

# STROMER REALTY COMPANY OF CALIFORNIA



60 ACRES  
PISTACHIO ORCHARD, HOUSE  
BUTTE COUNTY, CA  
Lic. 01050665

*Stromer Realty Company of California*  
*Logan Taylor | DRE # 02062799*  
*530.701.2680 (m) | logan@stromerrealty.com*



*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



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**LOCATION:** This property is located at 5707 Bennett Road in Chico, CA. This farm is just 12 short miles from downtown Chico and only 3 miles from Highway 99.

**APN:** #047-130-050

**EGRESS/INGRESS:** The parcel has roughly 1,300 feet of frontage and access on Bennet Road.

**ZONING:** AG-40. This zoning is meant to preserve agricultural areas from development due to their fertile soils. The minimum parcel size must be greater than 40 acres.

**DESCRIPTION:** The property features 55.75 acres of planted pistachios and a 2,187 sq. ft. house. The Pistachio orchard will be entering its 5th leaf and they are Golden Hills on the Platinum rootstock. The 2-bedroom 2-bathroom house is newly remodeled with updated appliances. The house also features a 2-car garage as well as trailer/RV hookups and a 1,100 sq.ft. hay barn.

**SOIL:** This property is comprised of mostly a Class 2 soil type known as Haploxerolls, Clay Loam. This soil texture far exceeds the requirements of pistachios.

**WATER:** The farm has two agricultural wells and one domestic well for the house. The well being used to irrigate the orchard produces more than 800 GPM, plenty of water to supply the double-line drip.

**DEPRECIATION:** Improvements such as the trees, wells, irrigation systems, and buildings offer massive amounts of depreciation advantages. Please consult a licensed PCA and hear it for yourself!

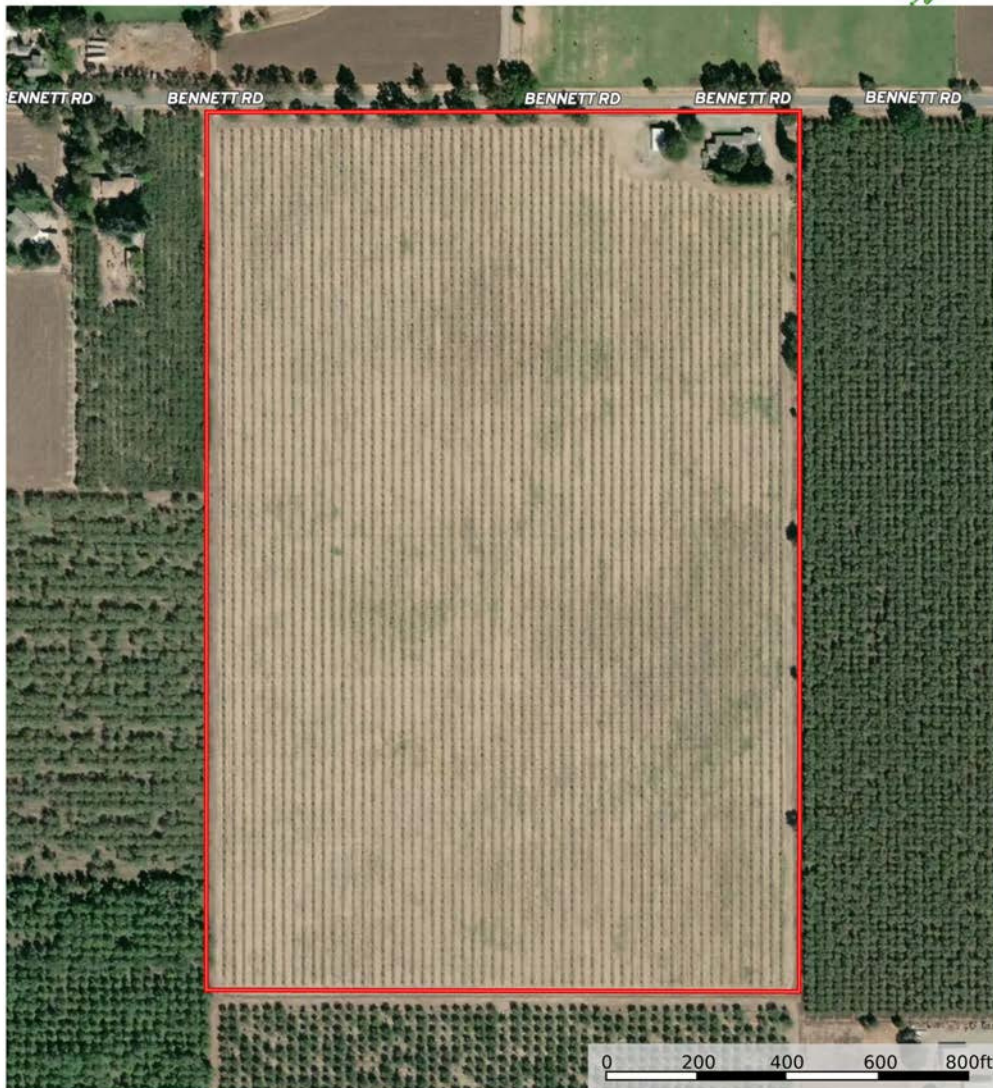
**COMMENTS:** Pistachio orchards entering their prime years are nearly impossible to find! This is a great opportunity to buy a farm that will be in your portfolio for generations. The significant tax advantages and phenomenal location make this an appreciating asset. This is a remarkable property and the low maintenance, high-yielding pistachio trees make it an ideal investment. Be the first to live in this newly remodeled house!

**PRICE: \$2,850,000**



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California, AC +/-



Boundary

**STROMER REALTY**  
P: 530-671-2770 | [stromerrealty.com](http://stromerrealty.com) | 591 Colusa Avenue, Yuba City, CA 95991

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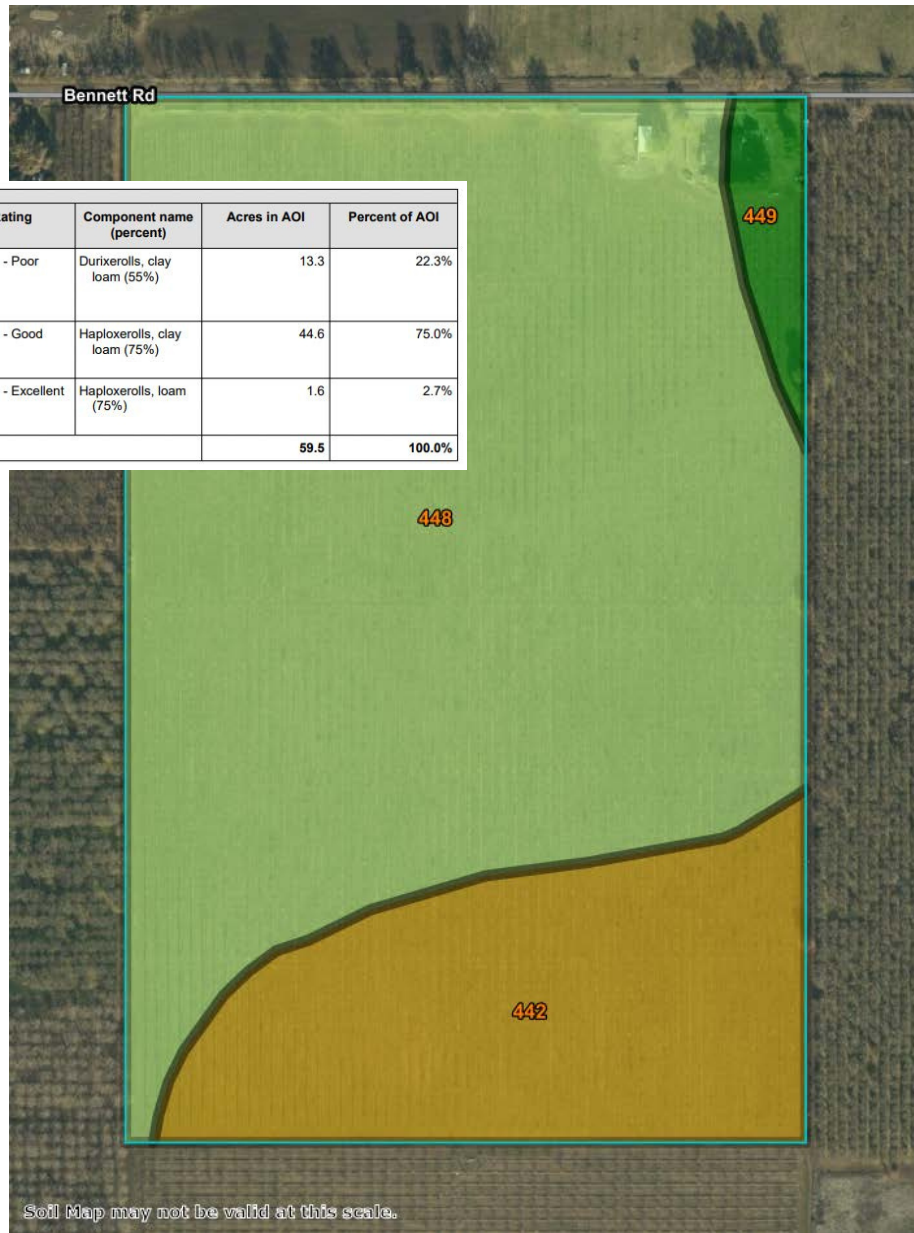
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
442	Durixerolls-haploxerolls clay loams and 0 to 2 percent slopes	Grade 4 - Poor	Durixerolls, clay loam (55%)	13.3	22.3%
448	Haploxerolls clay loam, 0 to 2 percent slopes	Grade 2 - Good	Haploxerolls, clay loam (75%)	44.6	75.0%
449	Haploxerolls loam, 0 to 2 percent slopes	Grade 1 - Excellent	Haploxerolls, loam (75%)	1.6	2.7%
<b>Totals for Area of Interest</b>				<b>59.5</b>	<b>100.0%</b>

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