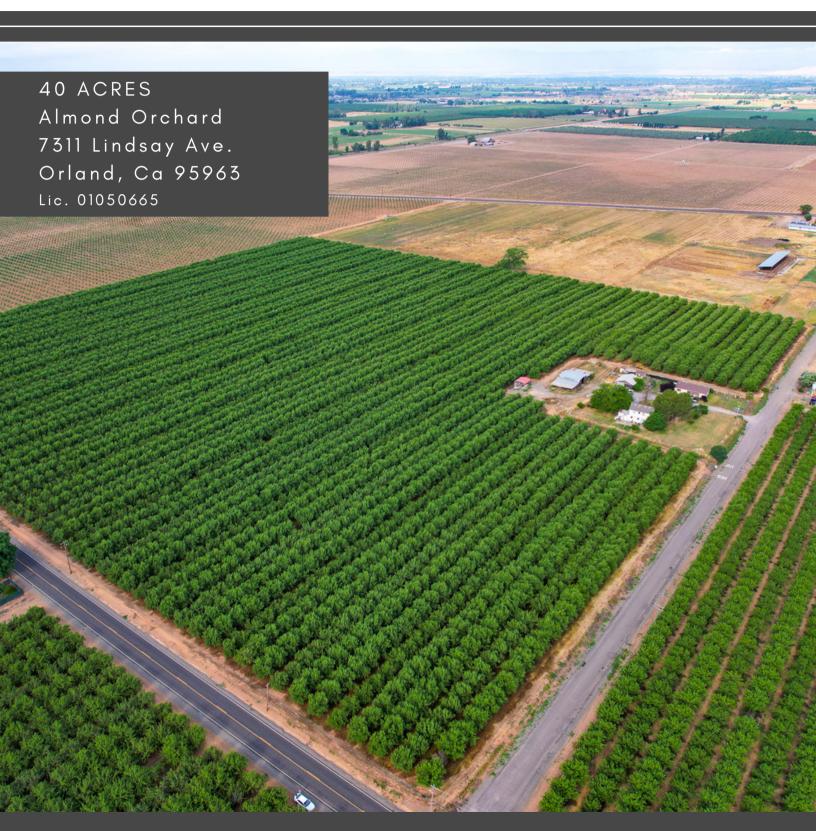
STROMER REALTY COMPANY OF CALIFORNIA







Stromer Realty Company of California
Nick Wallander | DRE # 02167571
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LOCATION: The property is located at 7311 Lindsay Avenue in Orland, California.

APN: 037-170-002

DESCRIPTION: This beautiful Capay ranch is 40 acres, with 36 acres planted in 2015 to Almonds: 66.6% to Nonpareil, 16.7% Monterey and 16.7% Sonora (hence 2/3 Nonpareil, 1/6 Monterey, 1/6 Sonora) on Krymsk rootstock. There are two dwellings on this property both being rented out for additional income. Building improvements include a two story house: 3bd/2bath, 1536 sq ft, new roof, rented at \$1500/month in fair condition with a 266 sq ft attached carport. There is a detached 720 sq ft garage on a concrete slab and an older barn structure 48x32' with 15ft covers attached to the East and West side. There is a modular dwelling 3bd/1.5 bath currently rented at \$1000/month (including detached garage) that measures 27x45' in fair condition.

WATER: Irrigation is supplied with one well with an output of 1800 gpm and a flowguard in-line filtration system. Power is supplied by a 6-Cylinder Cummins Diesel motor and PTO. Irrigation water is supplied by micro sprinkler irrigation system.

SOILS: Soils are class 2 (62.5%) and 3. Topography is gradually undulating. See the attached soil map on page 4 for more information.

PRICE: \$1,050,000

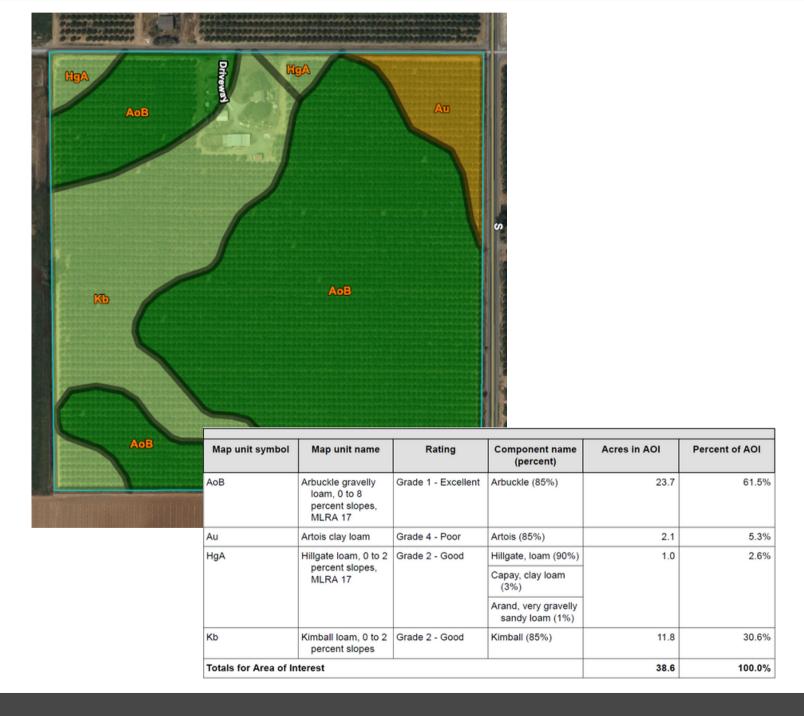


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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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