

STROMER REALTY COMPANY OF CALIFORNIA



109.8 ACRES

Walnut Orchard

6351 Kent Ave. Live Oak, CA 95953

Lic. 01050665



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

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Sean Stromer
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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)

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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%



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