

# STROMER REALTY COMPANY OF CALIFORNIA



D10 RANCH  
78.22 Assessed Acres  
Walnut Orchard  
Ramirez Road  
Marysville, Ca 95901  
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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Sean Stromer | DRE # 01307776**

**530.713.5000 (m) | sean@stromerrealty.com**

**LOCATION:** The subject property is located approximately five miles East of Highway 70 on Ramirez Road. The property borders Honcut Creek to the north and is located in Yuba County.

**APNS:** 003-060-020 (58.22 Acres) & 003-060-021 (20 Acres)

**HOMES:** There is a 58.23-acre parcel which has a 2,141 square foot, two bedroom, and one bathroom home. The home is currently receiving a rental income of \$1,600 per month. There is also a 20-acre parcel that has a 1,515 square foot, three bedroom, and two bathroom home. The home is currently receiving a rental income of \$1,800 per month. Both homes are serviced by their own domestic wells and septic systems.

**ORCHARD:** The subject property was planted in the spring of 2015 with a spacing of 26' x 26' on paradox rootstock. Prior to the planting the soil was leveled and deep ripped two ways. Prior to being planted to an orchard the property was a pasture.

- **Red Walnuts**

- The "Red Walnut" also known as a Livermore walnut was developed in 1991 at the University of California, Davis. Scientists at the university obtained a rare cultivar of walnut from the French National Institute of Agricultural Research Collection. Through a controlled pollination experiment with a standard walnut cultivar, the Livermore Red Walnut was created. Since there are limited amounts of producing Red Walnut trees, these rare walnuts are currently available in select high end stores, farmers markets, and online.

**SOILS:** Most of the orchard has grade 3 soils. (See attached soils map for more information)

**IRRIGATION:** The entire orchard is irrigated using micro jet sprinklers.

**ORCHARD WATER:** There are two agricultural wells. One well is located at the rear of the 58-acre parcel. It has a 25 HP turbine pump with an 8 inch casing and produces approximately 400 gallons per minute. The other well is located on the 20-acre parcel and it has a submersible pump with a 14 inch casing. The subject property lies within the Browns Valley Irrigation District. There is surface water available from the Yuba River and riparian water rights are available to the seller out of Honcut Creek during certain times of the year.

The seller believes the property could potentially be converted to rice farmland, but the buyer would need to conduct further investigation.

**PRICE: \$1,695,000**

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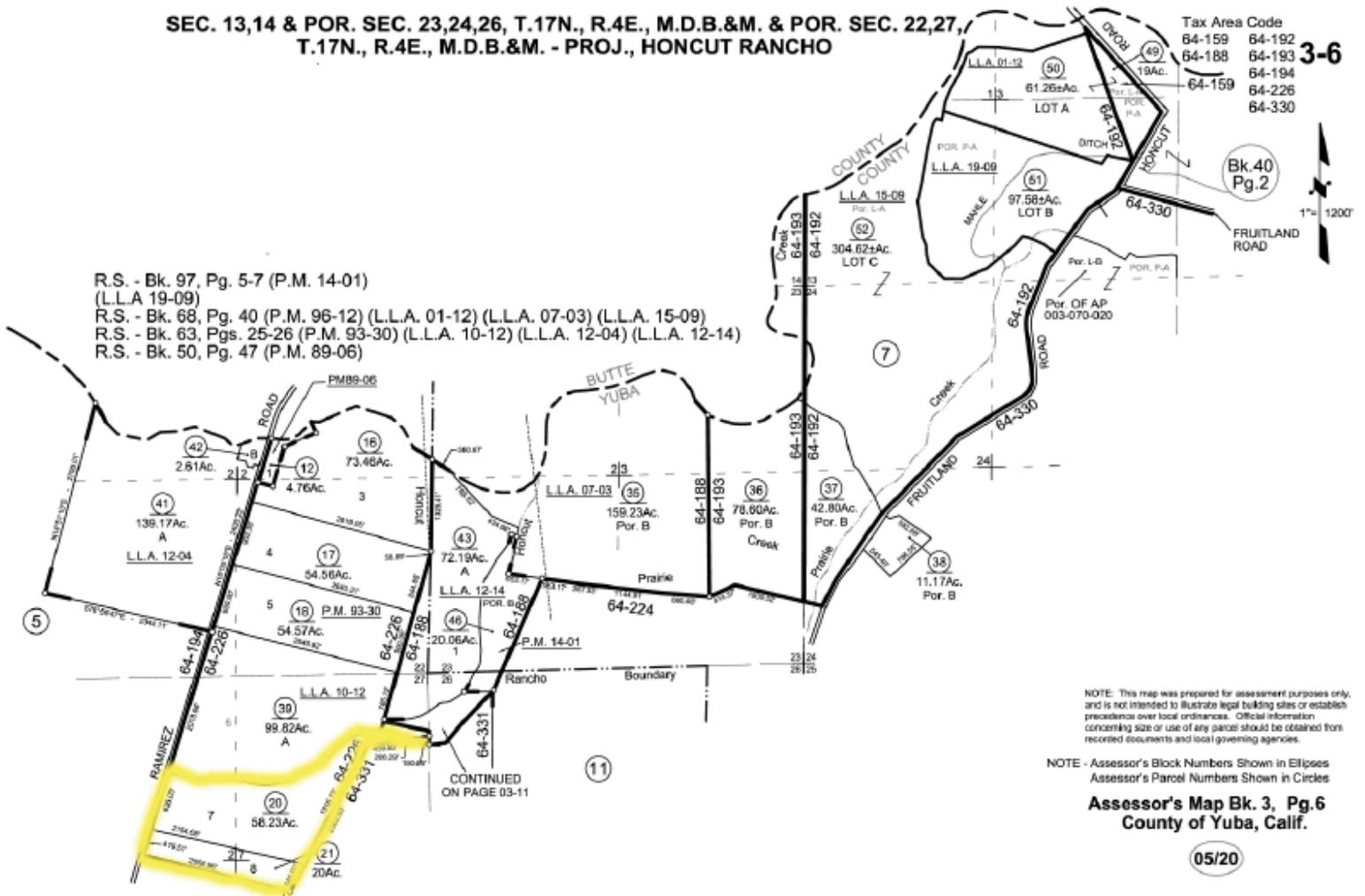


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**SEC. 13,14 & POR. SEC. 23,24,26, T.17N., R.4E., M.D.B.&M. & POR. SEC. 22,27,  
T.17N., R.4E., M.D.B.&M. - PROJ., HONCUT RANCHO**



NOTE: This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

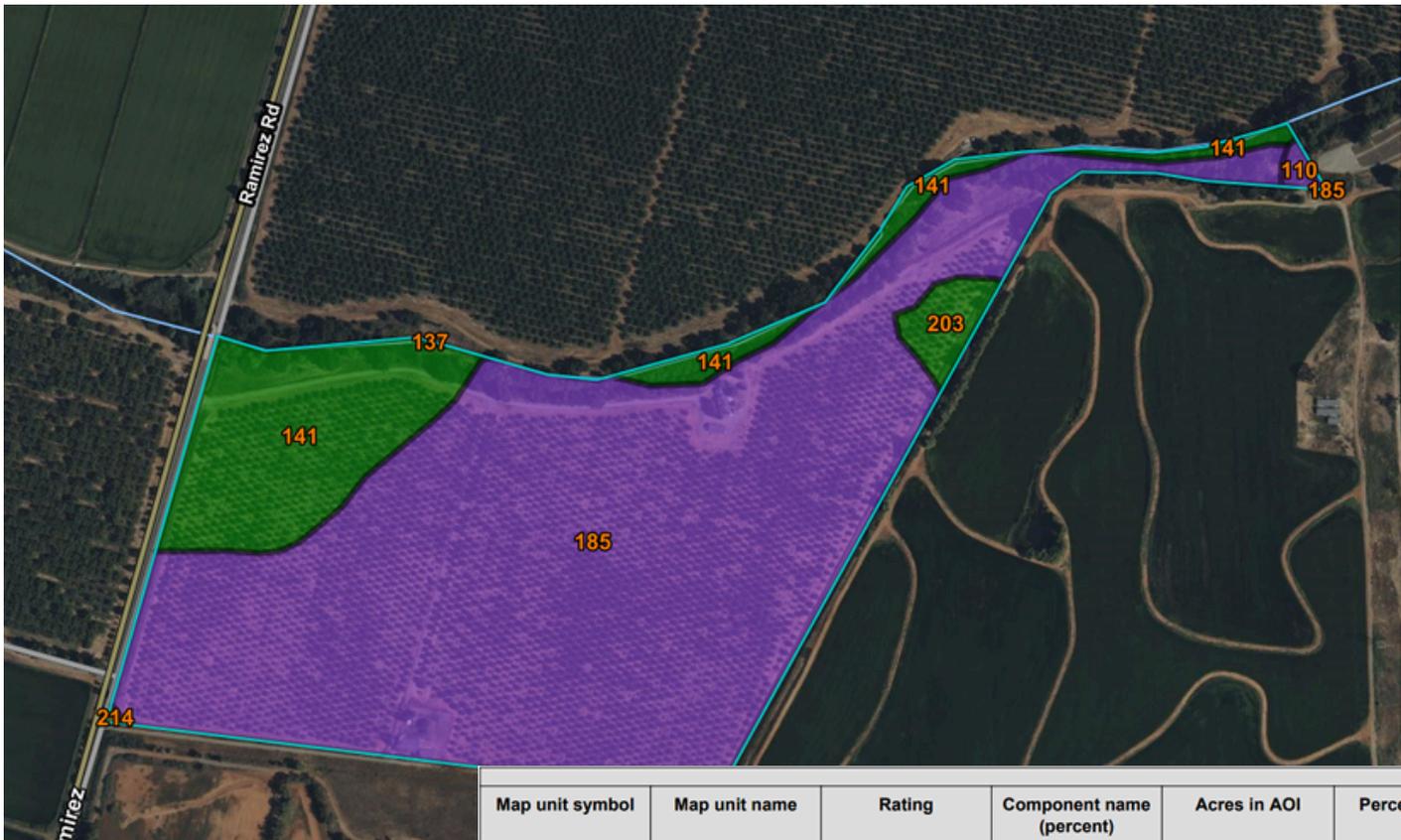
**Assessor's Map Bk. 3, Pg.6  
County of Yuba, Calif.**



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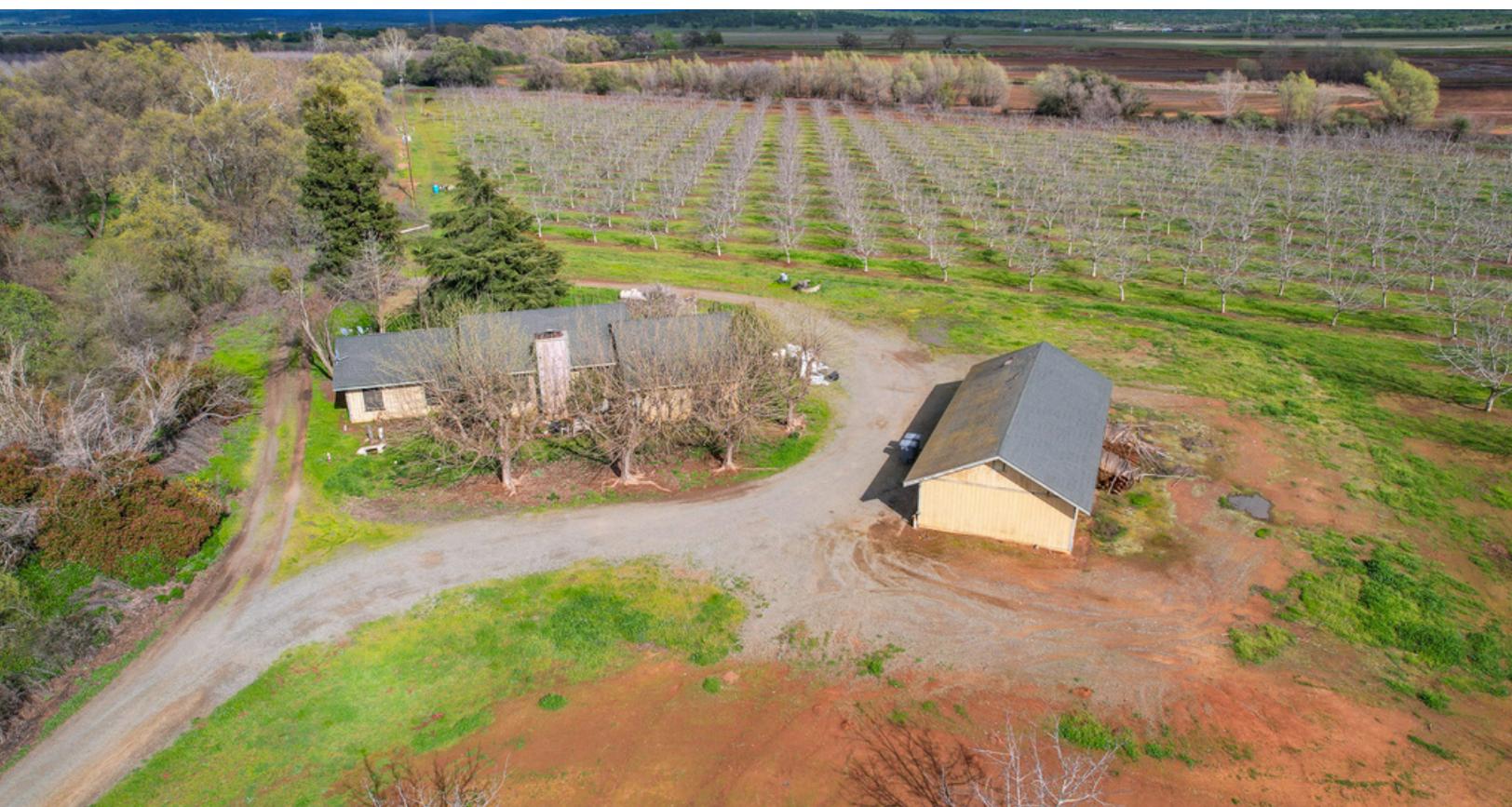
| Map unit symbol                    | Map unit name                                   | Rating              | Component name (percent)                 | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--|--------------|----------------|
| 110                                | Sobrante-Auburn complex, 3 to 8 percent slopes  | Grade 3 - Fair      | Sobrante, loam (50%)                     | 0.3          | 0.4%           |
| 137                                | Columbia fine sandy loam, 0 to 1 percent slopes | Grade 1 - Excellent | Columbia, fine sandy loam, drained (85%) | 0.0          | 0.0%           |
| 141                                | Conejo loam, 0 to 1 percent slopes, MLRA 17     | Grade 1 - Excellent | Conejo, loam (80%)                       | 13.8         | 16.8%          |
| 185                                | Kimball loam, 0 to 1 percent slopes             | Grade 3 - Fair      | Kimball, loam (85%)                      | 66.2         | 80.8%          |
| 203                                | Perkins loam, 0 to 2 percent slopes, MLRA 17    | Grade 1 - Excellent | Perkins (85%)                            | 1.6          | 2.0%           |
| 214                                | San Joaquin loam, 0 to 1 percent slopes         | Grade 4 - Poor      | San Joaquin, loam (80%)                  | 0.0          | 0.1%           |
| <b>Totals for Area of Interest</b> |   |                     |  | <b>82.0</b>  | <b>100.0%</b>  |

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