

# STROMER REALTY COMPANY OF CALIFORNIA



410 ACRES (M/L)  
Almond Orchard  
Glenn County, 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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Buzz Gill | DRE # 01238633**

**530.682.8485 (m) | [buzz@stromerrealty.com](mailto:buzz@stromerrealty.com)**

**LOCATION:** The subject property is located on the northeast corner of County Road P and Malton Switch Road. (see attached map)

**APN:** #044-070-010, 009, 008, 007

**EGRESS/INGRESS:** The subject property is easily accessible via three county roads, Road P, Malton Switch Road, and 6th Avenue

**Acreage & Age:** There are four legal parcels on this property. 105.08 acres, 159.46 acres, 94.88 acres, and 50 acres. the entire orchard was planted in 1993.

**Varieties & Tree spacing:** All four blocks are planted to 21x17 (122 trees/ac). Varieties are as follow on all blocks:

- 50% Nonpareil
- 25% Aldrich
- 25% Butte/Padre (Butte and Padre planted in the same row)

**WATER:** The subject property has three deep wells. Two with diesel motors and one with an electric motor, 75 hp pump. all wells are connected to the entire property.

**Soils:** See attached soils map.

**Production Records:** Production records will be provided to all qualified buyers.

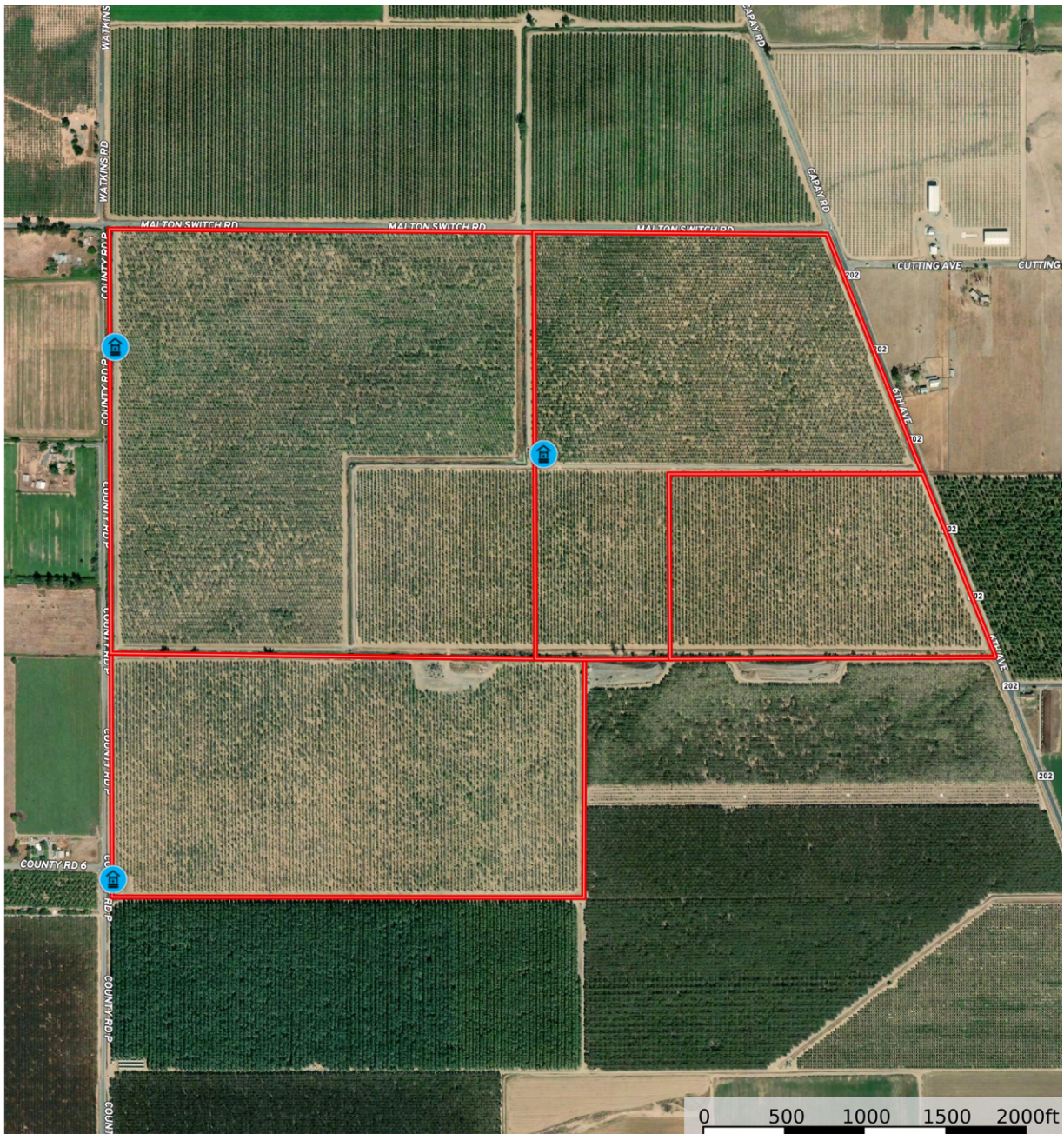
**PRICE: \$11,054,340 (Plus 2022 Culture Costs)**



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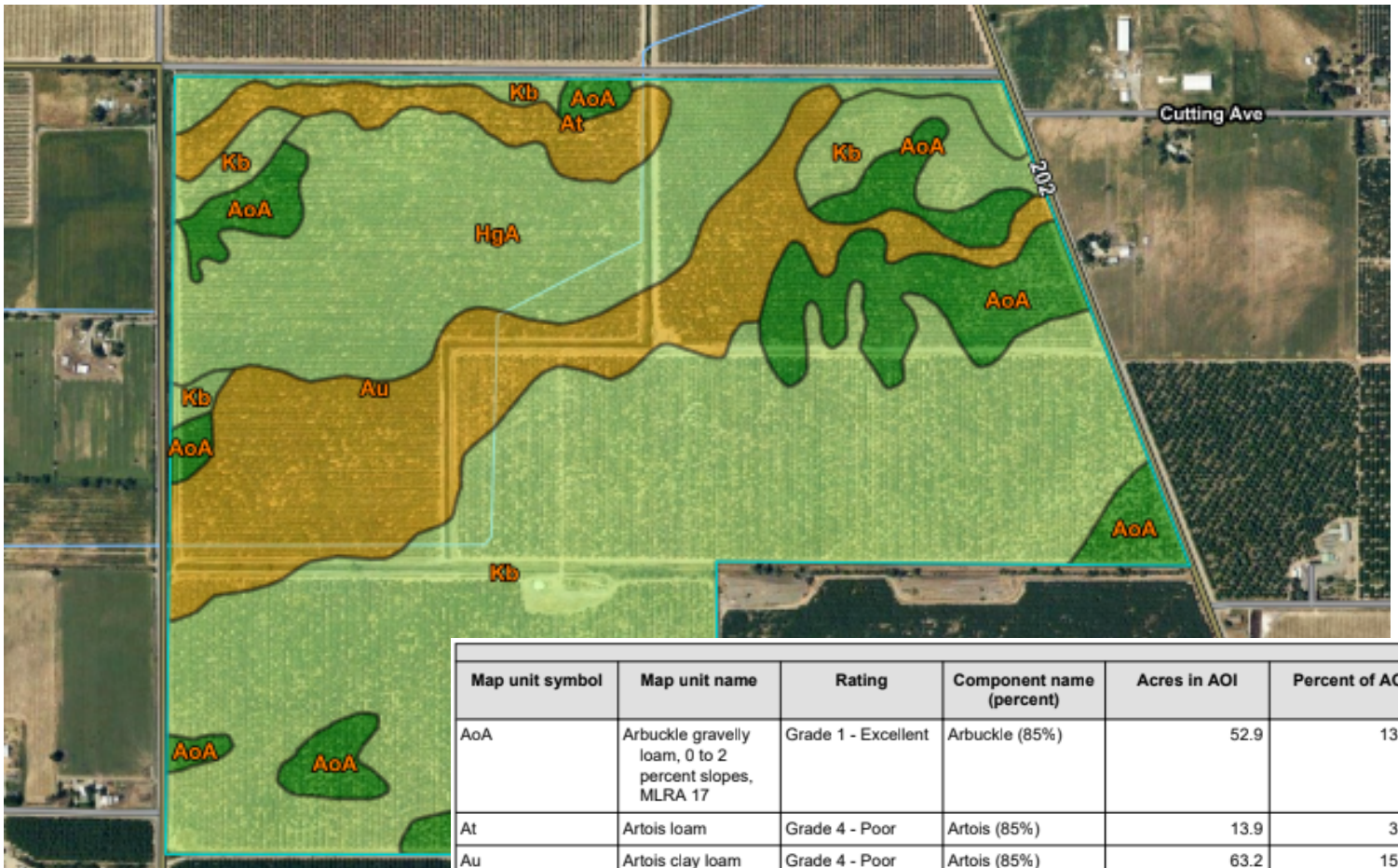
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	52.9	13.2%
At	Artois loam	Grade 4 - Poor	Artois (85%)	13.9	3.5%
Au	Artois clay loam	Grade 4 - Poor	Artois (85%)	63.2	15.7%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	72.1	18.0%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
Kb	Kimball loam, 0 to 2 percent slopes	Grade 2 - Good	Kimball (85%)	199.5	49.7%
<b>Totals for Area of Interest</b>				<b>401.5</b>	<b>100.0%</b>

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