

# STROMER REALTY COMPANY OF CALIFORNIA



200.61 ACRES  
Almonds, Walnuts & Olives  
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**

**Nick Wallander | DRE # 02167571**

**530.588.1430 (m) | [nick@stromerrealty.com](mailto:nick@stromerrealty.com)**

**LOCATION:** This property is located off of County Road 24 in Orland, California

**ACRES/APN:** 200.61 total acres (023-200-033)

**EGRESS/INGRESS:** The property is accessed via County Road 24. The roads throughout the ranch are well maintained, level, and suitable for easy equipment operation.

### **WALNUT ORCHARD:**

- 20 Acres
  - 10 years old
  - Averages 4500 lbs

### **ALMOND ORCHARD:**

- 60 Acres
  - 40 Acres
    - Shastas
    - 4th Harvest
  - 20 Acres
    - Other Variety
    - 10 years old
- Averages 2000 lbs



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### **OLIVES:**

- 100 Acres
- Manzanilla and Sulano Variety
- Five Ton Average

### **OTHER INCOME:**

- 22 Acres Leased Out
- Year to Year Lease
- Great Tenants
  - Lease Details Available Upon Request

### **WATER:**

- Partially Dual Source Water
  - Orland Artois Water District
    - 80+/- Acres Currently being annexed into OAWD
  - 4 Wells
    - One currently not operating

**SOILS:** This soil has great production records not only on this ranch but in the surrounding areas. (See Attached Soil Map)



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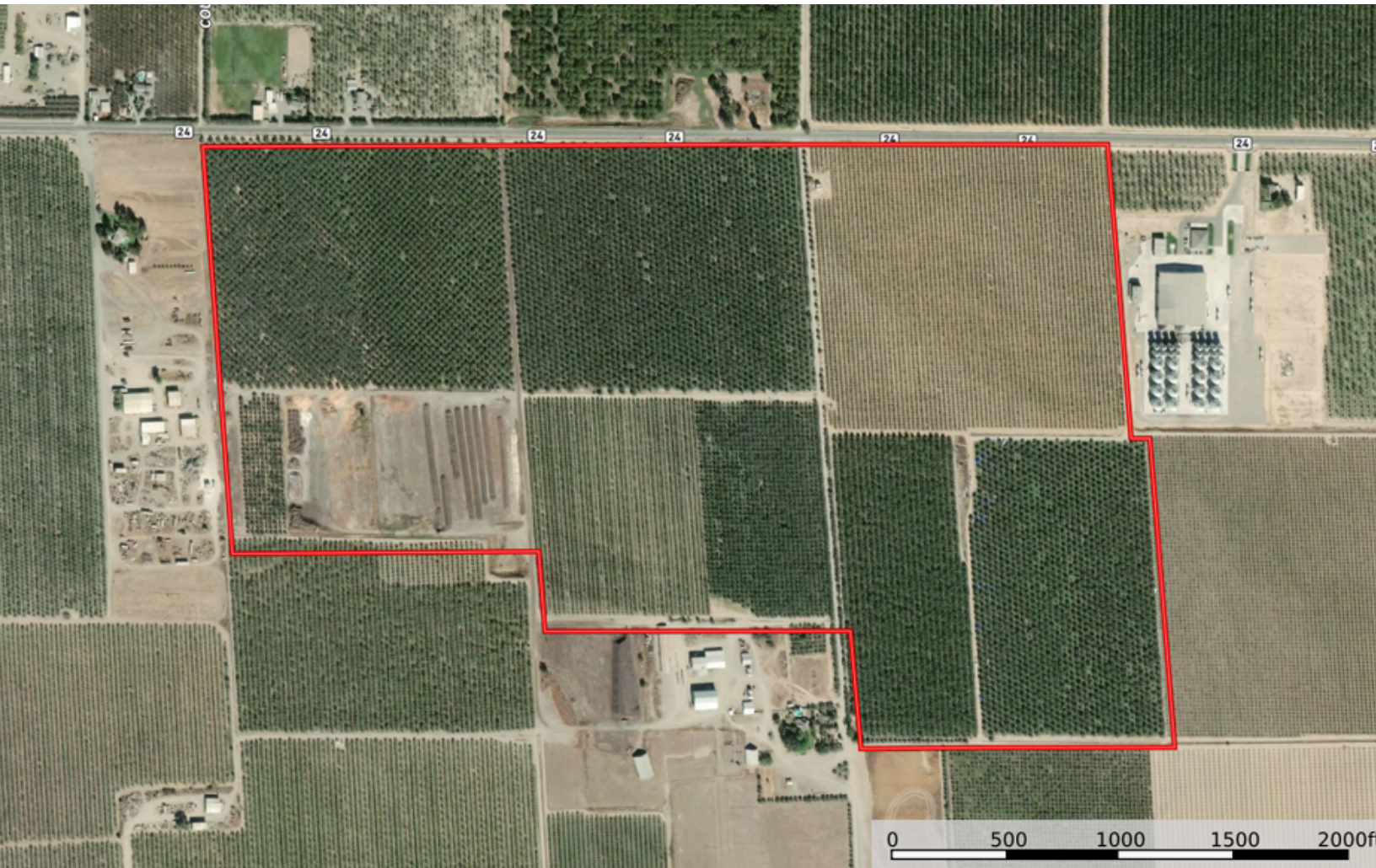
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**COMMENTS:** Add to your ag portfolio, build an income-producing homestead, or redevelop this beautiful land, the potential is exciting. With variety and quality, this ranch leaves little to be desired. It has 4 wells and district water ensuring well-fed trees. 100 acres of properly maintained olives with a ranch manager, willing to stay on, and an olive buyer willing to sign a 10-year contract. The olives almost take care of themselves. 60 acres of almonds and 20 acres of walnuts are producing average and above yields. The remaining 22 acres are leased out to a compost company for additional easy income. Call for lease details and income. This turn-key operation has great income diversity through its 4 revenue sources, perfect for the first-time farmer or seasoned entrepreneur.

**PRICE: \$5,225,000**



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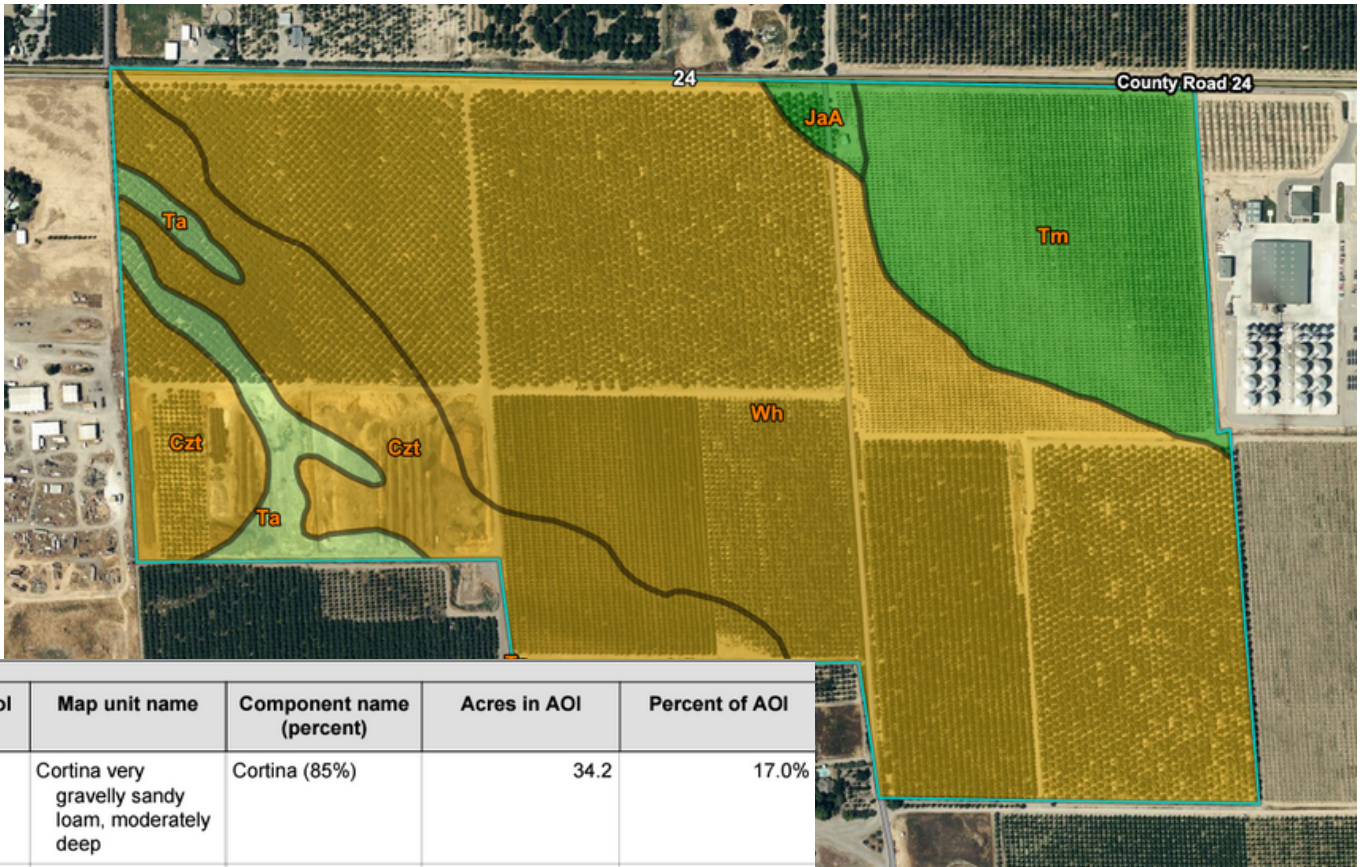


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Map unit symbol	Map unit name	Component name (percent)	Acres in AOI	Percent of AOI
Czt	Cortina very gravelly sandy loam, moderately deep	Cortina (85%)	34.2	17.0%
JaA	Jacinto fine sandy loam, 0 to 2 percent slopes	Jacinto (85%)	1.7	0.9%
Ta	Tehama loam, moderately deep over gravel, 0 to 2 percent slopes	Tehama (85%)	7.3	3.6%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Tehama (85%)	30.0	14.9%
Wh	Wyo gravelly loam, moderately deep over gravel	Wyo (85%)	127.7	63.6%
<b>Totals for Area of Interest</b>			<b>200.8</b>	<b>100.0%</b>

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