

STROMER REALTY COMPANY OF CALIFORNIA



40 ACRES
Walnut Orchard & House
5648 Ord Ferry Rd. Chico, 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

Logan Taylor | DRE # 02062799

530.701.2680 (m) | logan@stromerrealty.com

LOCATION: The property is located at 5648 Ord Ferry Road in Chico, California.

APN: 039-040-036

EGRESS/INGRESS: The property is easily accessible via River Road and Ord Ferry Road.

DESCRIPTION:

- **House**
 - 2,000 sq.ft.
 - 2 Bedroom, 2 Bathroom
 - Detached Garage
- **Shop**
 - 60'x32'
 - Concrete Floors
 - Insulated
- **Orchard**
 - 40 Total Acres of Chandler Walnuts
 - 10 Acres Planted in 1996 on Paradox Rootstock
 - 30 Acres Planted in 1992 on Black Walnut Rootstock

WATER: This ranch is irrigated by a deep ag well in two sets. The pump is a 24 HP electric turbine motor with 220-volt power.

SOIL: Comprised of class one and two soils, known as Parrott Silt Loam.
(See attached soils map)

COMMENTS: 40-acre homesteads are becoming a luxury of the past. Within a ten-mile radius, there are no ranchettes for sale. Property in this location rarely changes hands, don't miss out on the opportunity to own this one-of-a-kind farm.

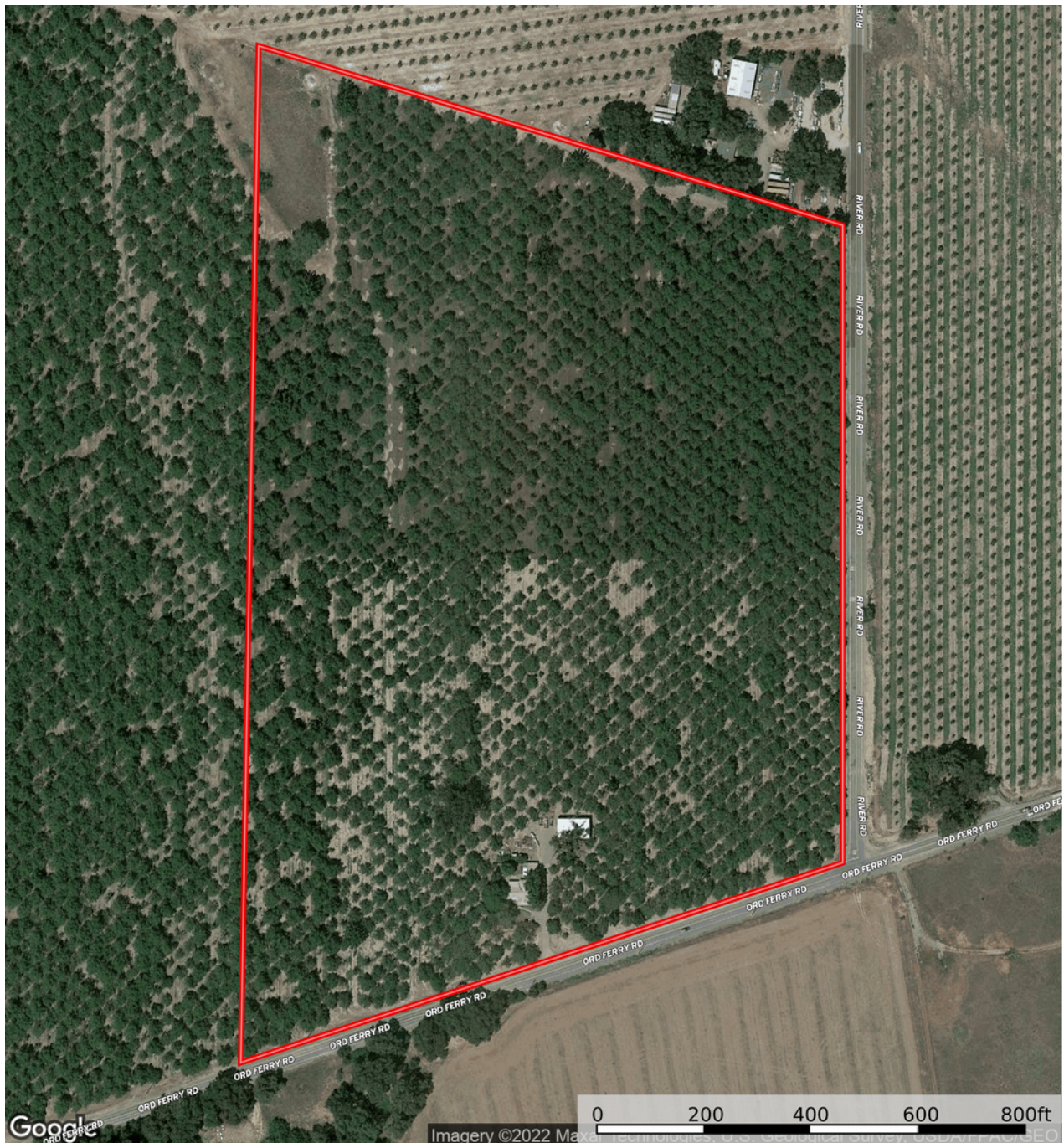
PRICE: \$900,000



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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|---------------------|--|--------------|----------------|
| 200 | Parrott silt loam, 0 to 2 percent slopes, occasionally flooded | Grade 1 - Excellent | Parrott, silt loam, occasionally flooded (85%) | 38.6 | 99.5% |
| 205 | Parrott-Vermet, 0 to 2 percent slopes, frequently flooded | Grade 2 - Good | Parrott, silt loam, frequently flooded (50%) | 0.2 | 0.5% |
| Totals for Area of Interest | | | | 38.8 | 100.0% |

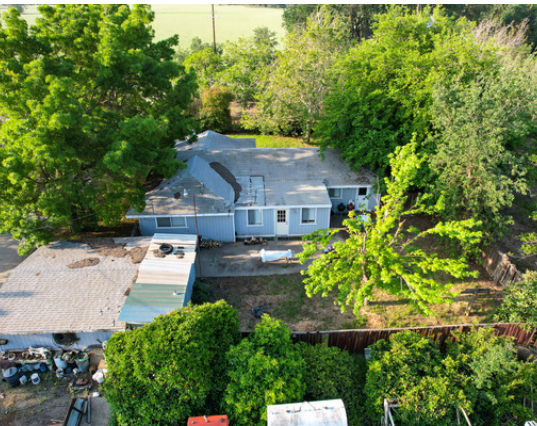
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