

# STROMER REALTY COMPANY OF CALIFORNIA



203.06 ACRES  
WALNUT ORCHARD  
YOLO COUNTY, CA  
Lic. 01050665

**Stromer Realty Company of California**  
**Logan Taylor | DRE # 02062799**  
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*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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### **LOCATION**

This property is located at 10245 County Road 116B, Woodland, CA 95776. It is eight miles north of Woodland, CA and only one mile east of Knights Landing, CA, bordering the Sacramento River.

### **APN**

#056-170-014 and 056-170-013

### **EGRESS/INGRESS:**

This property is accessed from County Road 116B. The road is a paved, county-maintained road that intersects the property.

### **ZONING**

Agriculture Intensive Zone. This zoning has 40-acre minimums for property planted with permanent crops.

### **DESCRIPTION**

The property features a level 157 acres planted with Chandler Walnuts with flood irrigation, 30 acres of ground inside the levee that is subject to seasonal flooding, and 16 acres of roads and ditches.

### **SOIL**

This orchard is 99% Class 2 soil. The components are mostly Sycamore and Tyndall. See soil map for more information.

### **WATER**

This property has an ag well and Riparian water rights to the Sacramento River. Both water sources use electric motors. Specifics regarding the water sources can be provided upon request.

### **TREES**

There are 157 acres of Chandler Walnuts that are reaching the end of their productive life, offering valuable tax benefits.

### **DEPRECIATION**

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

### **COMMENTS**

Walnuts on Class 2 soil with Riparian water rights... to call this rare would be an understatement! This property offers significant tax advantages, and with dual-source water, you can confidently assume this ground will appreciate in value.

**PRICE: \$3,500,000 (\$17,240 per acre)**

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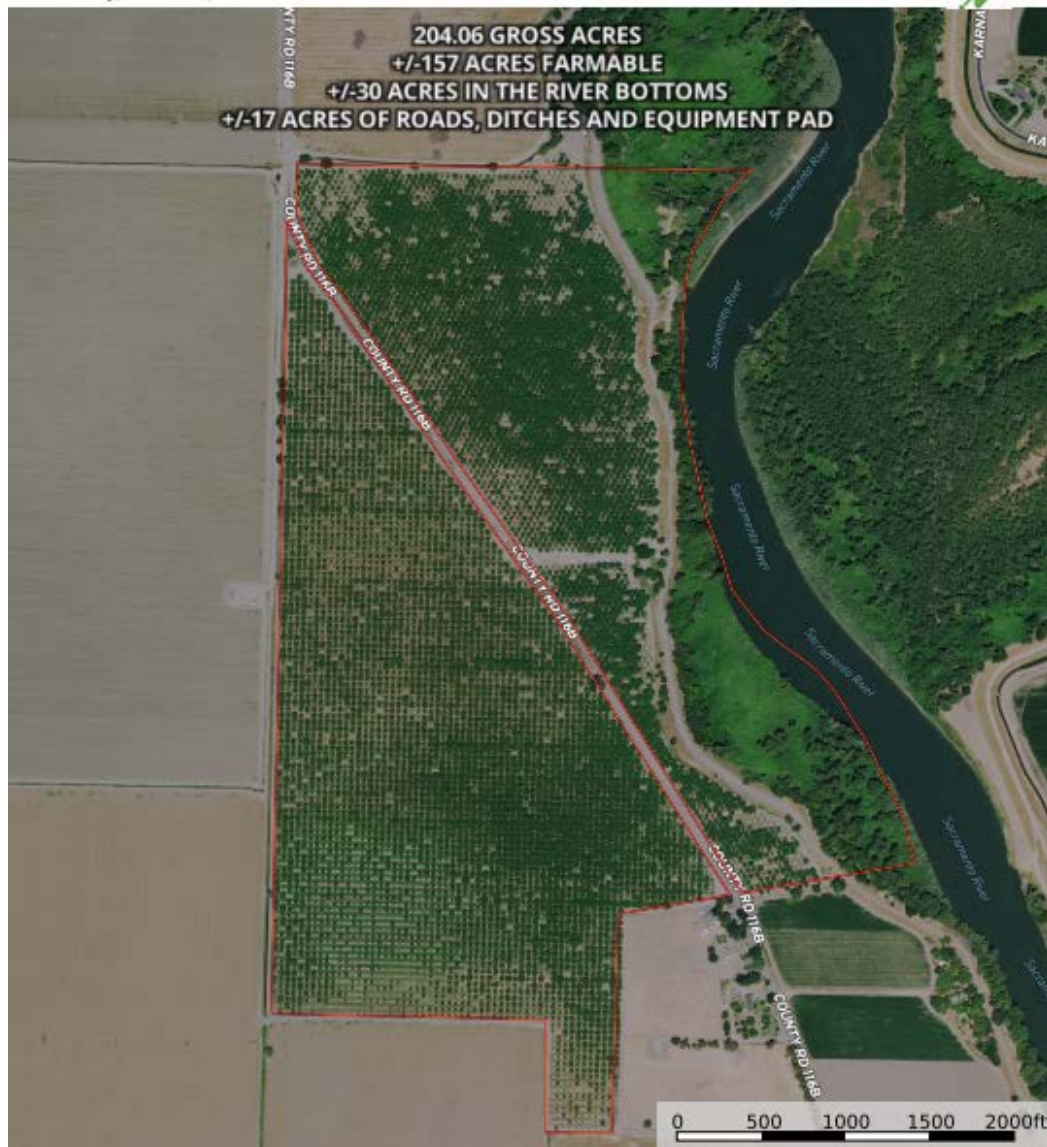


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**Walnuts in Knights Landing, CA**  
Yolo County, California, 204.9 AC +/-



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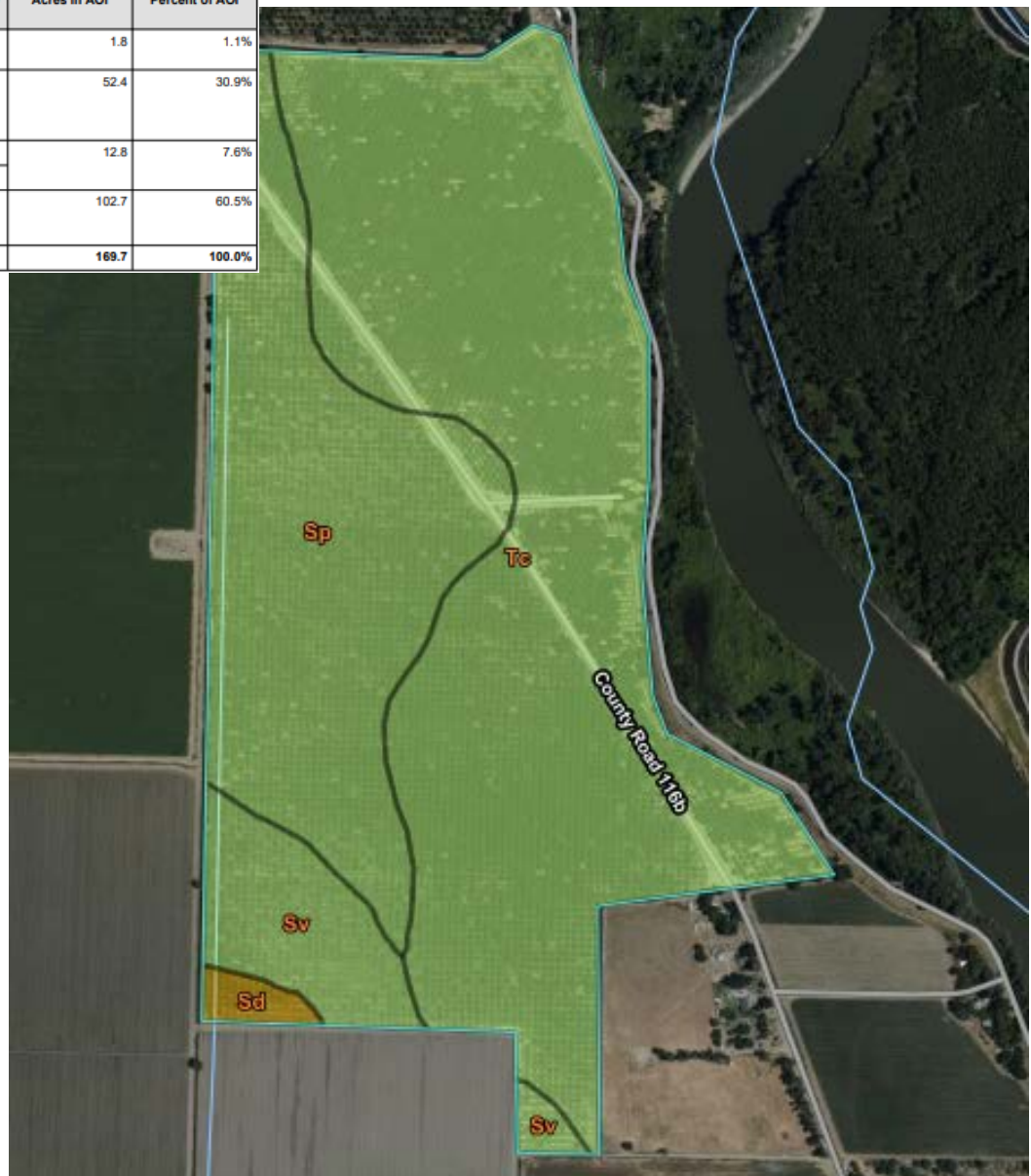


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Sd	Sacramento clay, drained	Grade 4 - Poor	Sacramento (85%)	1.8	1.1%
Sp	Sycamore silt loam, drained, 0 percent slopes, MLRA 17	Grade 2 - Good	Sycamore (85%)	52.4	30.9%
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%)	12.8	7.6%
			Sycamore (25%)		
Tc	Tyndall very fine sandy loam, drained	Grade 2 - Good	Tyndall (85%)	102.7	60.5%
<b>Totals for Area of Interest</b>				<b>169.7</b>	<b>100.0%</b>



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