

# STROMER REALTY COMPANY OF CALIFORNIA



23320 ROAD 2  
DUNNIGAN, CA 95607  
Lic. 01050665

**Stromer Realty Company of California**  
**Logan Taylor | DRE # 02062799**  
**530.701.2680 (m) | [logan@stromerrealty.com](mailto:logan@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](http://www.stromerrealty.com)





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## MAIN HOME

- Spacious and inviting home offering complete privacy

## PROPERTY FEATURES

- 2,284 sq. ft.
- 3 bedroom
- 2.5 bath
- Attached 600 sq. ft. garage
- 35'x25' shop
- Approx. 50 acres with bearing almond trees
- Ag and domestic well
- Double line drip irrigation

The spacious property boasts unbeatable privacy, seclusion, and beautiful views. Enjoy the bright family room with its cozy fireplace in addition to separate formal living and dining rooms. Each of the bedrooms is wonderfully spacious. Retreat for a peaceful night's sleep in the exquisite master with its ensuite bath. Enjoy an expansive front and rear porch looking over the treetops of your record-producing almond orchard. Gather for a cookout and linger in this outdoor paradise among good friends and good conversation. Outbuildings include a 35'x25' shop with one-third of the building completely enclosed and insulated. A gardener's paradise – find raised beds with available power and lighting plus fruit trees. Central AC and heater, two wells, and a dog kennel. This is a once-in-a-lifetime opportunity to own this idyllic farm property.

**Listing Price: \$2,300,000 Cash to Seller**

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## **PROPERTY**

Approximately 55.75 acres planted to bearing almonds. Primarily Class 1 level soils irrigated using a ground well and Colusa Irrigation District water.

## **LOCATION**

Between Arbuckle and Woodland, in a small town known as Dunnigan, CA. The community is home to both agricultural and rural home sites. The southern property line borders County Road 2, a paved county road. The address is 23320 County Road 2, Dunnigan, CA.

## **WATER**

Irrigation water is provided using a groundwater well. The well has extremely clean water and is about 420' deep with the water level around 370'. The power unit is a 100hp motor with a three-phase electric supply. Additionally, the property is part of the Colusa Irrigation District, and this year they have been allocated 78 ac-ft of water.

## **IRRIGATION**

The orchard is irrigated with a highly efficient, double-line drip system.

## **SOILS**

Per Natural Resources Conservation Service, approximately 96% of the farm has Class 1 soil, AaB – Arbuckle Gravelly Loam. 4% has Class 3 soils, CtD2 - Corning Gravelly Loam. See the attached soil map.

## **ALMONDS**

Approximately 50 acres are planted to bearing almond trees. They were planted in the Fall of 2009. Two-thirds of the orchard are nonpareils with the remainder being 1/9th Winters, 1/9th Carmel, and 1/9th Sanora. In 2020, the total production was 153,431 lbs. (almost 3,100 lbs. per acre). These trees are healthy and extremely uniform.

## **ZONING**

The property is zoned A-N, Agriculture Intensive Zone. This zoning is intended to preserve lands best suited for agriculture uses and prevent encroachment of non-agriculture uses.

## **MINERAL RIGHTS**

Oil, gas, and minerals rights owned by the Seller are included in the sale.

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### **SHOP**

This building is 864 sq. ft. with a brand-new roof and exterior paint to match the house. 288 sq. ft. are insulated, making for comfortable area to work on equipment in both the summer and winter.

### **DEPRECIATION**

Improvements such as the trees, wells, and irrigation systems may offer depreciation advantages to a prospective Buyer.

### **COMMENTS**

Opportunity to purchase +/- 55.75 acres of record-producing almonds accompanied by a beautiful home. This orchard is in one of the best groundwater areas of Yolo County and a location known for its high-yielding orchards. All of the equipment needed to farm this property could be included in this sale for an additional cost.

**LISTING PRICE**  
**\$2,300,000 Cash to Seller\***

*\*Buyer to cooperate with Seller's intention to purchase replacement property using a 1031 tax-deferred exchange.*

*\*\*Sale could include the almond crop with additional payment for the cultural costs*





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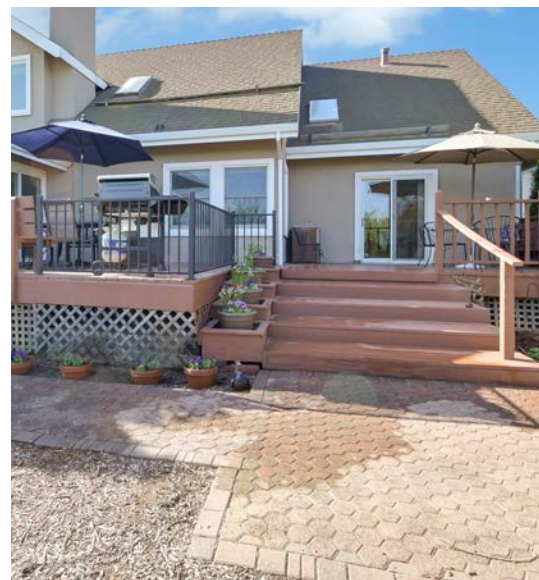
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	18.3	32.7%
AaB	Arbuckle gravelly loam, 0 to 7 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	27.0	48.3%
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Brentwood (85%)	2.3	4.1%
CID2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	Grade 3 - Fair	Corning (85%)	2.4	4.3%
Rb	Reiff gravelly loam	Grade 1 - Excellent	Reiff (85%)	5.9	10.5%
<b>Totals for Area of Interest</b>				<b>55.8</b>	<b>100.0%</b>



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