

# STROMER REALTY COMPANY OF CALIFORNIA



645 ACRES

Almond & Walnut Orchard

23210 Christian Road

Orland, CA 95963

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***

***Buzz Gill | DRE # 01238633***

***530.682.8485 (m) | buzz@stromerrealty.com***

**LOCATION:** The subject property is located at 23210 Christian Road in Orland, California 95963.

**APN:** #089-300-018, 019, 020, 021, 022, 023, 024, and 025

**INGRESS/EGRESS:** The property is easily accessible via Christian Road and Inghram Road. See attached map.

**WALNUT ORCHARD:**

- 415 Total Acres
  - **Block #1**
    - 85 Acres
      - Howards
      - 15 years old
      - 22 x 18 spacing
  - **Block #2**
    - 55 Acres
      - Howards
      - 15 years old
      - 22 x 18 spacing
    - 20 Acres
      - Chandlers
      - 10 years old
      - 22 x 18 spacing
  - **Block #3**
    - 25 Acres
      - Chandlers
      - 10 years old
      - 22 x 18 spacing
  - **Block #4**
    - 91 Acres
      - Chandlers
      - 11 years old
      - 29 x 25 spacing
  - **Block #5**
    - 98 Acres
      - Chandlers
      - 14 years old
      - 22 x 20 spacing
  - **Block #7**
    - 41 Acres
      - Chandlers
      - 10 years old
      - 22 x 18 spacing

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### **ALMOND ORCHARD:**

- 184 Total Acres:
  - **Block #3**
    - 49 Acres
      - Nonpareil
      - Winters
      - Monterey
      - 13 years old
      - 22 x 18 spacing
  - **Block #6**
    - 85 Acres
      - Nonpareil
      - Price
      - Fritz
      - 14 years old
      - 22 x 14 spacing
  - **Block #7**
    - 50 Acres
      - Nonpareil
      - Monterey
      - Fritz
      - 12 years old
      - 22 x 15 spacing

**WATER:** The farm has six wells, producing an abundance of water.

**SOILS:** See attached soil map for more information.

**IMPROVEMENTS:** A massive 35,000 sq . ft. solar array that significantly decreases operating costs and a residence for a manager.

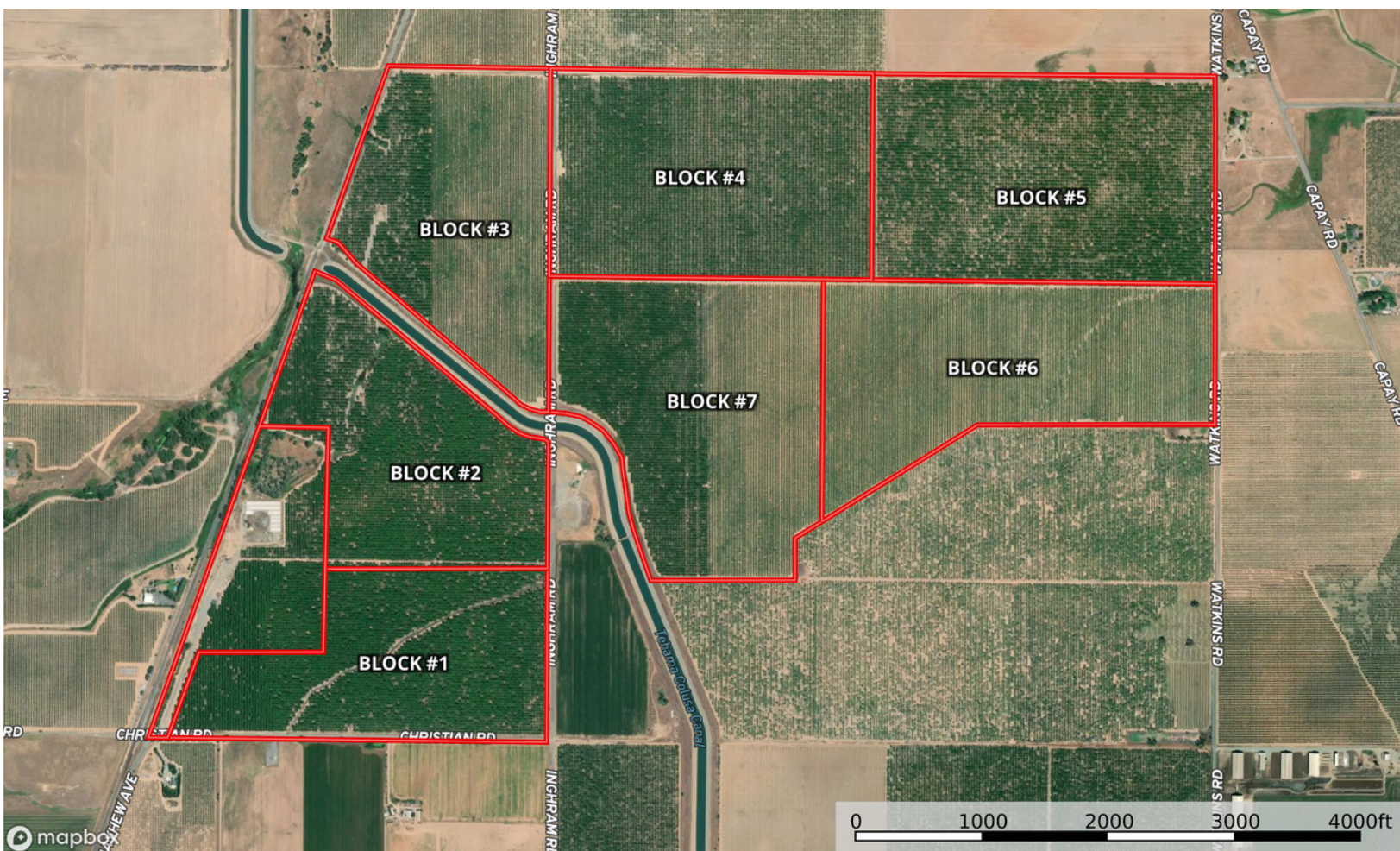
**PRICE: \$16,125,000 (\$25,000 Per Acre)**



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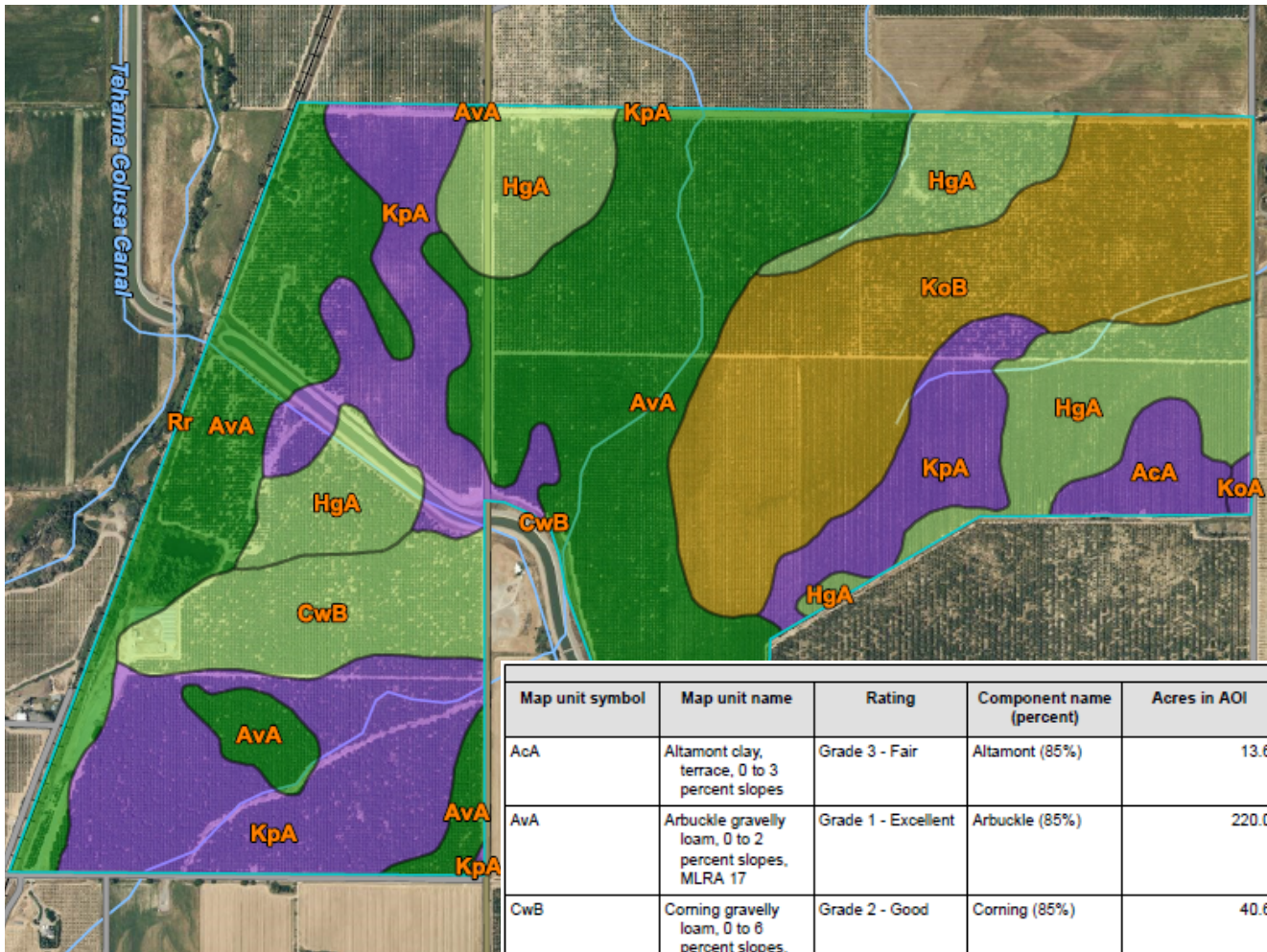




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| Map unit symbol             | Map unit name  | Rating              | Component name (percent) | Acres in AOI | Percent of AOI |
|-----------------------------|--|---------------------|--------------------------|--------------|----------------|
| AcA                         | Altamont clay, terrace, 0 to 3 percent slopes          | Grade 3 - Fair      | Altamont (85%)           | 13.6         | 2.0%           |
| AvA                         | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17 | Grade 1 - Excellent | Arbuckle (85%)           | 220.0        | 33.0%          |
| CwB                         | Corning gravelly loam, 0 to 6 percent slopes, MLRA 17  | Grade 2 - Good      | Corning (85%)            | 40.6         | 6.1%           |
| HgA                         | Hillgate loam, 0 to 3 percent slopes                   | Grade 2 - Good      | Hillgate (85%)           | 108.9        | 16.0%          |
| KoA                         | Kimball gravelly loam, 0 to 3 percent slopes           | Grade 3 - Fair      | Kimball (85%)            | 1.4          | 0.2%           |
| KoB                         | Kimball gravelly loam, 3 to 8 percent slopes           | Grade 4 - Poor      | Kimball (85%)            | 129.1        | 19.4%          |
| KpA                         | Kimball loam, 0 to 3 percent slopes                    | Grade 3 - Fair      | Kimball (85%)            | 155.0        | 23.3%          |
| Rr                          | Riverwash  | Not rated           | Riverwash (100%)         | 0.1          | 0.0%           |
| Totals for Area of Interest |  |                     |                          | 666.6        | 100.0%         |

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