

STROMER REALTY COMPANY OF CALIFORNIA



151.47 ACRES (M/L)
Almond Orchard
Arbuckle, CA 95912
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

Fred Southam | DRE # 0137729

530.517.1708 (m) | fredstromerrealty.com

LOCATION: This property is located off Hillgate Road in Arbuckle, California, and about four miles from I-5.

APN: 018-250-022

EGRESS/INGRESS: The ranch is easily accessible via Hillgate Road, a paved county-maintained road.

ACREAGE & VARIETIES: The property is made up of a 151.47-acre almond ranch and was planted in 2004 and 2005. The varieties are as follows:

- Nonpareils (50%)
- Aldrich
- Monterey
- Butte

WATER: The ranch has one 150hp Ag well and is part of the Colusa County Water District.

FLOOD ZONE: The planted orchard is primarily in flood zone X and the area within the creek is in Zone A.

SOILS: The soils are made up of classes one, two, and three. However, the majority is class two soil. (See the attached soil map)



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POTENTIAL USES: Almonds, Walnuts, Pistachios, etc.

ZONING: Minimum parcel size 40A. Super Williamson Act, the current taxes are \$9,861.96

COMMENTS: This ranch is small enough for a first-time buyer yet large enough for an experienced farmer. It has proven its worth with its historical yields exceeding 2,000 lbs an acre. Come see this healthy and thriving orchard for yourself!

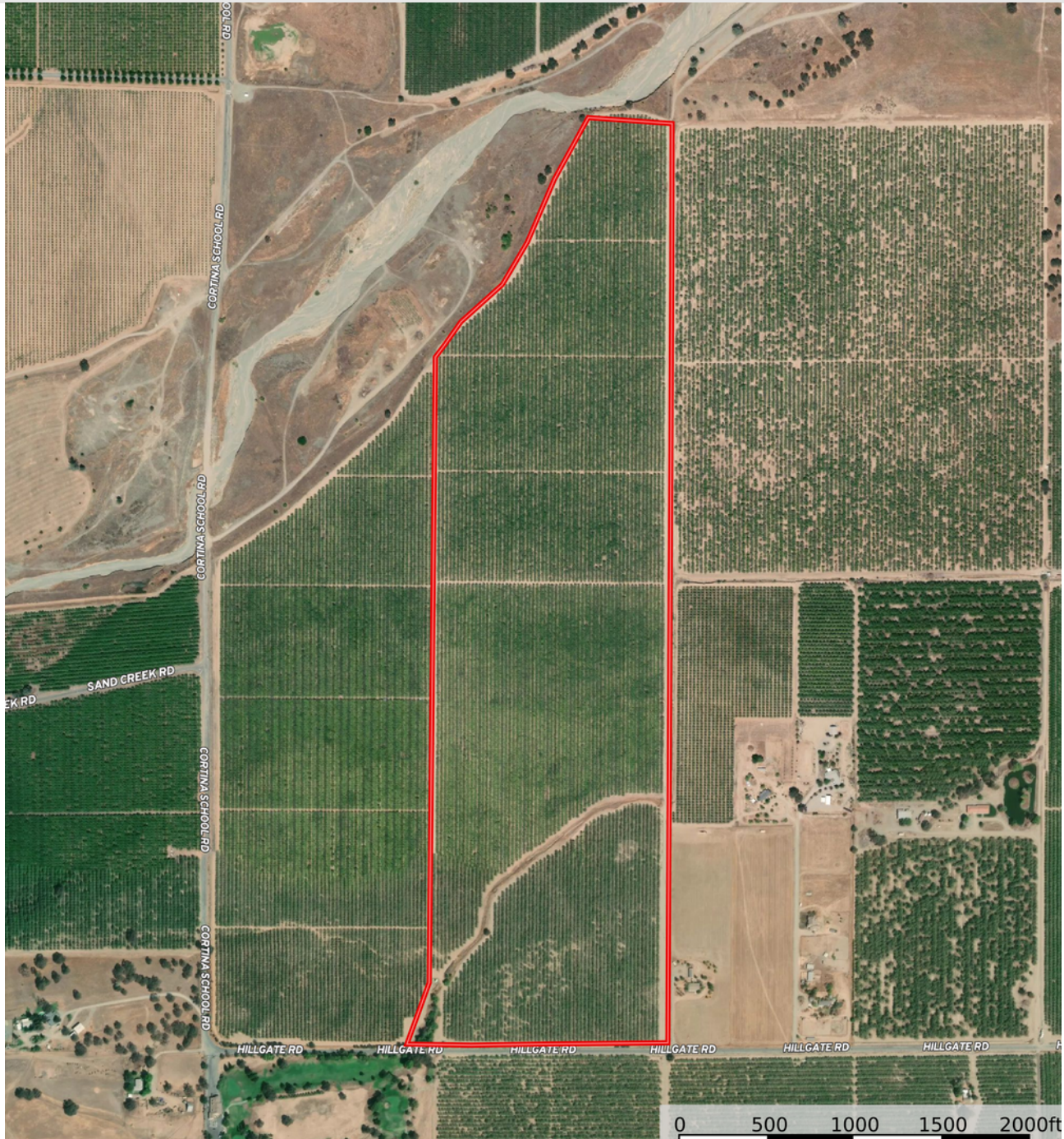
PRICE: \$3,500,000



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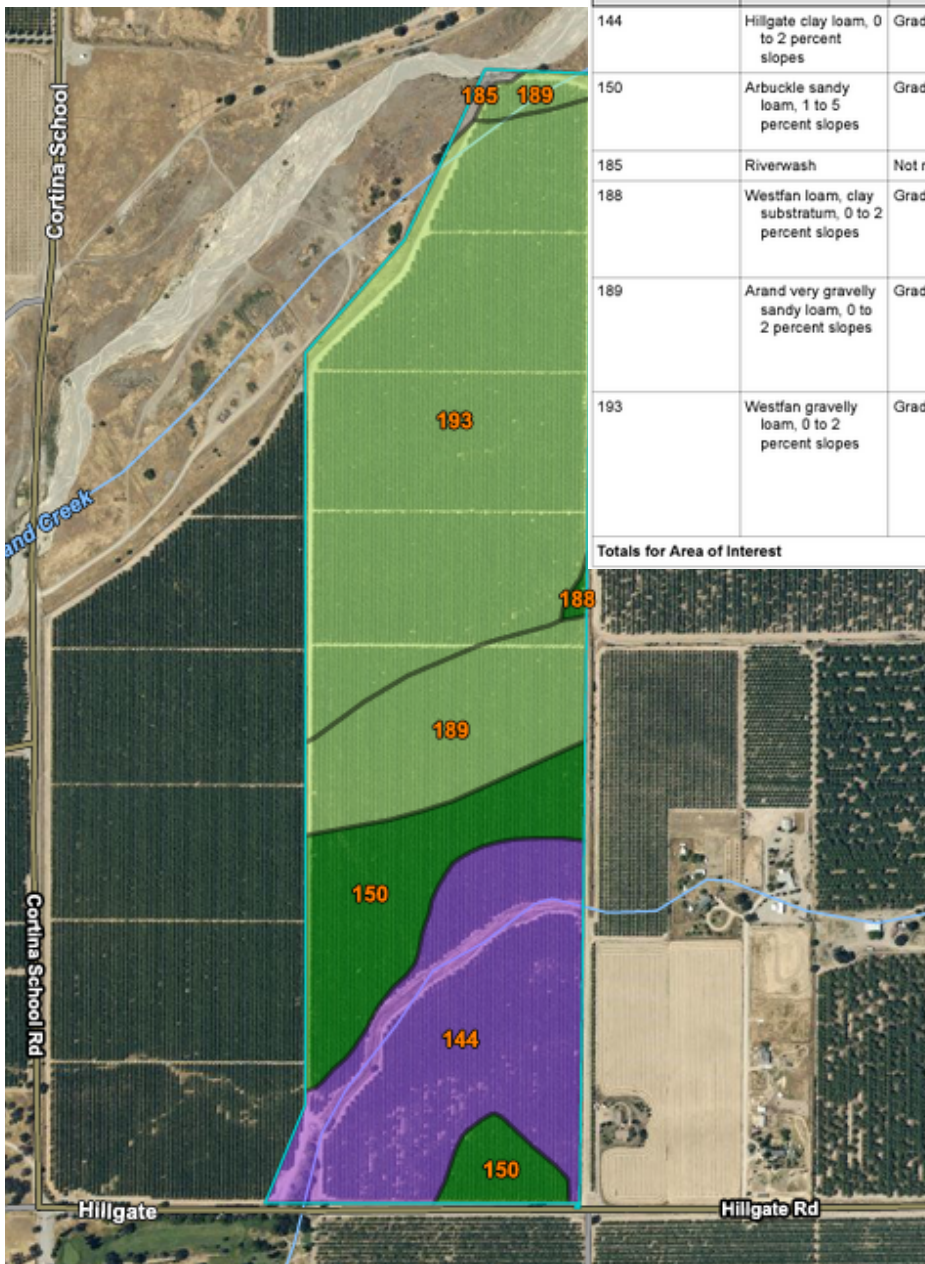


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
144	Hillgate clay loam, 0 to 2 percent slopes	Grade 3 - Fair	Hillgate, clay loam (85%)	36.8	24.2%
150	Arbuckle sandy loam, 1 to 5 percent slopes	Grade 1 - Excellent	Arbuckle, sandy loam (85%)	22.8	15.0%
			Westfan, loam (9%)		
185	Riverwash	Not rated	Riverwash (95%)	0.6	0.4%
188	Westfan loam, clay substratum, 0 to 2 percent slopes	Grade 1 - Excellent	Westfan, loam, clay substratum (80%)	0.4	0.3%
			Westfan, loam (10%)		
189	Arand very gravelly sandy loam, 0 to 2 percent slopes	Grade 2 - Good	Arand, very gravelly sandy loam (85%)	21.2	13.9%
			Westfan, gravelly loam (10%)		
193	Westfan gravelly loam, 0 to 2 percent slopes	Grade 2 - Good	Westfan, gravelly loam (80%)	70.0	46.1%
			Arand, very gravelly sandy loam (5%)		
			Mallard, clay loam (4%)		
Totals for Area of Interest				151.8	100.0%

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