## STROMER REALTY COMPANY OF CALIFORNIA







Stromer Realty Company of California
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**UPDATE:** The seller is open to either granting a \$20,000 reduction in the sales price or completely removing the walnut orchard.

**LOCATION:** The property is locates at 5219 Bell Road, only a 15 minute car ride from downtown Chico.

**APN:** 047-190-030

**ZONING:** A-40, exclusive agriculture.

**DESCRIPTION:** 37 of the 40 acres are planted to walnuts, leaving 2.5 acres available to build your dream home. The walnuts are of the howard variety and are on a diamond style planting spaced at 23'x23'. Most of the trees are in their prime producing years with newer inter-plantings completed last year. The ranch also features two metal crop bins, a 42'x100' metal Quonset, a 40'x20' garage, and horse stalls with an enclosed corral.

**WATER:** The ranch is irrigated by a solid set sprinkler system via a 60 HP US electric pump attached to an agricultural well.

**SOILS:** See the attached soil map on page 4 for more information.

PRICE: \$699,000



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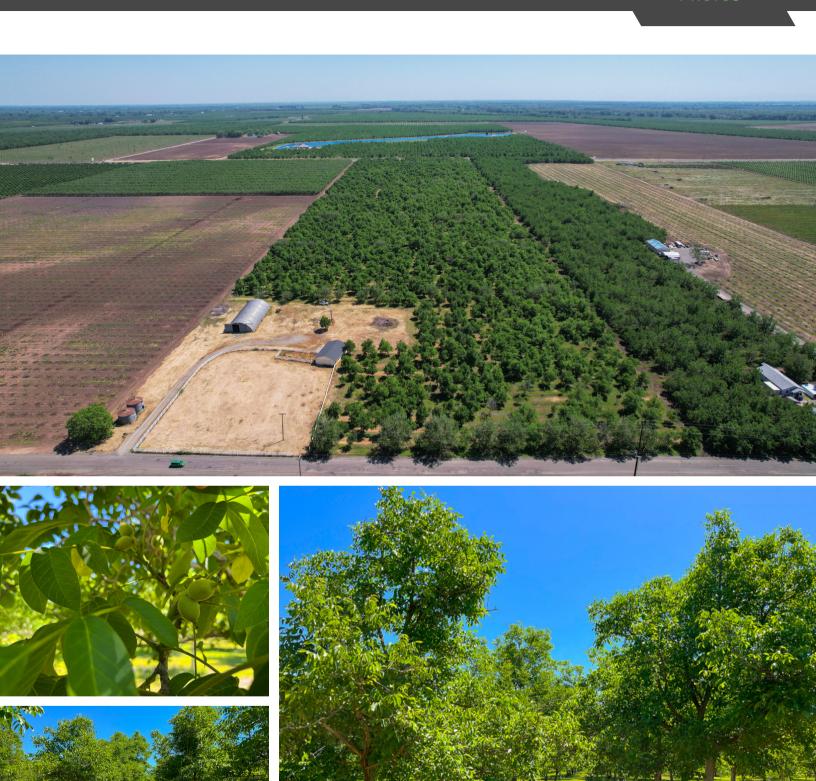




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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
104	Bosquejo clay, 0 to 1 percent slopes	Grade 4 - Poor	Bosquejo, clay (85%)	39.5	100.0%
Totals for Area of Interest				39.5	100.0%



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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