

STROMER REALTY COMPANY OF CALIFORNIA



126.29 ASSESSED ACRES
Almond Orchard
10811 Powell Road
Live Oak, CA 95953
Lic. 01050665



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

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LOCATION: The property is located at the north east corner of the Sutter Buttes in Sutter County, California. The Sutter Buttes lie in the middle of the Sacramento valley and they are the smallest mountain range in the world.

INGRESS/EGRESS: The property is bordered on most of its west side by the paved county road known as Powell Road. Powell Road is easily accessed by Pennington road which bisects Highway 99 in the town of Live Oak approximately 6 miles to the east.

SIZE: 126.29 assessed acres (see attached assessors map)

SOILS: The soils on the ranch are excellent with over 90% of the ranch classified as Olashes Sandy Loam which is grade 1 - excellent according to the Natural Resources Conservation Service (NRCS) Web Soil Survey. (See attached soil map)

CROPS: The property is currently planted to almonds which are older and will need to come out in the future.

IRRIGATION: The property has two ag wells and according to the previous tenant farmer, one of the wells will need to be improved to increase its water supply.

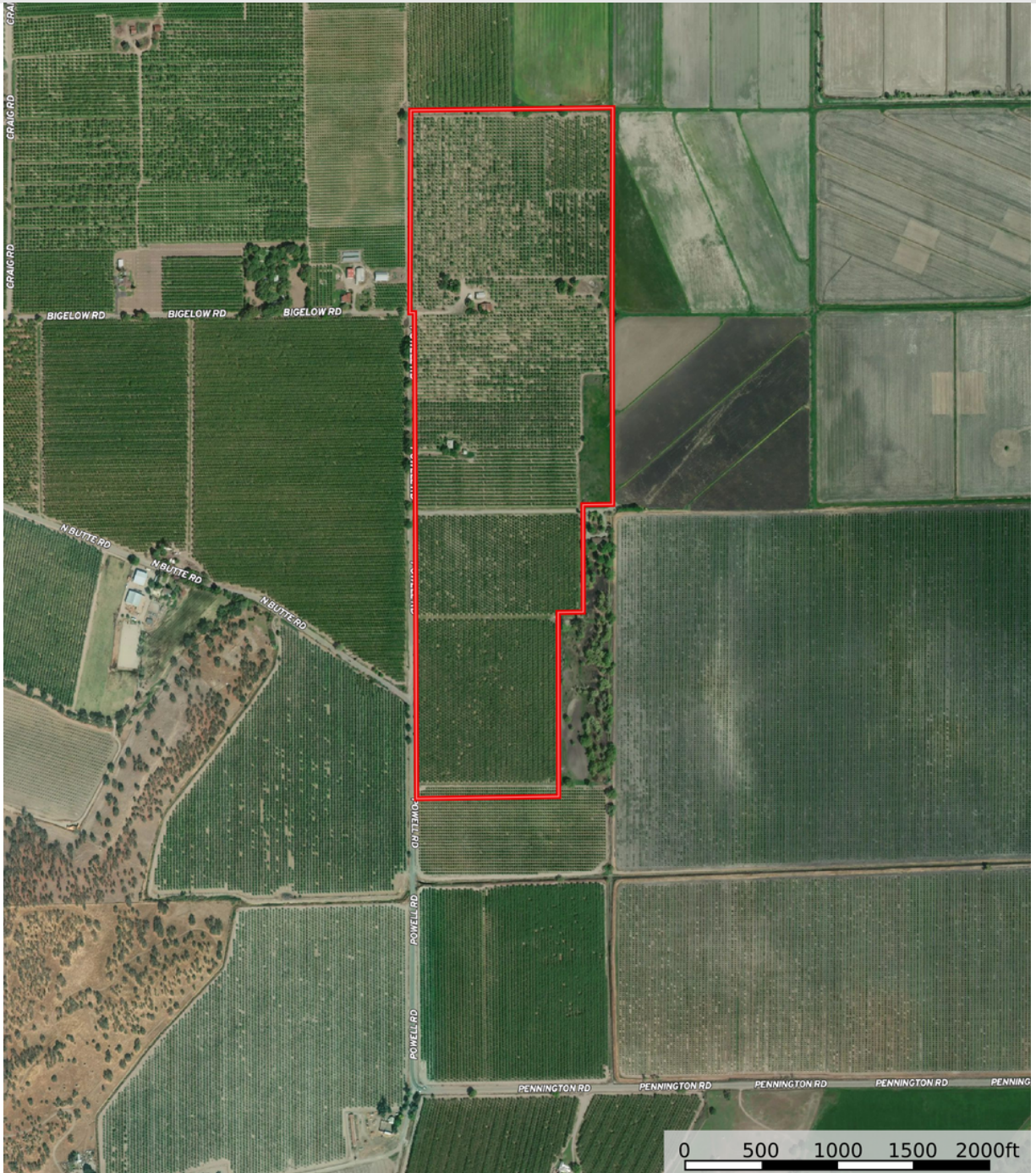
IMPROVEMENTS: The property has an older three bedroom and one bath home that is very livable and is currently used by the owners when they visit the property. The property also has several out buildings that are used to store equipment for the farm.

COMMENTS: This ranch is located in a very desirable area of Sutter County. A new owner could possibly achieve very good tax write-offs from future removal of the orchard, but please confirm this opportunity with your accountant. If you would like to see this great ranch, please call us for a tour today.

PRICE: \$2,300,000 (\$18,212 per assessed acre)



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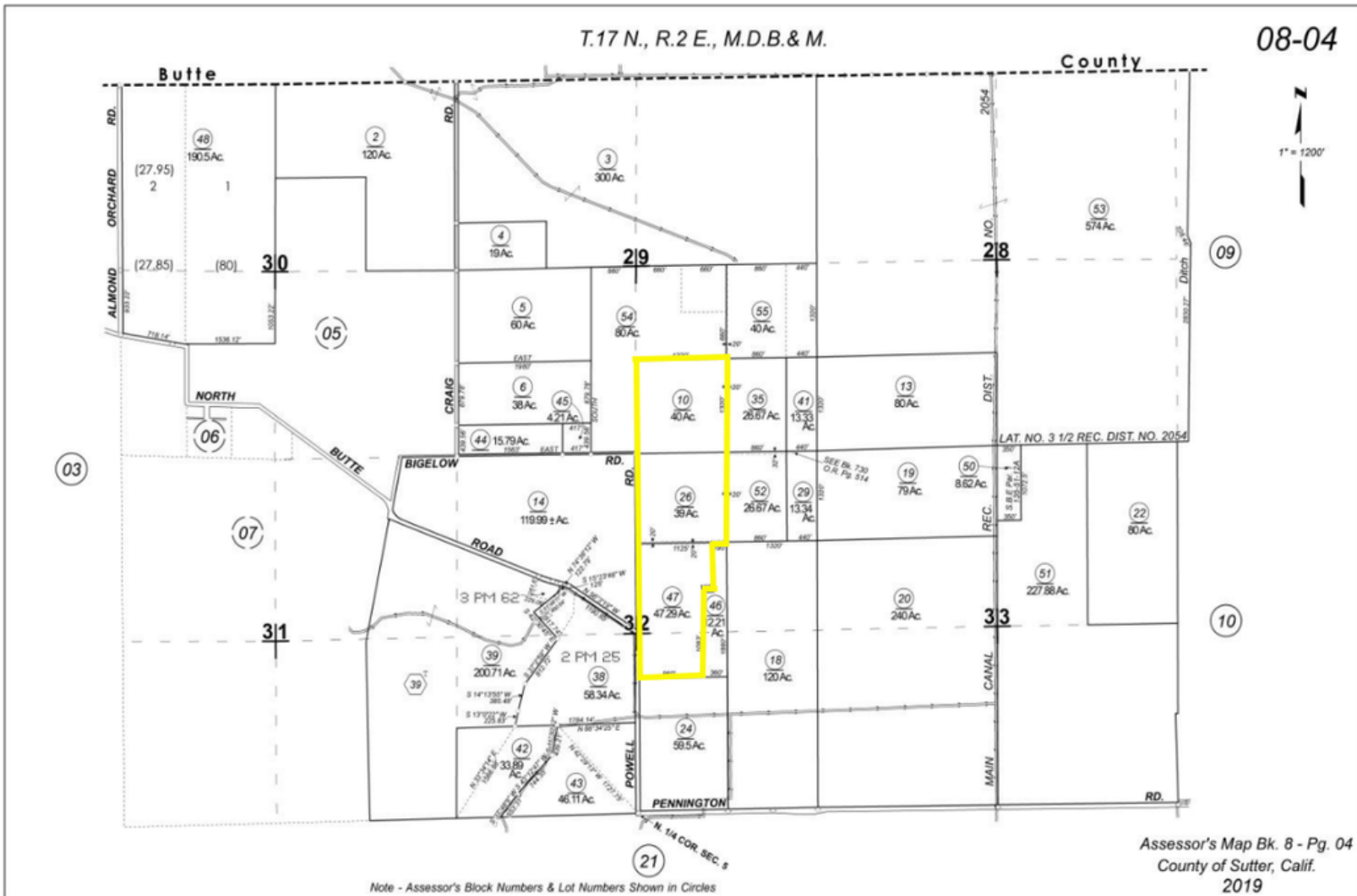


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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|---------------------------|--------------|----------------|
| 104 | Capay silty clay, 0 to 2 percent slopes | Grade 3 - Fair | Capay, silty clay (70%) | 6.8 | 5.6% |
| 150 | Olashes sandy loam, 0 to 2 percent slopes | Grade 1 - Excellent | Olashes, sandy loam (85%) | 115.1 | 94.2% |
| 173 | Subaco clay, 0 to 2 percent slopes | Grade 5 - Very Poor | Subaco, clay (80%) | 0.3 | 0.2% |
| Totals for Area of Interest | | | | 122.2 | 100.0% |

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