

STROMER REALTY COMPANY OF CALIFORNIA



116.03 ACRES
Pecan Orchard
Grainland Road
Durham Ca, 95938
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

Matt Stevenson | DRE # 02152823

530.308.5560(m) | matt@stromerrealty.com



LOCATION: The property is located on Grainland Road in Durham, California.

APN: 038-100-028

SOILS: The soils consist of Edjobe silty clay, Esquon-Neerdobe, and Conejo clay loam. (see attached soils map for more information.)

DESCRIPTION: This 116.03+/- acre pecan orchard, located on Grainland Rd in Butte County, is a prime agricultural investment opportunity. Planted in 2005, the orchard features three pecan varieties: Pawnee, Shoshoni, and Wichita. The property comes equipped with solid set sprinkler system and a 125 hp well pump, newly installed in 2023, ensuring optimal water supply and efficiency. With its established orchard and state-of-the-art irrigation infrastructure, this property offers the perfect foundation for continued production or expansion. Don't miss the chance to own this productive and well-maintained orchard in Butte County.

PRICE: \$3,450,000

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
519	Edjobe silty clay, 0 to 1 percent slopes	61.28	51.69	0	44	5w
520	Esquon-Neerdobe , 0 to 1 percent slopes	54.26	45.77	0	40	5w
420	Conejo clay loam, 0 to 1 percent slopes	3.02	2.55	0	57	1
TOTALS		118.56(*)	100%	-	42.5	4.9

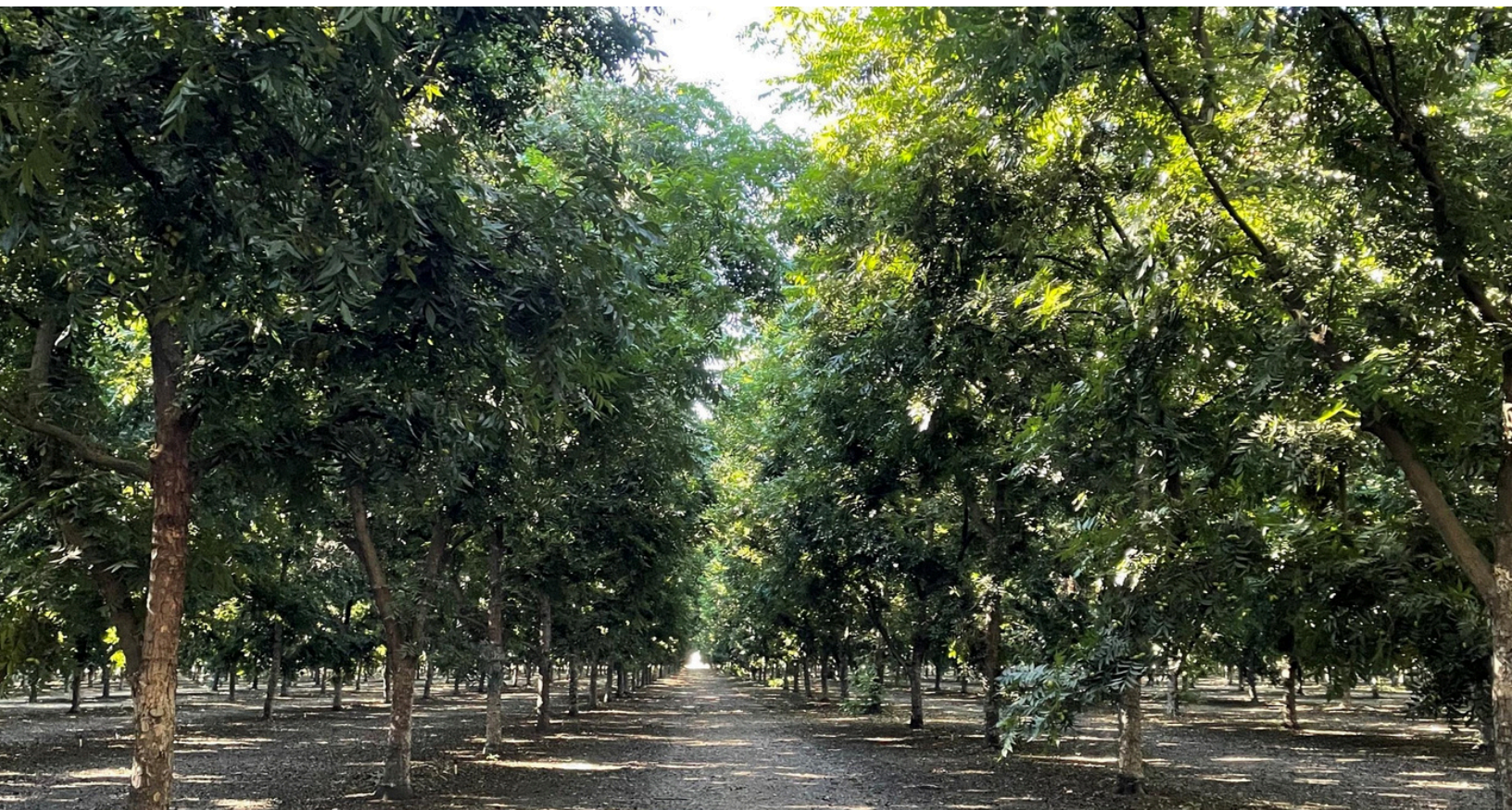
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