

STROMER REALTY COMPANY OF CALIFORNIA



119.39 ACRES
Pistachio Orchard
County Road 101
Woodland, CA 95776
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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

LOCATION: The property is located on County Road 101 in Woodland, California just two miles south of County Road 14.

APN: 056-210-010 & 056-210-011 (119.39 Total Acres)

DESCRIPTION: The 119.39 acres features a well-maintained pistachio orchard. These trees were grafted on UCB1 rootstock with the variety Golden Hills on a 17'x19' spacing. The grafting took place in the nursery and they were planted in the fall of 2020.

WATER: The water is supplied from an ag well. The well is drilled to 450 feet deep with a static water level of around 80 feet. The pump is powered by a 60 hp electric turbine that produces 3,000 GPM, which is double the amount of water necessary to irrigate this orchard. The orchard is irrigated with a double-line drip system in two sets and has sand media filters.

SOIL: This ranch consists of primarily class two soils. (See the attached soil map for more information)

COMMENTS: Pistachios are a crop you only plant once. Their long lifespan eliminates redevelopment costs most other permanent plantings require. While the nut market may be in a downturn, pistachios still generate a profit. In a few short years, this orchard will be a significant source of income.

PRICE: \$3,899,000



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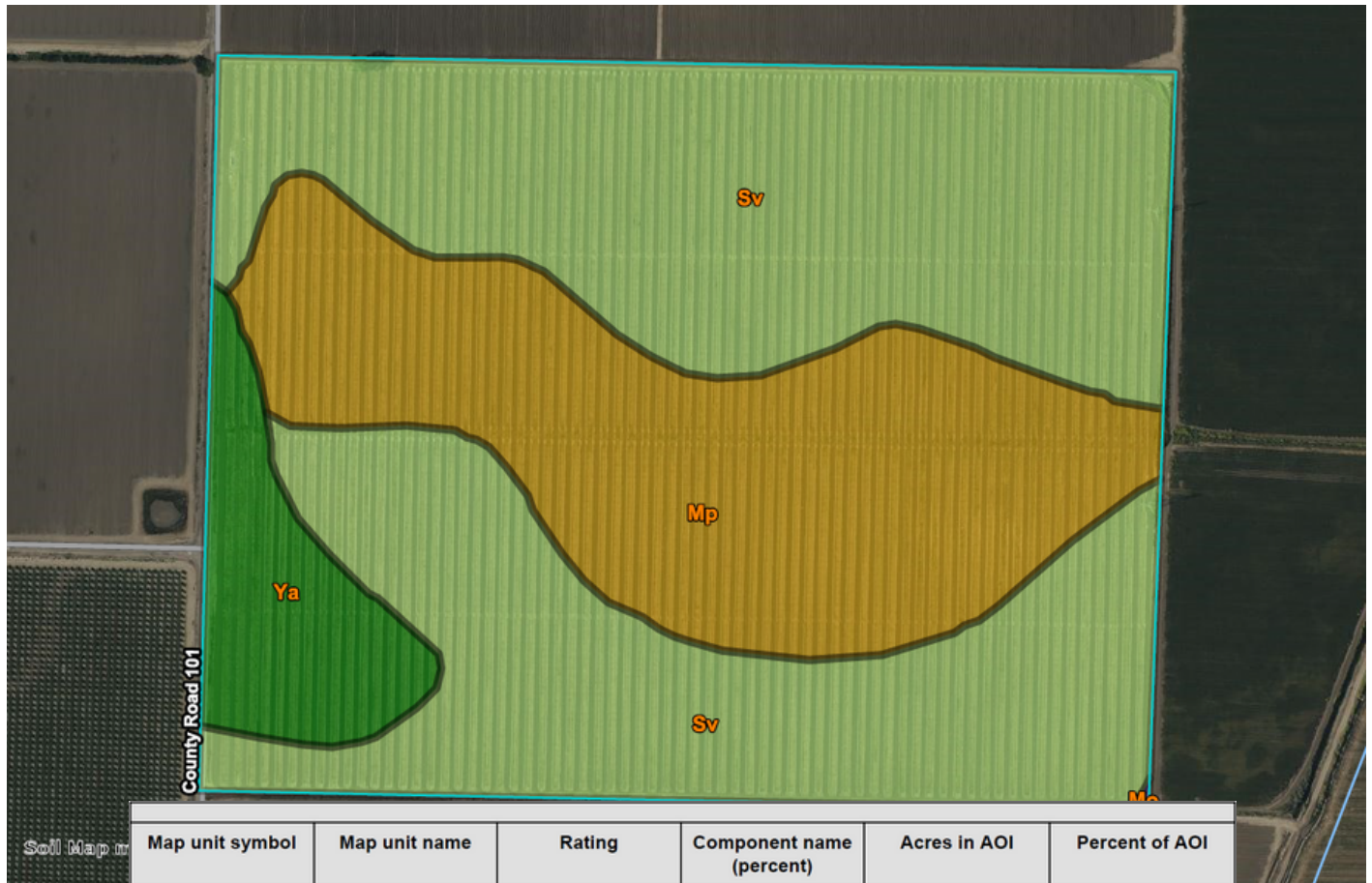
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Mo	Merritt silty clay loam, deep, drained	Grade 3 - Fair	Merritt (85%)	0.0	0.0%
Mp	Merritt complex, saline-alkali	Grade 4 - Poor	Merritt (60%)	37.3	30.8%
			Merritt (30%)		
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%)	74.7	61.7%
			Sycamore (25%)		
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Yolo (85%)	9.1	7.5%
Totals for Area of Interest				121.1	100.0%

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