

STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!!

148 ACRES (M/L)

Almond & Walnut Orchard

6586 County Rd. 35 Artois, Ca

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

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION: Subject property is located at 6586 County Road 35 in Artois, Ca 95963. Only a ten minute drive from Willows and a 30 minute drive from downtown Chico.

INGRESS/EGRESS: The subject property is easily accessible via county road 35.

ALMOND ORCHARD:

- +/- 131 Acres
- Planted in 2007
- Varieties:
 - Butte (50%)
 - Padre (50%)
- Planted on Lovell Rootstock
- 20'x15' Spacing

WALNUT ORCHARD:

- +/- 10 Acres
- Howards
- Planted in 2011
- Planted on Paradox Rootstock
- 20'x15' Spacing

IMPROVEMENTS:

- Hangar (1,200 sq.ft.)
 - Sliding doors on the west wall and pedestrian doors on the east wall.
- Shop (1,240 sq.ft.)
 - Has water and electrical
 - One Bathroom
 - 14' roll up door on the east wall and pedestrian door on the north
- Grain Mill (2,240 sq.ft.)
- Pole Shed (900 sq.ft.)



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

HOUSE: The three bedroom, two bathroom 1,829 square foot house was built in the late 1950s and was remodeled in the early 2000s with all new plumbing, electrical, roof, dual pane windows, counter tops, kitchen cabinets, and refinished hardwood floors. The house also has central heating and air.

WATER: Subject property has one deep agricultural well that is approximately 480 feet deep with a 100 hp diesel motor. The entire orchard is irrigated via micro-jet sprinklers. The property also has a domestic well for the house.

SOILS: See attached soils map for more information

PRODUCTION RECORDS: Production records will be provided to all qualified buyers.

~~**PRICE: \$3,300,000**~~

PRICE: \$2,500,000



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@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

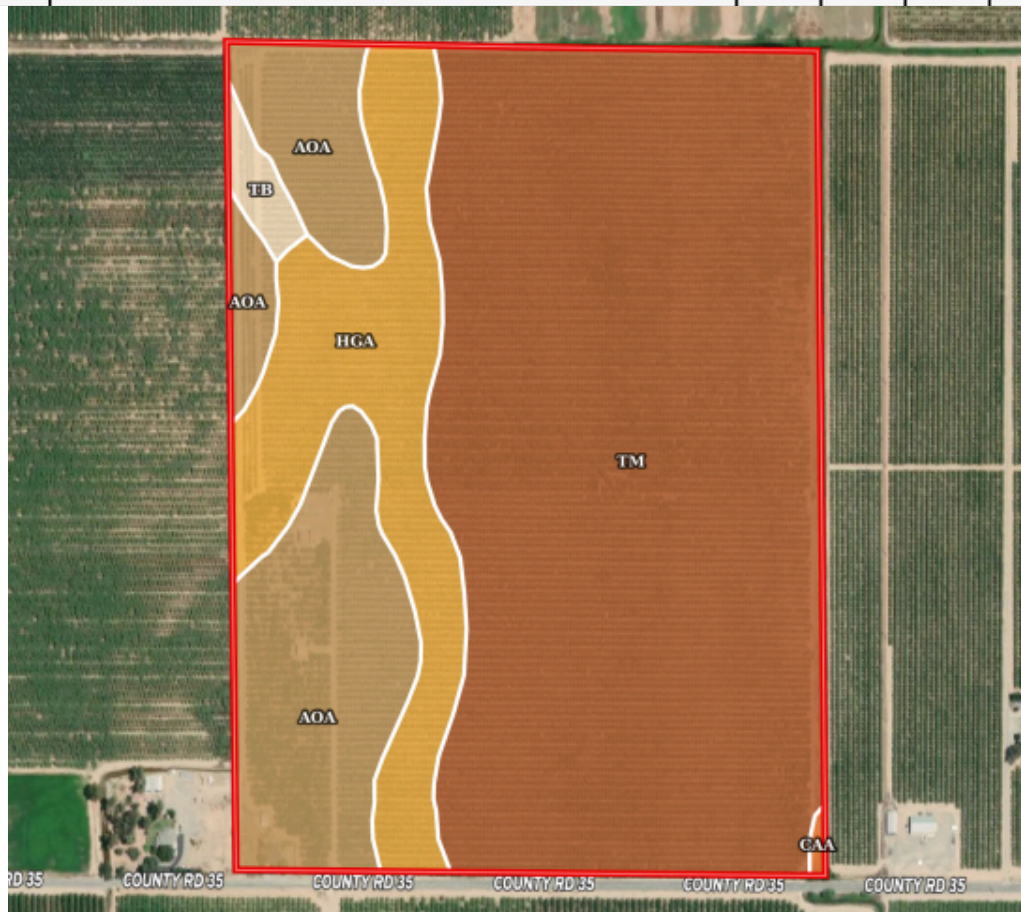


Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	94.22	64.09	0	54	3s
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	27.76	18.88	0	45	3s
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	22.94	15.6	0	43	4s
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	1.8	1.22	0	44	3s
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	0.28	0.19	0	50	3w
TOTALS		147.0(*)	100%	-	50.45	3.16



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



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