

STROMER REALTY COMPANY OF CALIFORNIA



440 ACRES (M/L)
Walnut Orchard
Yolo 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

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DRE # 02062799



Chuck Kryski
530.304.7850(m)
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DRE # 01718080

LOCATION: The property is located at 20300 Old River Rd. West Sacramento, CA 95691. It is only an eight-mile drive from Downtown Sacramento.

APN: #042-320-035

EGRESS/INGRESS: Easily accessible from Old River Road.

TREES: The most mature trees were planted in 2005 - 2007, equalling about 150 acres. The portion bordering the river was planted in 2008 and 2009 which is roughly 160 acres and the remaining 80 acres were planted in 2019. The entire ranch is comprised of Tulares and Howard Walnuts

WATER: The water is supplied from Riparian rights to the Sacramento River and two deep Ag wells on the property. When all water sources are utilized simultaneously, this entire ranch can be irrigated at once.

SOILS: This riverbed soil cannot be beaten. It is the perfect combination of sand, clays, and loam that creates a Class two soil ideal for growing high-yielding permanent crops. Take a look at this ranch, the beautiful trees speak for themselves. See the attached soil map for reference.

COMMENTS: If you are looking for a ranch with perfect water, the ideal soil, and only 15 minutes from a major metropolitan area, look no further. A combination of assets this good makes farming easy! Ranches like this one do not come available often, don't miss a chance to make a monumental investment. Call Chuck or Logan to tour the property!

PRICE: \$13,000,000

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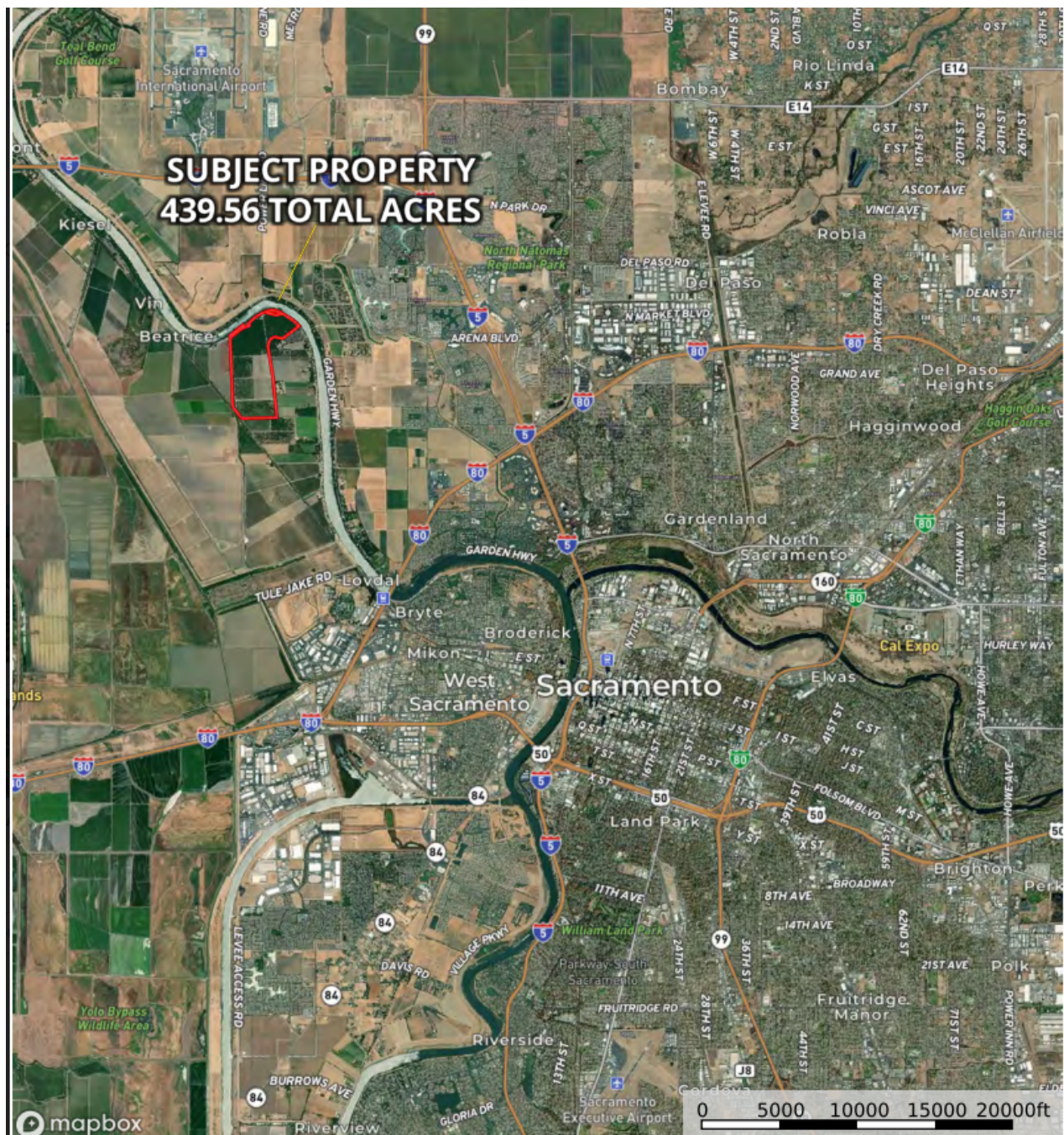
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ss	Sycamore silty clay loam, 0 to 1 percent slopes, MLRA 17	Grade 2 - Good	Sycamore (85%)	149.7	37.2%
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%)	192.6	47.8%
			Sycamore (25%)		
Tb	Tyndall very fine sandy loam	Grade 2 - Good	Tyndall (85%)	27.9	6.9%
Te	Tyndall very fine sandy loam, deep	Grade 2 - Good	Tyndall (85%)	29.3	7.3%
W	Water	Not Applicable for Storie Index	Water (100%)	3.4	0.8%
Totals for Area of Interest				402.8	100.0%

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