

STROMER REALTY COMPANY OF CALIFORNIA



HONCUT ORCHARDS
83.45 Assessed Acres
Walnut Orchard
Lower Honcut Road
Oroville, Ca 95966
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

Sean Stromer | DRE # 01307776

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LOCATION: The subject property lies approximately four miles east of Highway 70 on Lower Honcut Road. The property is located in Butte County, California.

APNS: 028-080-018

ORCHARD: Approximately 30 acres were planted to Livermore also known as Red Walnuts in 2016. In the spring of 2015 the owner prepared the soil by excavation of each tree hole for the planting of paradox seedlings and the paradox seedlings were grafted to Livermore in the spring of 2016. Approximately 40 acres are older Serr and Vina varieties. The sellers plan was to utilize the income off of the Serr and Vinas until the Livermore's came into production.

- **Red Walnuts**

- The "Red Walnut" also know 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.

ZONING: A5

IRRIGATION: The entire orchard is set up on solid set irrigation.

WATER: The entire orchard is supplied with two separate wells with turbine type gear hands and 20 hp electric motors.

COMMENTS: The Vinas and Serrs could be removed and planted to a different variety. A portion of the property is subject to seasonal flooding.

PRICE: \$950,000



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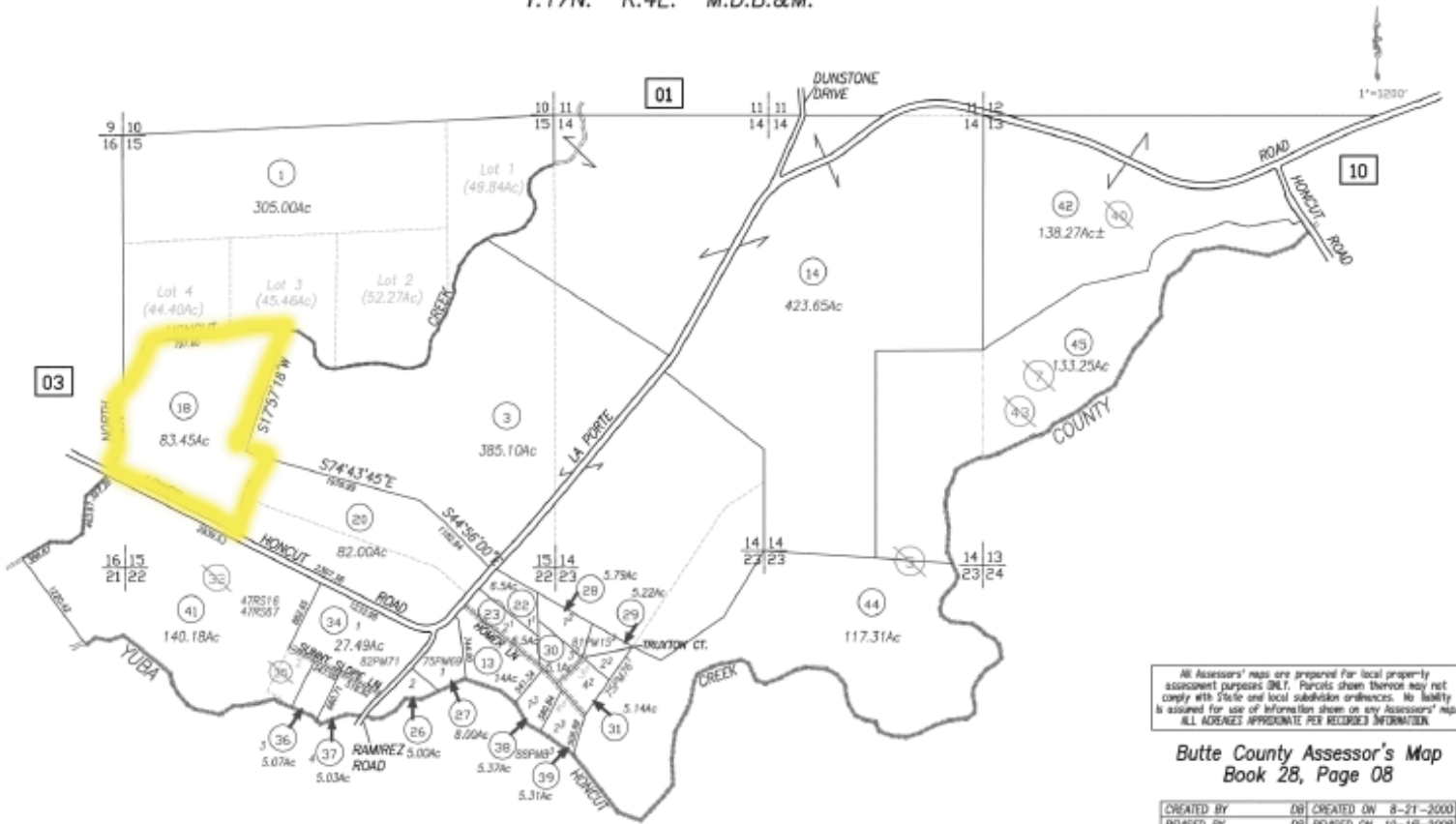
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All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown therein may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL AGENCIES APPROPRIATE FOR RECORDED INFORMATION.

**Butte County Assessor's Map
Book 28, Page 08**

CREATED BY	DN	CREATED ON	8-31-2009
REVISED BY	DN	REVISED ON	10-18-2008
EFFECTIVE 2009-10 ROLL			
Compiled By The Butte County Assessor's Office			

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
130	Eastbiggs loam, 0 to 2 percent slopes	Grade 4 - Poor	Eastbiggs, loam (80%)	0.6	0.7%
248yu	Trainer loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Trainer, loam (85%)	81.7	99.3%
Totals for Area of Interest				82.3	100.0%

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