

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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | 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 follows:

Blocks 1 & 2

- 50% nonpareil
- 25% Aldrich
- 25% Butte/Padre
 - B/P planted in the same row

Blocks 3 & 4

- 50% nonpareil
- 25% Sonora
- 25% Butte/Padre
 - B/P 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.

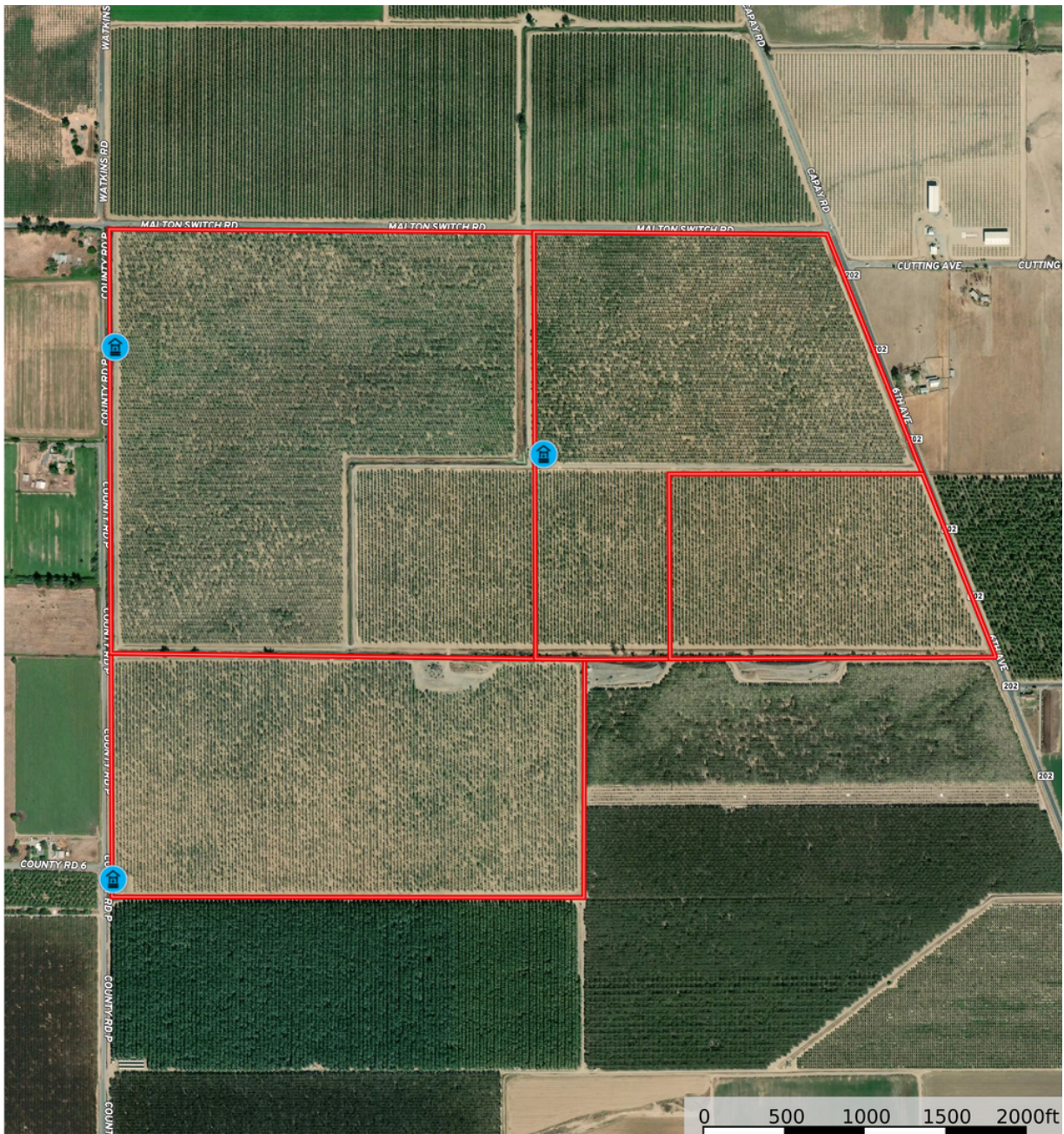
PRICE: \$9,840,000 (Plus 2022 Culture Costs)



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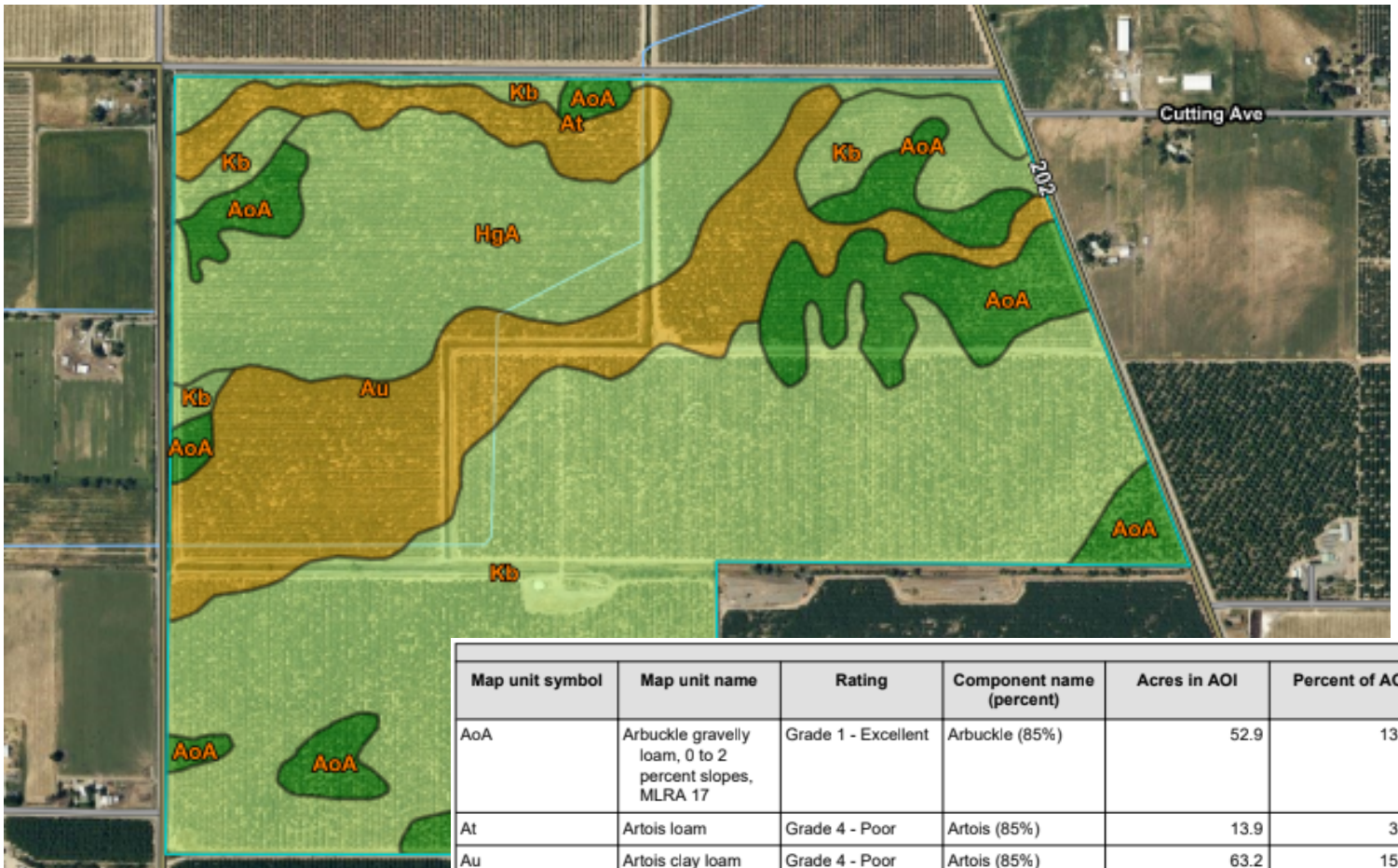
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	52.9	13.2%
At	Artois loam	Grade 4 - Poor	Artois (85%)	13.9	3.5%
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%
Totals for Area of Interest				401.5	100.0%

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