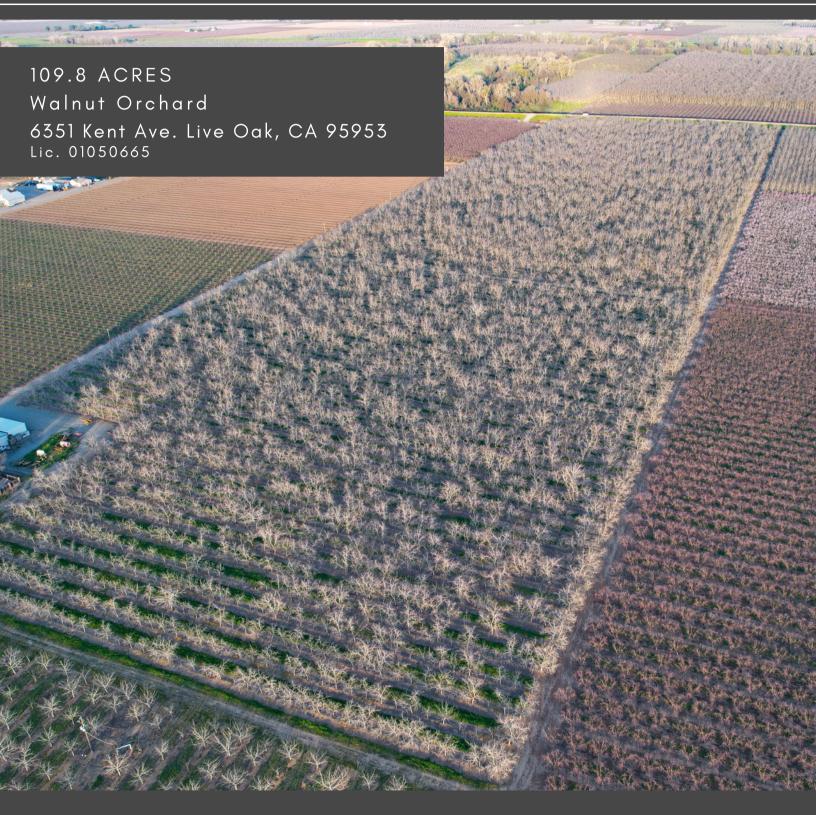
STROMER REALTY COMPANY OF CALIFORNIA





Logan Taylor 530.701.2680(m) logan@stromerrealty.com DRE # 02062799



Sean Stromer 530.713.5000 (m) sean@stromerrealty.com DRE # 01307776

LOCATION: The property is located at 6351 Kent Avenue, Live Oak, CA.

APN: 010-130-028, 010-130-040

INGRESS/EGRESS: The property is easily accessible from Kent Avenue.

ORCHARD DESCRIPTION:

45.3 Acres (010-130-028)

- Approximately 40 acres of Howard Walnuts (26'x15' spacing) were planted in 2004 and 15 acres were planted in 2006 (24'x15' spacing).
- 65.5 Acres (010-130-040)
 - There are approximately 53 acres of chandler walnuts with 30'x30' spacing, planted in 1983. Additionally, there are 15 acres of French Prunes that were planted in 2015.

WATER: Both ag wells on this property produce an abundance of water.

SOIL: According to the NRCS Web Soil Survey, this property consists of mainly class one and class three soils.

COMMENTS: This property is in a highly desirable location. The area is known for its fertile soils and significant yields. In the San Joaquin Valley, several thousand acres of permanent crops are being removed due to a water shortage. This is causing those farmers to further explore Northern California farm ground. Fortunately, this property is abundant with water and in an area bound for appreciation.

PRICE: \$4,282,200 (\$39,000 per acre)

Logan Taylor 530.701.2680(m) logan@stromerrealty.com DRE # 02062799



Sean Stromer 530.713.5000 (m) sean@stromerrealty.com DRE # 01307776



Logan Taylor 530.701.2680(m) logan@stromerrealty.com DRE # 02062799



Sean Stromer 530.713.5000 (m) sean@stromerrealty.com DRE # 01307776

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	49.8	43.6%
165	Shanghai silt loam, frequently flooded, 0 to 2 percent slopes	Grade 3 - Fair	Shanghai, silt loam, frequently flooded (90%)	64.4	56.4%
Totals for Area of Interest			114.2	100.0%	
	128			498	
	123			139	
	126			139	
	126	LevenRd		135	



Photos

