

STROMER REALTY COMPANY OF CALIFORNIA



57.62 ACRES (M/L)
Walnut Orchard
Yuba 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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

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LOCATION: The subject property is located just a few miles north of Marysville city limit off of Highway 70 at 9232 Armstrong Road.

APN: 005-190-058 (17.64 Acres) & 005-190-072 (40 Acres)

EGRESS/INGRESS: The subject property is easily accessible via Highway 70 to Woodruff lane to Armstrong Road.

WALNUT ORCHARD:

- | | | | |
|--------------------|-----------------|-----------------|-----------------|
| • 20 Acres | • 20 Acres | • 10 Acres | • 10 Acres |
| ◦ Chandlers | ◦ Chandlers | ◦ Chandlers | ◦ Chandlers |
| ◦ 2014 Planting | ◦ 2016 Planting | ◦ 2019 Planting | ◦ 2020 Planting |
| ◦ Paradox Seedling | ◦ Paradox | ◦ Potted Vx211 | ◦ Rx1 Seedling |

(See the attached map on page 3 for more information.)

WATER: The property has two deep irrigation wells with electric motors that are both 20 hsp. Currently only one well is being used although the other is fully functional. The entire orchard is irrigated via micro-jet sprinklers.

SOILS: The soils are excellent for a walnut orchard. (See attached soil map)

COMMENTS: This is a nicely developed young walnut orchard with the best day of its life yet to come and is priced to sell!

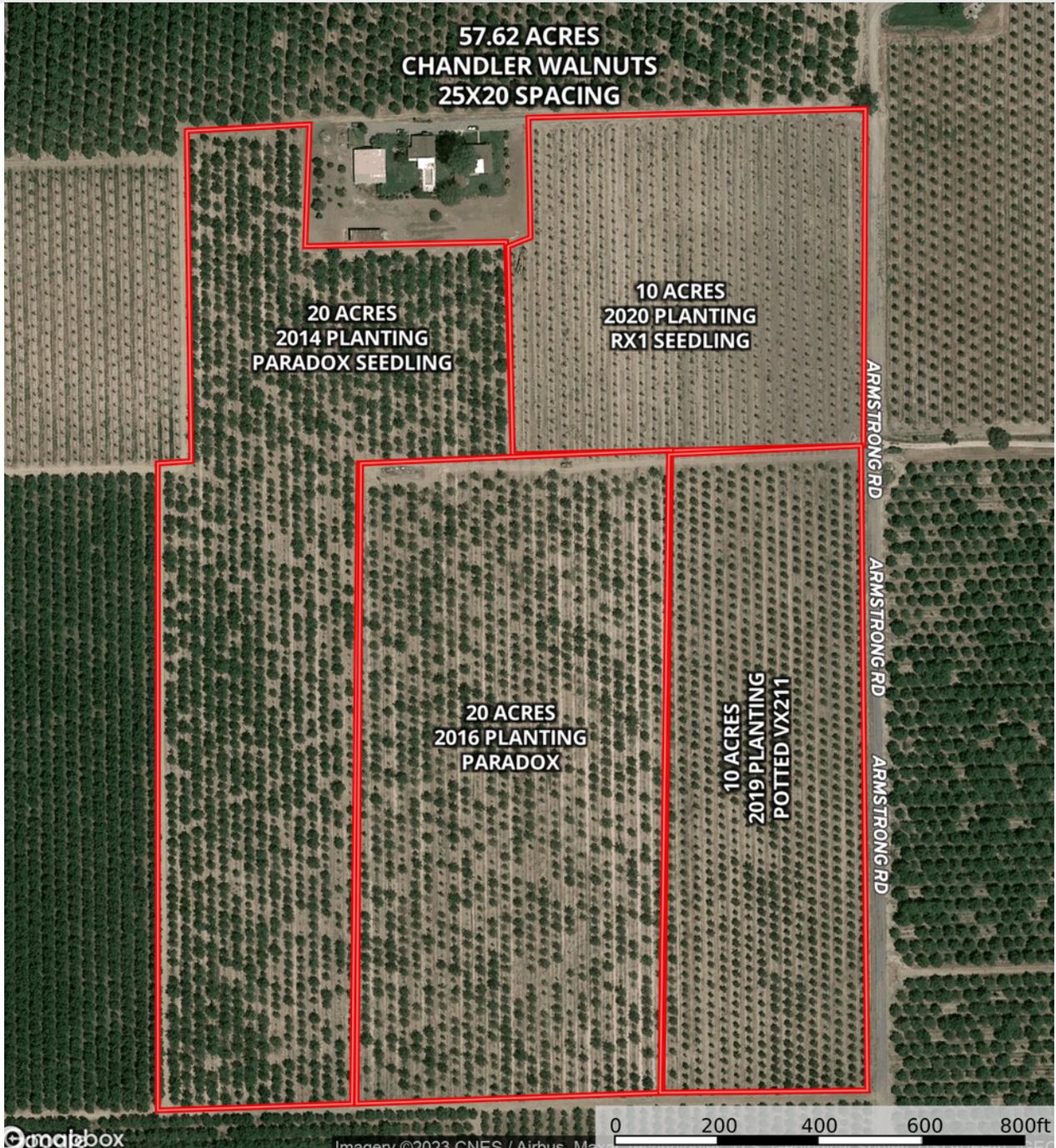
PRICE: \$1,555,740 (Plus 2023 Culture Costs)



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
129	Bruella loam, 0 to 1 percent slopes	Grade 1 - Excellent	Bruella, loam (85%)	0.8	1.4%
131	Hollenbeck silty clay loam, 0 to 1 percent slopes	Grade 1 - Excellent	Hollenbeck, silty clay loam (85%)	14.3	24.1%
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	14.8	25.1%
192	Marysville loam, 0 to 1 percent slopes	Grade 3 - Fair	Marysville, loam (80%)	11.5	19.5%
214	San Joaquin loam, 0 to 1 percent slopes	Grade 4 - Poor	San Joaquin, loam (80%)	17.7	29.9%
Totals for Area of Interest				59.1	100.0%

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