

# STROMER REALTY COMPANY OF CALIFORNIA



80.09 ACRES  
Almond Orchard & House  
Orland, CA  
Lic. 01050665

***Stromer Realty Company of California***  
***Sean Stromer | DRE # 01307776***  
***530.713.5000 (m) | sean@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:** The property is located at 7209 County Road 30, situated in Orland, CA. Glenn County

**APN:** 023-240-007

**ACRES:** 80.09 ac M/L

**EGRESS/INGRESS:** Property is accessible from County Road 30.

**ALMOND ORCHARD:**

80 acres of Almonds

- 40 acres are 4th leaf Almonds
- 40 acres of older Almonds

**VARIETIES:** The orchards varieties are as follows: Carmels, Nonpareil, Peerless, Butte, & Aldrich

**HOUSE:** 2035 sq.ft. move-in ready home. Featuring 3-bedrooms 2 full bathrooms and two half baths. Includes in-ground swimming pool, a garage that can be converted into a guest house/inlaw quarters, and a shop, with a full bathroom.

**SOILS:** According to the NRCS Soil Survey the subject property consists of class one soil. (Arbuckle Gravelly Loam and Tehema Silty Loam)

**WATER:** Dual-source water. The subject property is part of the Orland Artois Irrigation District. There is a well that is shared with the neighboring property.

**COMMENTS:** Give Stromer Realty a call to take a tour of this beautiful 80 acre Almond Orchard. The home is in great shape, as well as the orchard. This property really shows pride of ownership. No shortcuts were taken when planting this Almond Orchard.

**PRICE: \$2,800,000**





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| Map unit symbol                    | Map unit name  | Rating              | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|---------------------|--------------------------|--------------|----------------|
| AoA                                | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17 | Grade 1 - Excellent | Arbuckle (85%)           | 45.1         | 55.7%          |
| Tm                                 | Tehama silt loam, 0 to 3 percent slopes, MLRA 17       | Grade 1 - Excellent | Tehama (85%)             | 35.9         | 44.3%          |
| <b>Totals for Area of Interest</b> |  |                     |                          | <b>81.0</b>  | <b>100.0%</b>  |



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