

STROMER REALTY COMPANY OF CALIFORNIA



376.72 ACRES

Orchard & Rice

4290 River Rd. Colusa, CA

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



Stromer Realty Company of California

Chuck Kryski | DRE # 01718080

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LOCATION – This ranch is located at 4290 River Road in Colusa Cal. 95932.

DESCRIPTION – The ranch consists of mature/young walnuts orchards and rice land.

APN - 012-270-045, 012-270-040, and 012-270-004

WATER – The Ranch has one agricultural well that produces over 1600 GPMs. The ranch also has Riparian water rights out of the Sacramento River. These water rights are excellent and have been used for many years. The river pump is up to date and fully operational. The ranch in addition has several other residential wells.

SOILS – The soils on the ranch are predominately class 1 and 2 soils. Please see the attached soil map.

IMPROVEMENTS- The ranch has two homes that are currently occupied by renters. The first home is approximately 4,000 square feet and has a very nice shop that is about 3000 square feet which is located very close to the main residence. There is another home that is located near the huller and it's about 2100 square feet. Both homes are in good condition. There is also a barn at the front of the property that has been completely redone on the inside and is very nice and currently serves as the ranch office. There is also a walnut huller and dryer that is not included in the sale. The seller will retain the right to use the huller and dryer for the next three years but, intends to move the entire facility. The seller will pay all expenses for the huller/ dryer during on and off-season.



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ORCHARDS/RICE- The orchard and rice breakdown are as follows:

- 1.)108 acres of rice.
- 2.)118 acres of Chandler walnuts planted in 2005.
- 3.)36 acres of Hartley walnuts planted in 1975.
- 4.)3.5 acres of Hartley planted in 1998.
- 5.)5 acres of black Meers planted in 1980.
- 6.)21 acres of chandlers planted in 2019
- 7.)24 acres of chandler walnuts (being planted as we speak)
- 8.)26 acres of riparian/ 14 farmstead / 15 acres roads and ditches.

SOLAR ARRAY – The ranch has a solar array that was installed in 2015 by Elite Solar. The solar array consists of f 768 Canadian solar 305 panels. The array contains eight ABB Trio 27.60 kW inverters. The total system size is 234.24 kW. the solar array is located along river road up against the levee.

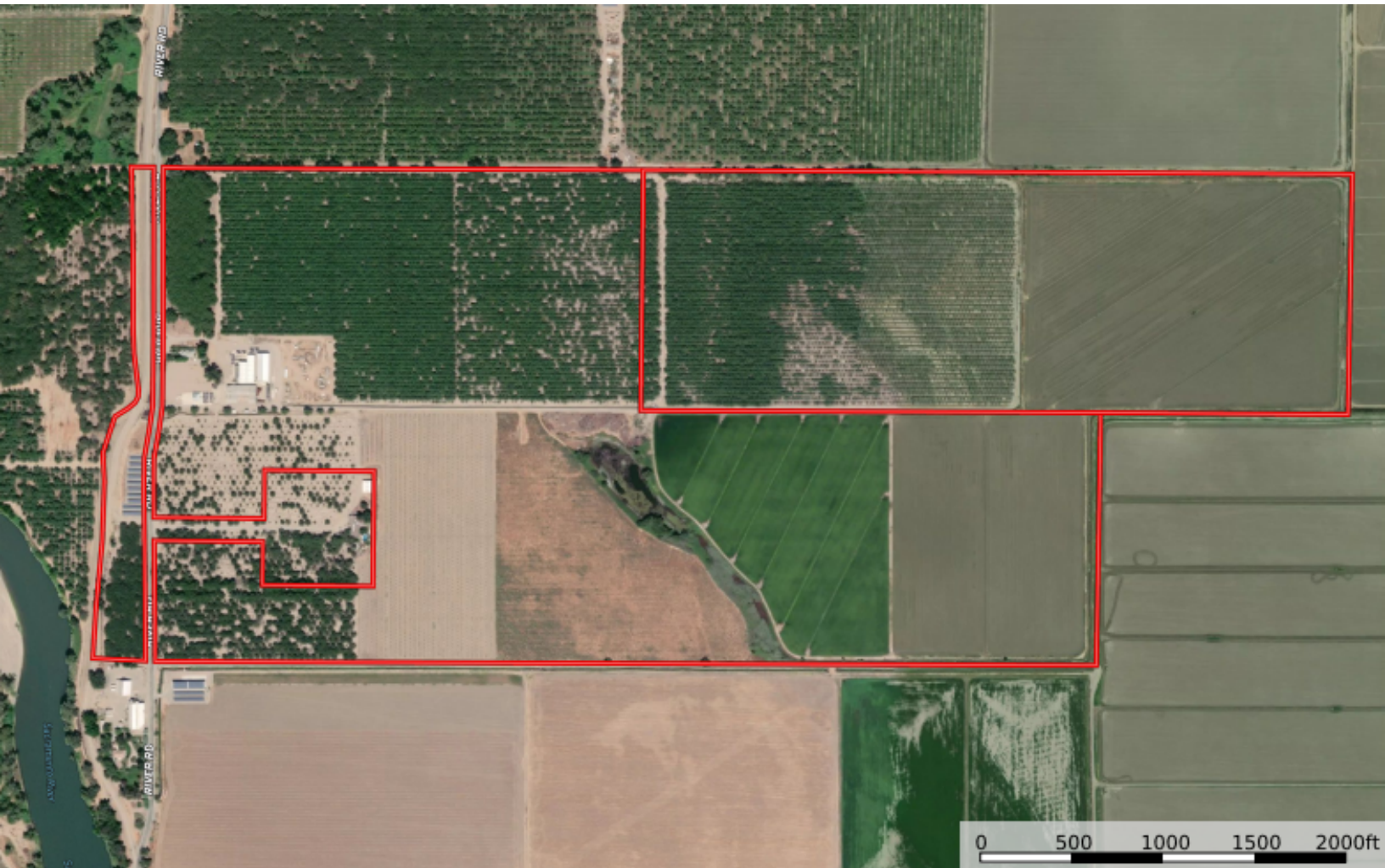
COMMENTS – This ranch is ready to go, it has cash flow right away and other sources of income (rice and potential water sales) The ranch is in a great area where agriculture thrives.

PRICE: \$9,250,000

\$9,250,000 – The entire ranch excluding the walnut huller/dryer, or \$8,400,000, and the seller keeps the main residence/shop and land surrounding the main residence.



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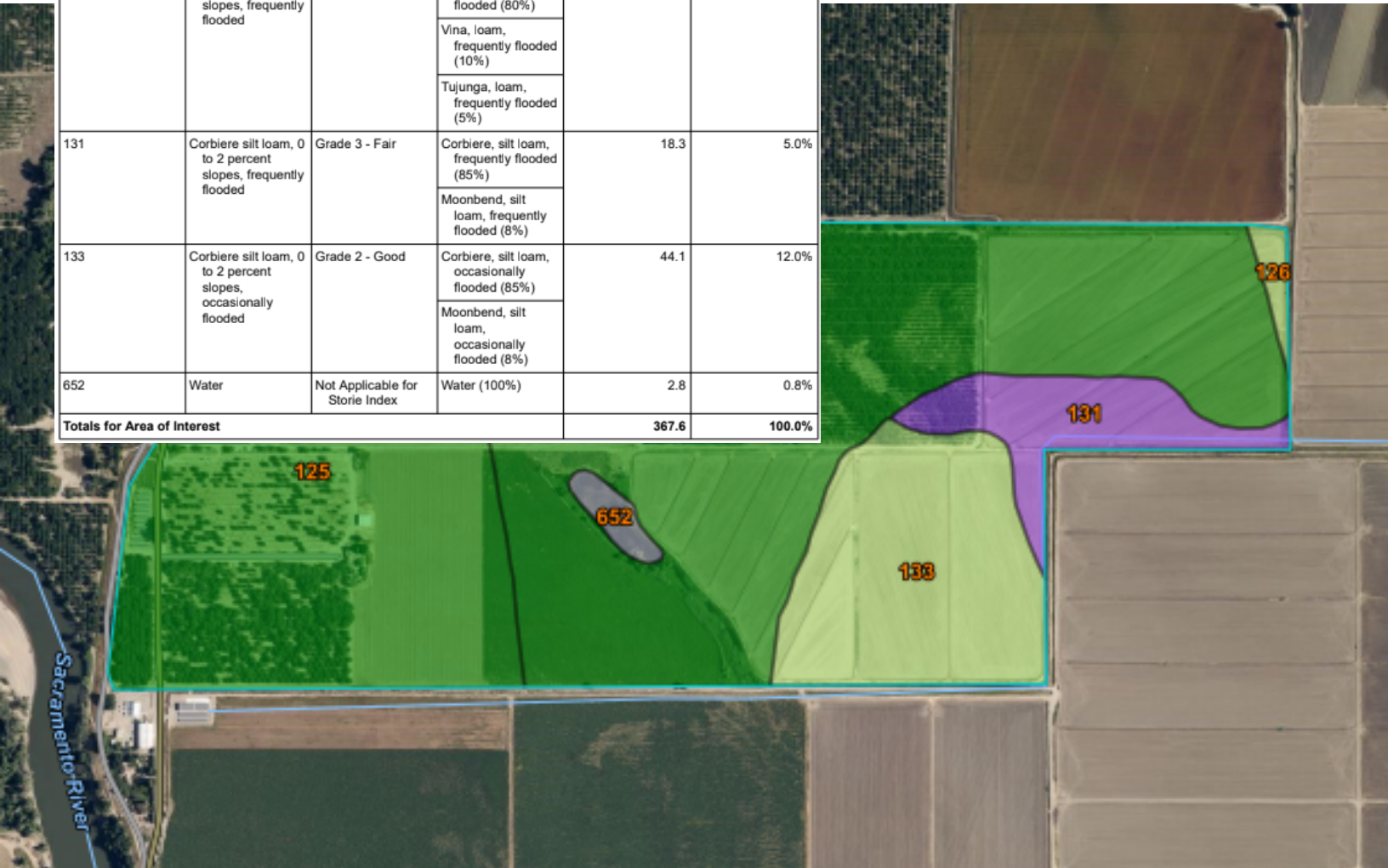
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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------------------|---|--------------|----------------|
| 124 | Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded | Grade 1 - Excellent | Moonbend, silt loam, occasionally flooded (80%) | 174.8 | 47.6% |
| 125 | Moonbend silt loam, 0 to 2 percent slopes | Grade 1 - Excellent | Moonbend, silt loam (80%) Vina, loam (10%) | 125.4 | 34.1% |
| 126 | Moonbend silt loam, 0 to 2 percent slopes, frequently flooded | Grade 2 - Good | Moonbend, silt loam, frequently flooded (80%) Vina, loam, frequently flooded (10%) Tujunga, loam, frequently flooded (5%) | 2.3 | 0.6% |
| 131 | Corbiere silt loam, 0 to 2 percent slopes, frequently flooded | Grade 3 - Fair | Corbiere, silt loam, frequently flooded (85%) Moonbend, silt loam, frequently flooded (8%) | 18.3 | 5.0% |
| 133 | Corbiere silt loam, 0 to 2 percent slopes, occasionally flooded | Grade 2 - Good | Corbiere, silt loam, occasionally flooded (85%) Moonbend, silt loam, occasionally flooded (8%) | 44.1 | 12.0% |
| 652 | Water | Not Applicable for Storie Index | Water (100%) | 2.8 | 0.8% |
| Totals for Area of Interest | | | | 367.6 | 100.0% |



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