

STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!!

149.51 ACRES (M/L)

Almond, Walnut, & Prune Orchard
Glenn County, 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

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LOCATION: Subject property is located northwest corner of Highway 45 and Road 28 - just a few miles between Hamilton City and Oro Bend.

INGRESS/EGRESS: Subject property is easily accessible via County Road 28.

ACREAGE & COMMODITIES:

+/- 99 acres planted to almonds

+/- 23 acres planted to walnuts

+/- 20 acres planted to prunes

+/- 7 acres perimeter and interior roads, equipment shed site, and other peripheral areas

ACRES/AGE & VARIETIES:

+/- 26 Block 1: 2023 almonds planted to 50% Nonpareil, 25 % Monterey, and 25% Aldrich on Krymsk rootstock with 24x14 offset spacing

+/- 37 Block 2: 1998 almonds planted to 50% Nonpareil, 25% Butte on Nemaguard rootstock with 24x21 offset spacing.

+/- 23.5 Block 3: 1999 Chandler walnuts planted on Paradox rootstock with 30x30 square spacing.

+/- 21 Block 4: 2013 & 1994 almonds planted to 50% Nonpareil, 25% Carmel, and 25% Butte on Nemaguard rootstock with 20x20 offset spacing. This is a mixed-age block.

+/-15 Block 5: 2015 almonds planted 50% Nonpareil, 25% Carmel, and 25% Aldrich on 14x20 square spacing

+/-20 Block 6: 2003 French prunes planted on 18x15 square spacing.

+/- 7.01 Acreage consisting of perimeter and interior farm roads, equipment shed site, and other peripheral areas. See attached map for block by block.

+/- 149.51 Total Assessed Acres



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WATER: Subject property has two deep wells, pump/well #1 is located in the southeast quadrant of block 2 and includes a 75 hp US Motors electric turbine motor on a Fairbanks/Morse pump and in-line filter. Pump/well #2 is located along the east side of block 4 and features a 50 hp West House electric turbine motor on a Johnson pump with an in-line filter. The subject property is also in the Glenn-Colusa irrigation district. Allocation is dependent on each year-to-year basis. The older blocks have solid set sprinklers and the younger plantings are irrigated via micro-jet sprinklers.

SOILS: See attached soils map.

IMPROVEMENTS: There is a +600 sq.ft. prefab metal storage shed. The structure is built with a light galvanized metal frame / siding / roof with three sides and is not on any permanent / concrete foundation and lacks electrical service.

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

~~**PRICE: \$2,900,000**~~

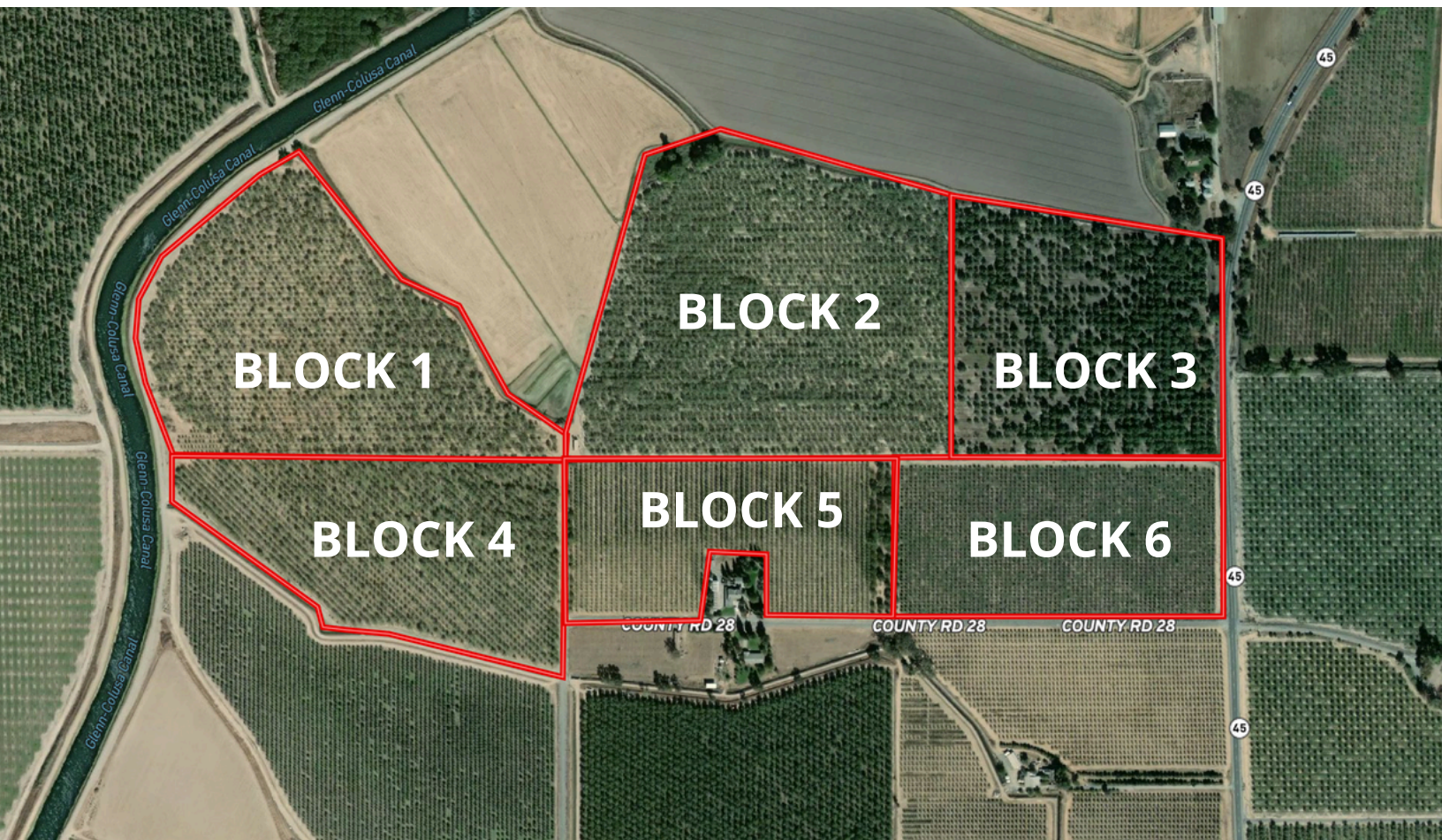
PRICE: \$2,250,000



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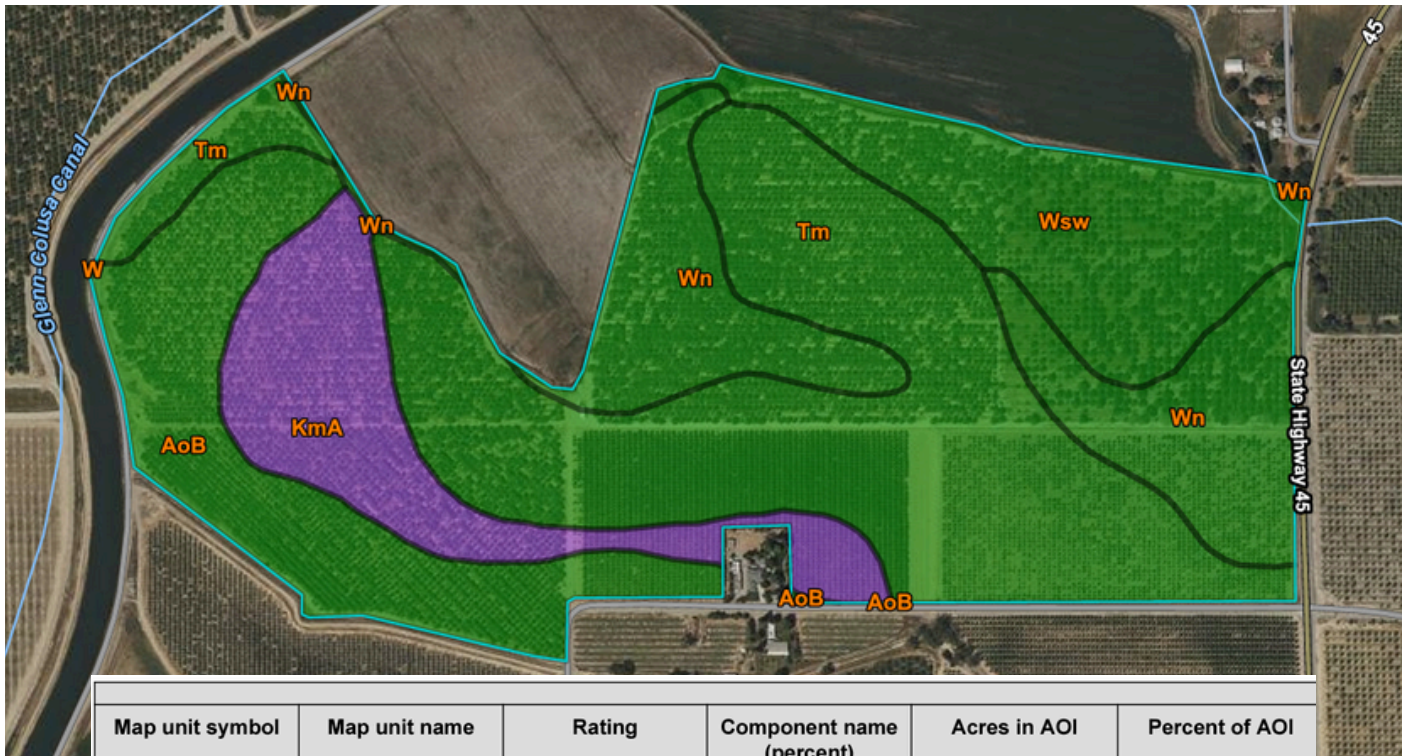
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	24.4	16.3%
KmA	Kimball gravelly loam, 0 to 2 percent slopes	Grade 3 - Fair	Kimball (85%)	19.0	12.7%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	58.3	38.9%
W	Water	Not Rated	Water (100%)	0.0	0.0%
Wn	Wyo silt loam	Grade 1 - Excellent	Wyo (85%)	26.6	17.7%
Wsw	Wyo silt loam, water table	Grade 1 - Excellent	Wyo (85%)	21.7	14.5%
Totals for Area of Interest				149.9	100.0%

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