

# STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!

103.24 ACRES (M/L)  
Walnut Orchard  
Colusa 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**

**Chuck Kryski | DRE # 01718080**

**530.304.7850 (m) | kryski@yahoo.com**

**LOCATION:** The ranch is located on the Sacramento River just 10 minutes away from downtown Colusa.

**APN:** #015-130-101

**EGRESS/INGRESS:** Easily accessible from Butte Slough Road.

**TREES:**

- Chandler Walnuts
- Planted in the Spring of 2021
- Paradox Rootstock
- Solid Set Irrigation System
  - Irrigates in Two Sets

**WATER:** Has an Ag well producing 1200 - 1500 GPM with a steel spin clean filtration system. Additionally, there is a Riparian Water Right to the Sacramento River.

**SOILS:** This ranch consists entirely of class one and two soil. These types and textures are ideal for growing high-yielding crops. See attached soil map for reference.

**COMMENTS:** Finding a 100-acre farm with class one soils and the best water money can buy is near impossible. The dual-source water on this ranch gives it the longevity that most ranches dream of having.

**PRICE: \$2,499,000**



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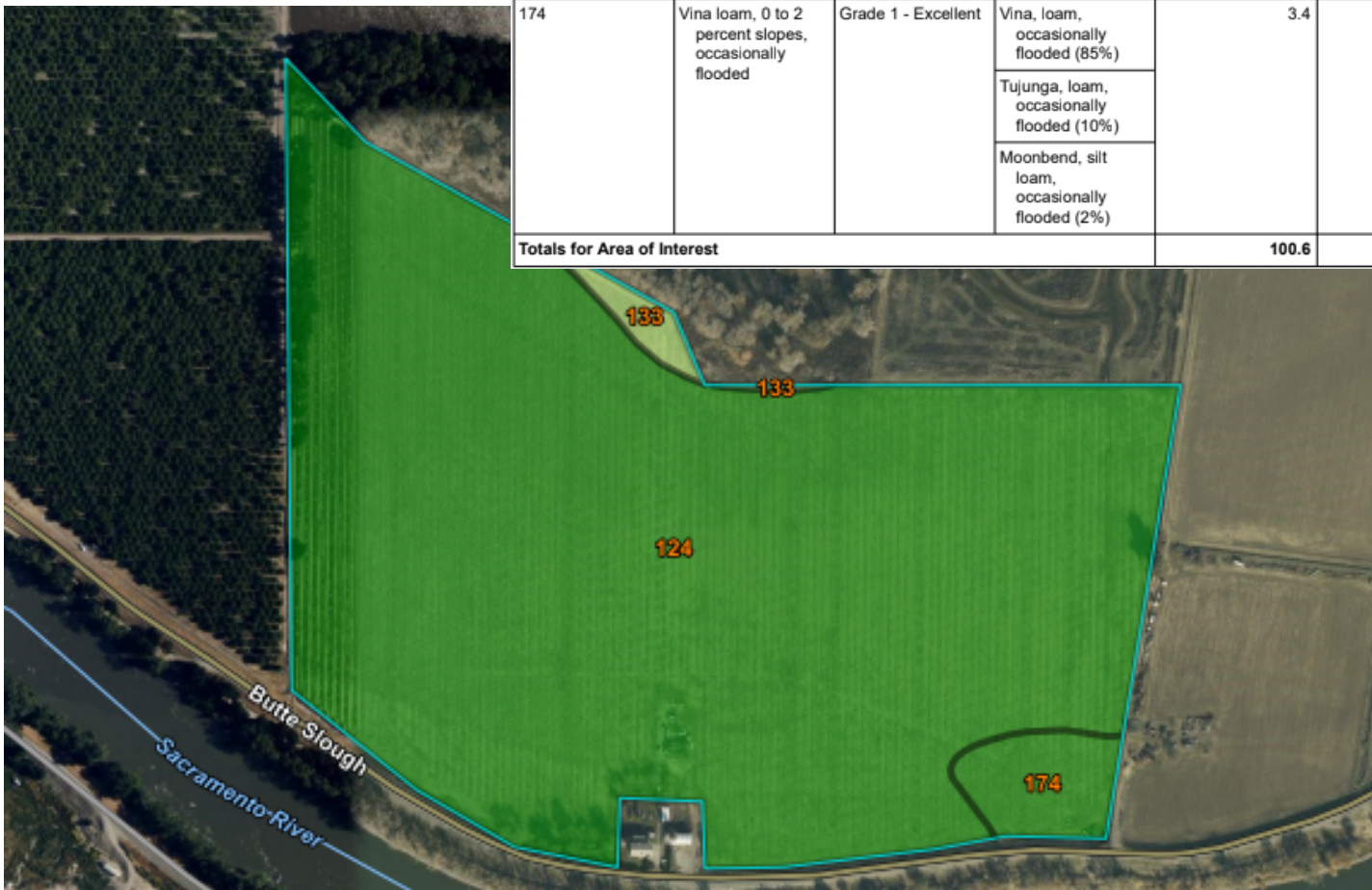
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Moonbend, silt loam, occasionally flooded (80%)	96.0	95.3%
133	Corbiere silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Corbiere, silt loam, occasionally flooded (85%)	1.3	1.3%
			Moonbend, silt loam, occasionally flooded (8%)		
174	Vina loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Vina, loam, occasionally flooded (85%)	3.4	3.3%
			Tujunga, loam, occasionally flooded (10%)		
			Moonbend, silt loam, occasionally flooded (2%)		
<b>Totals for Area of Interest</b>				<b>100.6</b>	<b>100.0%</b>



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