-240-086 spans 85.81 acres and includes a 15-acre almond orchard under a lease agreement set to expire in 2042. The Clark Farm House is also situated on this parcel, with the remaining acreage actively utilized for rice production under a separate lease. Parcel 13-260-006 encompasses 63.50 acres, entirely dedicated to rice farming operations. Both parcels benefit from water supplied by the Sutter Extension Water District, ensuring long-term viability for farming operations. A dedicated residential well, equipped with a new pump installed in 2015, serves the farmhouse and other structures. A lease agreement has generated \$39,000 in annual rental income from 2021 through 2024. The buyer will have the ability to continue the existing leases for passive income or negotiate a buyout to transition the property into an owner-user farming operation. At the heart of the estate stands the historic Clark Farm House, a charming two-story residence built in 1908 based on original Sears & Roebuck plans. Encompassing 2,358 square feet, the home features four bedrooms and one bathroom and was strategically constructed on elevated ground due to the absence of dams at the time. Its history is deeply rooted in the region, having been originally exchanged for a team of horses.

Several well-maintained agricultural structures enhance the property's functionality. A 3,981-square-foot milk barn with an attached shop provides ample space for operations, while a 3,437-square-foot middle barn, the oldest on the property, stands as a testament to its agricultural heritage. Additionally, a 4,018-square-foot north barn, a 480-square-foot carport, and a 346-square-foot utility structure offer further versatility for farming, storage, and equipment needs.

With no recent public notifications regarding road changes or public takings and no property permits pulled in the last decade, the estate remains flexible for future enhancements, expansion, or continued agricultural use. Its combination of a historic yet functional residence, highly productive farmland, and strong agricultural infrastructure makes it an attractive acquisition for a range of buyers. This offering is currently unpriced, and a Call for Offers is anticipated in the near future. Prospective buyers are encouraged to inquire for further details or to arrange a private tour of this remarkable agricultural estate.



OFFERING HIGHLIGHTS

CLARK FARM HOUSE

- Built: 1908
- Design: Based on Sears & Roebuck plans
- Size: 2,358 SF
- Bedrooms/Bathrooms: 4 beds, 1 bath
- Original Cost: \$4,000 - \$6,000 (traded for a team of horses)
- Original Owner: Charles Fredrick Farrington

ALMOND ORCHARD

- Acreage: Part of the 149.31-acre property
- Tree Spacing: 14 feet apart
- Irrigation: Drip/Flood
- Planting Year: 2018

STRUCTURES & SQUARE FOOTAGE

- Milk Barn with Shop: 3,981 SF
- Middle Barn (Oldest): 3,437 SF
- North Barn: 4,018 SF
- Carport: 480 SF
- Utility Structure: 346 SF

WATER & UTILITIES

- Farming Water Supplier: Sutter Extension Water District
- Well/Pump (Residential Use Only):
- Recent Update: New pump installed in 2015
- Hunting Rights Potential Income \$25,000-\$30,000 a year



SITE MAP



Total Acres 85.81

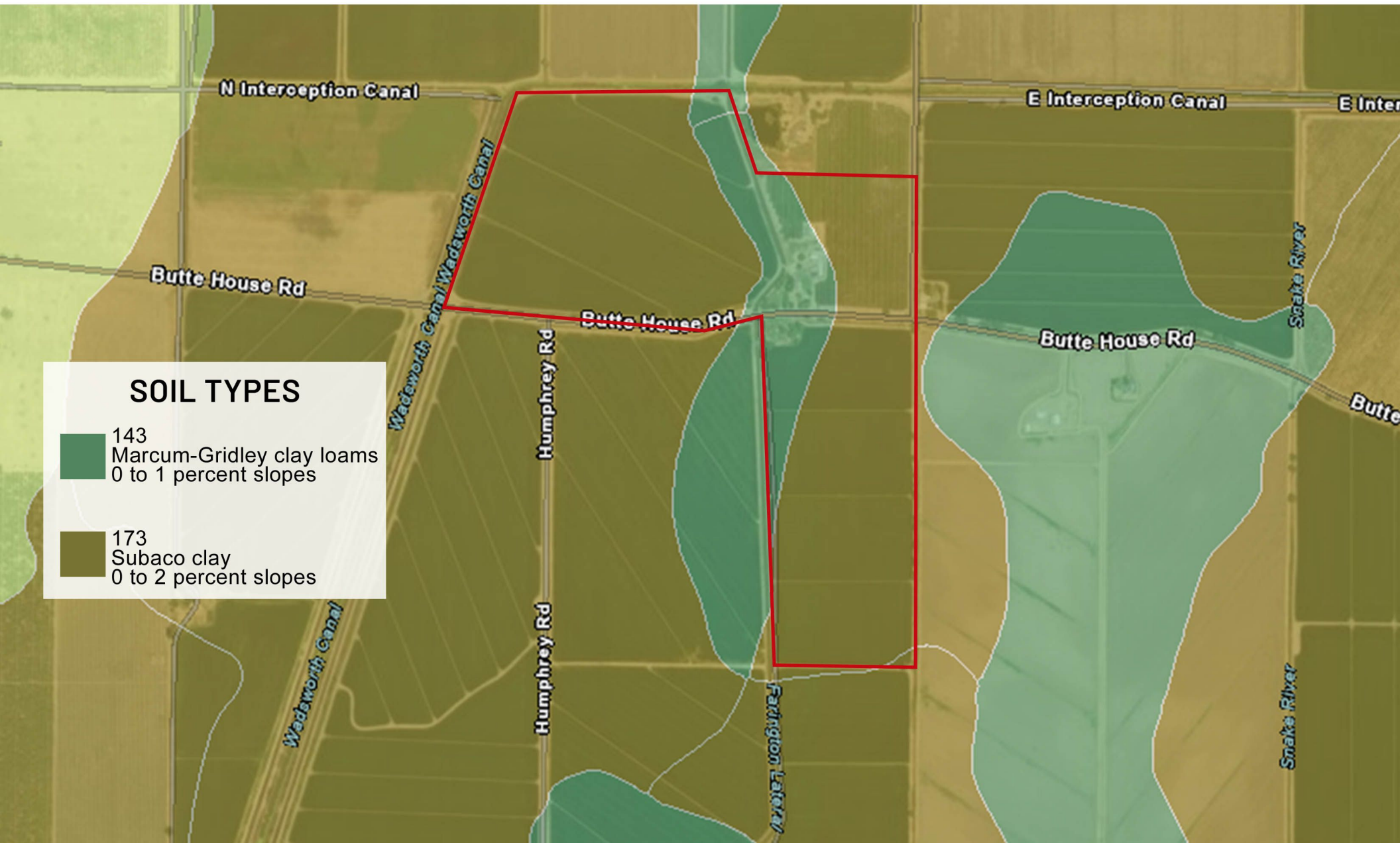
Clark Farm House &
Almond Orchard
APN: 13-340-086
20.47 Acres

Rice Fating
65.34+/- Acres
APN: 13-340-086

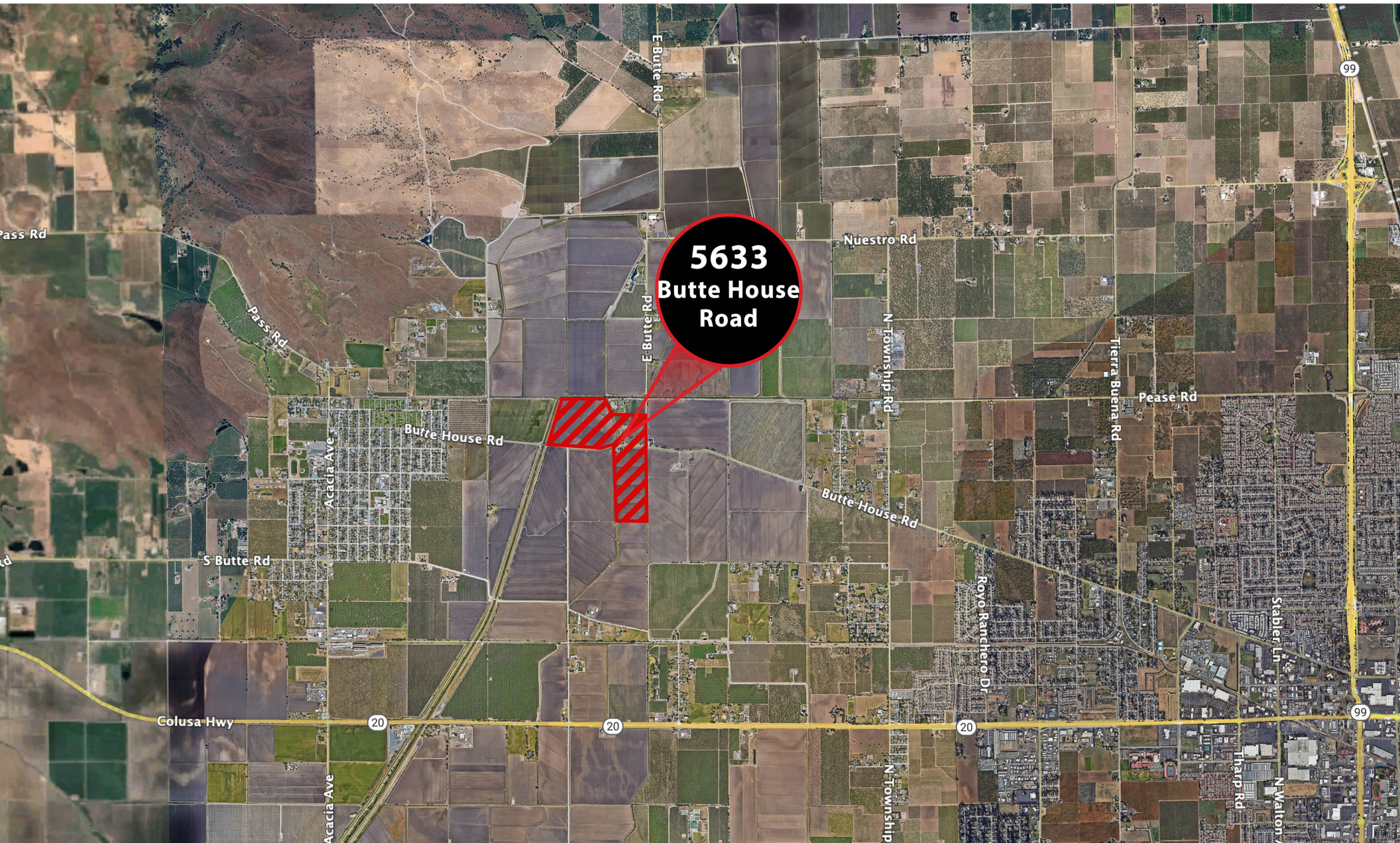
Total Acres
63.50

Rice Farming
63.50 Acres
APN: 13-260-006

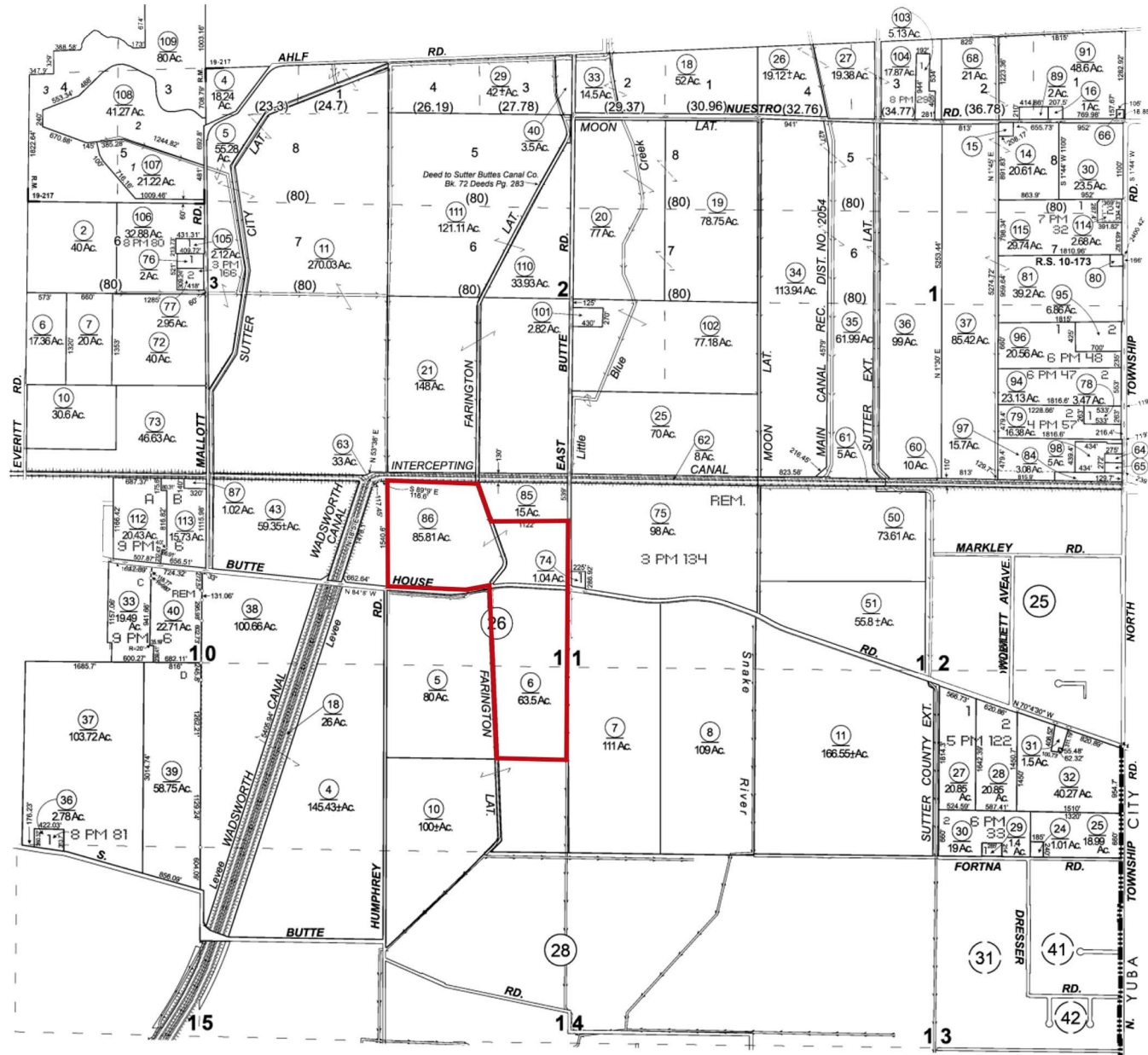
SOIL MAP



LOCATION OVERVIEW MAP



20



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



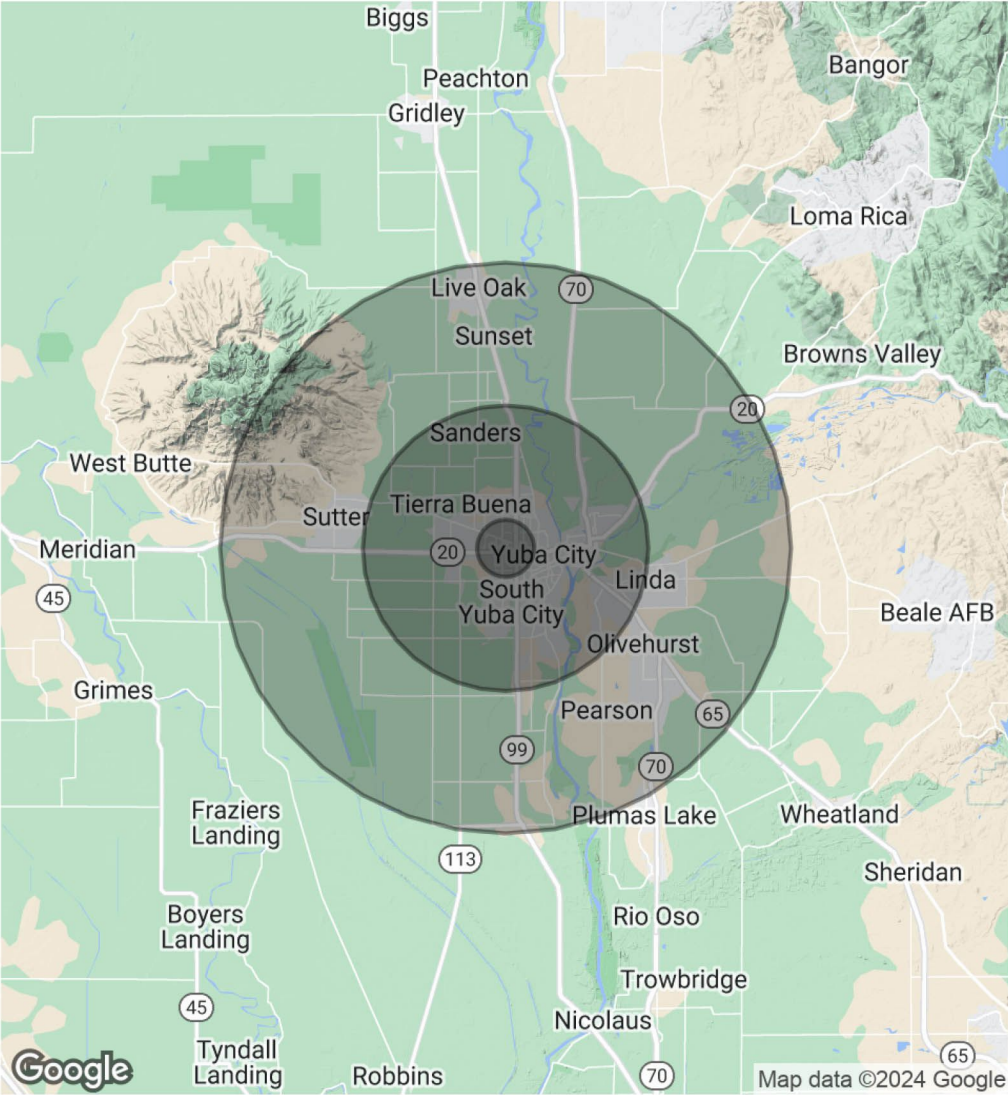
DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	13,428	99,890	142,179
Average Age	37.0	35.5	35.2
Average Age (Male)	34.8	34.2	34.1
Average Age (Female)	39.2	36.7	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,066	35,912	50,659
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$64,164	\$75,290	\$74,002
Average House Value	\$229,456	\$258,622	\$257,874

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	7,792	63,813	93,213
Total Population - Black	304	2,257	3,614
Total Population - Asian	2,806	15,549	20,237
Total Population - Hawaiian	36	602	736
Total Population - American Indian	191	1,482	1,824
Total Population - Other	936	5,808	8,273

* Demographic data derived from 2020 ACS - US Census



CLARK BUTTE RANCH HOUSE

5633 BUTTE HOUSE RD, YUBA CITY, CA 95993

BROKER INFORMATION

JEFF HELM

Lic. 01428618

530.870.1384

jeff@helmre.com

Helm Properties Brokerage Lic:
02246520

