

STROMER REALTY COMPANY OF CALIFORNIA



40 ACRES
Walnut Orchard
5219 Bell Rd. Chico, CA 95973
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

Nick Wallander | DRE # 02167571

530.588.1430 (m) | nick@stromerrealty.com

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 located 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



Stromer Realty Company of California
Nick Wallander | DRE # 02167571
530.588.1430 (m) | nick@stromerrealty.com



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
Nick Wallander | DRE # 02167571
530.588.1430 (m) | nick@stromerrealty.com



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.



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



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



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