

# STROMER REALTY COMPANY OF CALIFORNIA



34 ACRES  
Almond Orchard  
Cutting Avenue  
Capay, CA 95607  
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**

**Logan Taylor | DRE # 02062799**

**530.701.2680(m) | [logan@stromerrealty.com](mailto:logan@stromerrealty.com)**

**LOCATION:** The property is located in Capay, California. It has access from both 5th and cutting avenue.

**APNs:** 091-220-015 & 091-220-016

- 34 Total Acres
  - 32 Acres Owned
  - 2 Acres Leased

**DESCRIPTION:** The property features 34 acres of seven-year-old almonds. The varieties are 50% Nonpareil 25% Aldrich, and 25% Monterey. The spacing is 14x21 and the orchard is planted on Krymsk 86 rootstock.

**WATER:** The property has a 30hp electric turbine ag well that irrigates the orchard in two sets via micro-sprinklers. The well has remained strong throughout the drought years and continues to produce an abundance of water. The pumping station is located outside of the deeded acreage but has a recorded easement that grants access.

**SOIL:** This ranch consists of primarily class two soils. (See the attached soil map for more information)

**LEASES:** Roughly two acres of the orchard extends onto the neighbor's property. A very reasonable lease has been negotiated and will be included in the sale.

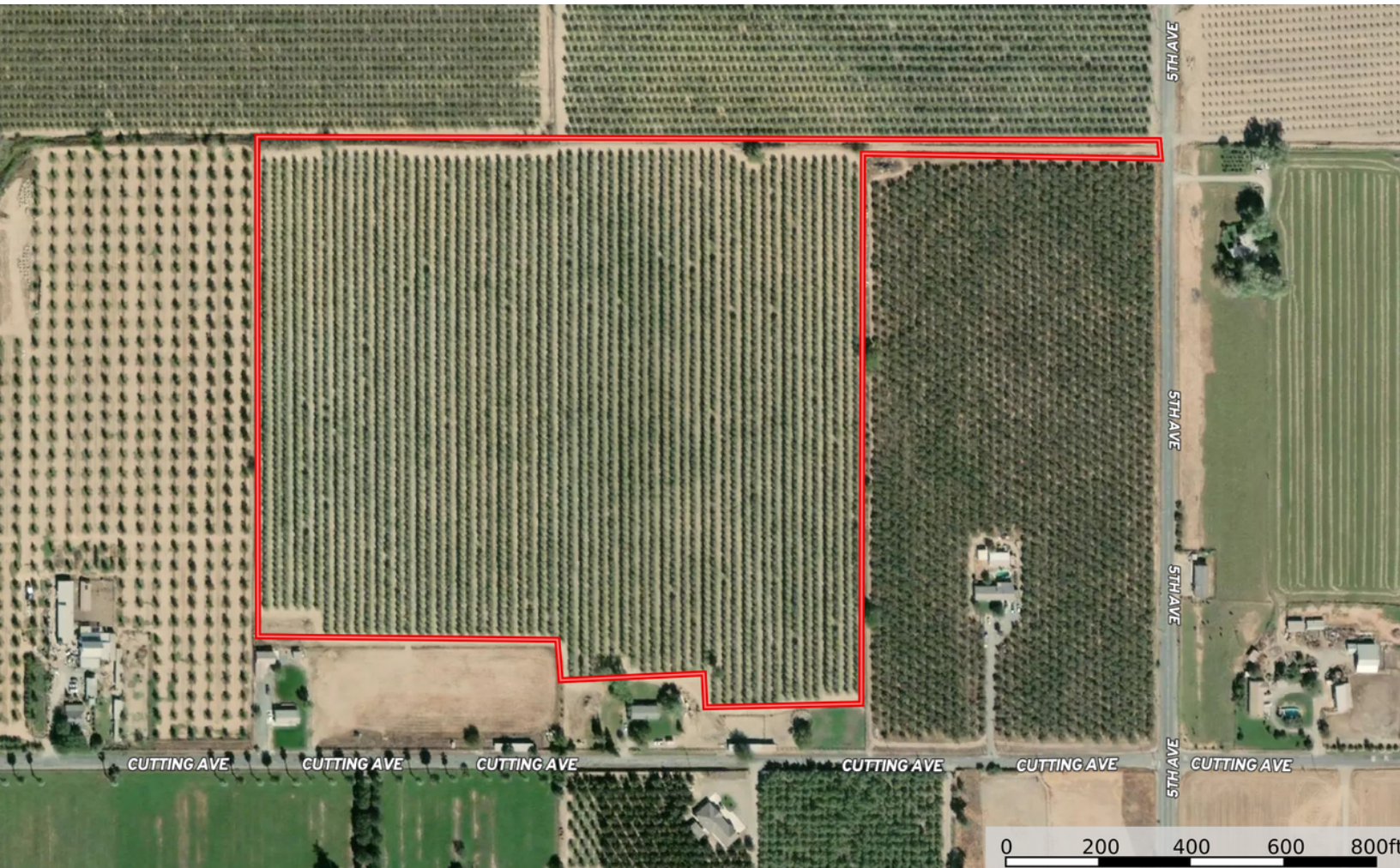
**TAXES:** The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

**COMMENTS:** This young orchard is in its prime years. The clean water and excellent soil will result in an outstanding crop. This is a phenomenal opportunity for a first-time buyer to invest in an entry-level farm!

**PRICE: \$1,120,000**



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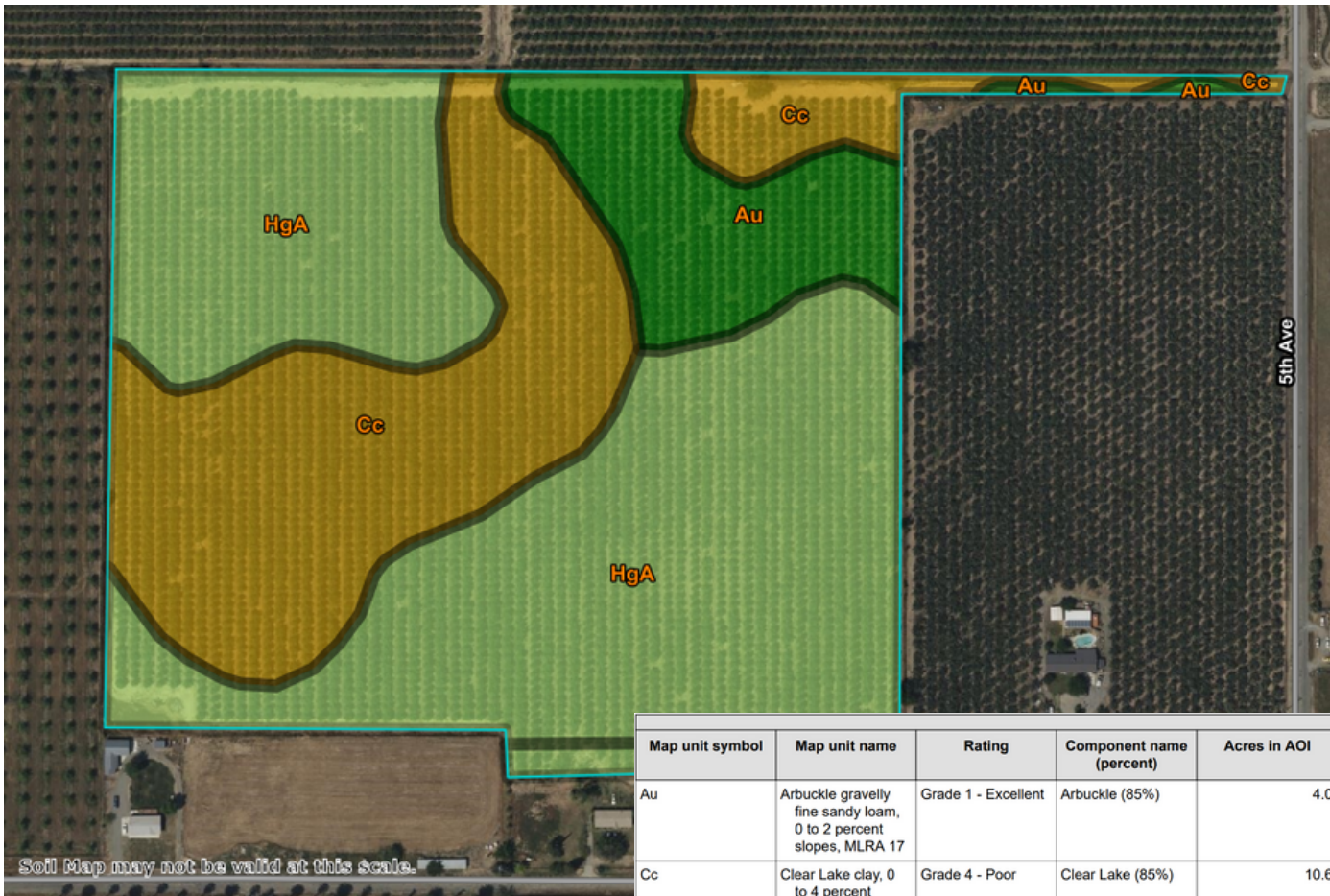


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	4.0	11.4%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	Grade 4 - Poor	Clear Lake (85%)	10.6	30.6%
HgA	Hillgate loam, 0 to 3 percent slopes	Grade 2 - Good	Hillgate (85%)	18.8	54.2%
<b>Subtotals for Soil Survey Area</b>				<b>33.4</b>	<b>96.2%</b>
<b>Totals for Area of Interest</b>				<b>34.7</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	1.3	3.8%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
<b>Subtotals for Soil Survey Area</b>				<b>1.3</b>	<b>3.8%</b>
<b>Totals for Area of Interest</b>				<b>34.7</b>	<b>100.0%</b>

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