

STROMER REALTY COMPANY OF CALIFORNIA



73.47 ACRES

Walnut Orchard & Natural Habitat

3584 River Rd. Colusa, CA 95932

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 at 3584 River Road in Colusa, California. This ranch is less than two miles north of downtown Colusa.

APN & ACREAGE: 73.47 Total Acres

- 55.97 Acre Walnut Orchard
 - APN: 015-070-073
- 17.5 Acre Natural Habitat
 - APN: 015-070-100

DESCRIPTION: This walnut orchard has 20 acres of Chandlers planted in 2018, 20 Acres of Howards planted in 2003, and 10 acres of Chandlers planted in 1995. This property's improvements include a 3,200 sq. ft. mental shop with metal walls, a concrete slab floor, and an insulated ceiling. There are also four transparent roof panels that serve as skylights and roll-up doors located at both ends of the building. The second parcel is 17.5 acres on the other side of River Road featuring natural habitat.

WATER: The orchard is primarily irrigated from the Ag Well, powered by a 30-horse-power electric turbine that produces 500-600 gallons per minute. Additionally, this ranch has Riparian Water Rights to the Sacramento River, accompanied by a Sacramento River settlement contract.

IRRIGATION: The walnut orchard is irrigated using one deep Ag well and applied using solid set sprinklers.

SOIL: The farmable portions of this ranch includes Moonbend and Vina Loam, entirely class one soil. See the soil map on page five for more information.



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PRODUCTION:

Years	Varieties:		Totals
	Chandlers	Howards	
2021	39,080	30,400	96,480
2020	38,080	53,420	91,500
2019	n/a	n/a	91,120
2018	20,100	77,180	97,280
2017	47,240	80,740	127,980
2016	70,160	104,488	174,648
2015	51,860	109,920	161,780

DEPRECIATION: Improvements such as trees, wells, irrigation systems, and buildings offer massive amounts of depreciation. Please consult a licensed PCA and hear it for yourself!

COMMENTS: Small acreage-producing orchards are hard to come by, but here is an opportunity to get your foot in the door! Build a home, farm the ground, or maybe both! This property is a rare opportunity that doesn't come around often. Act quickly and it could be yours.

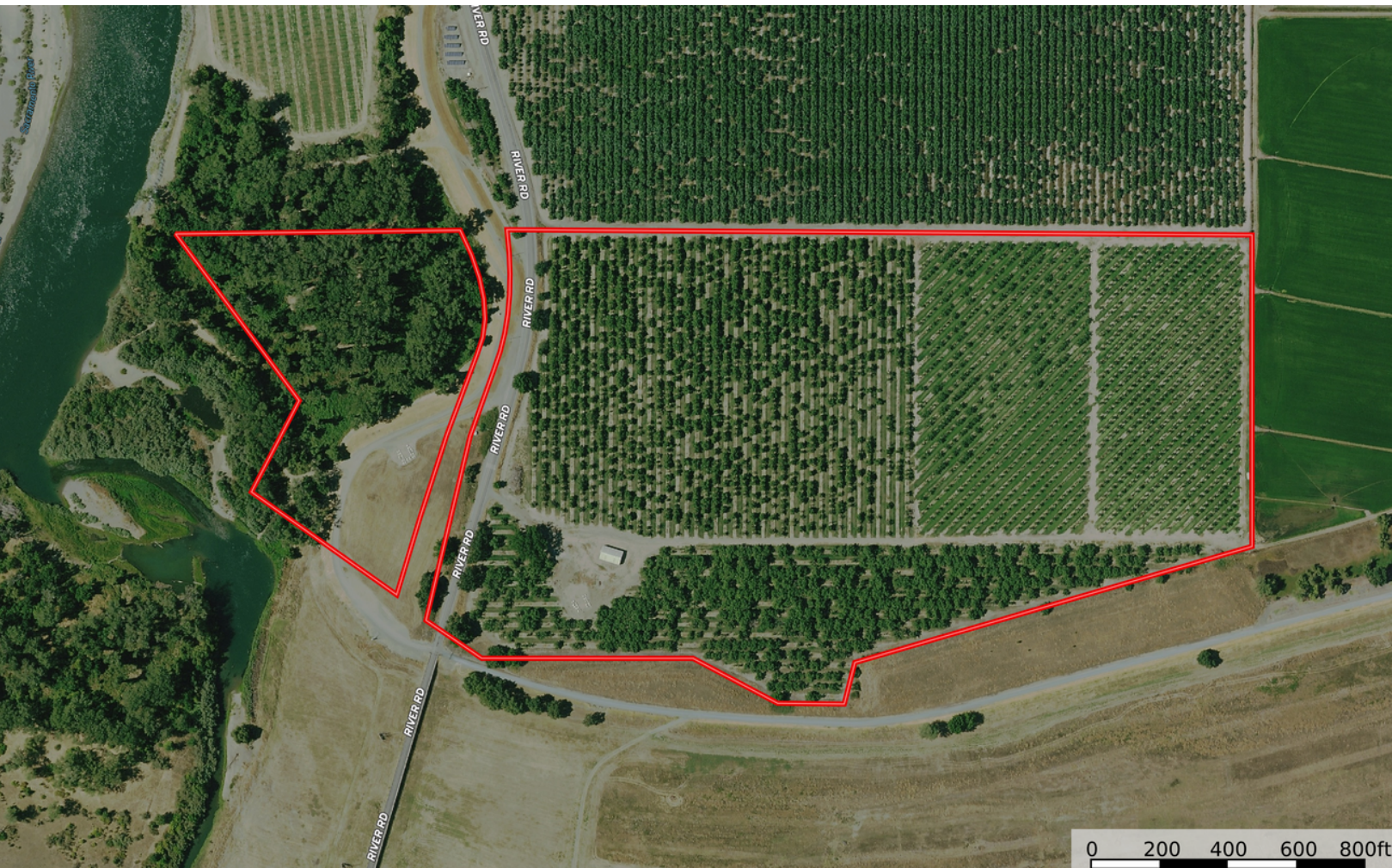
PRICE: \$1,049,000



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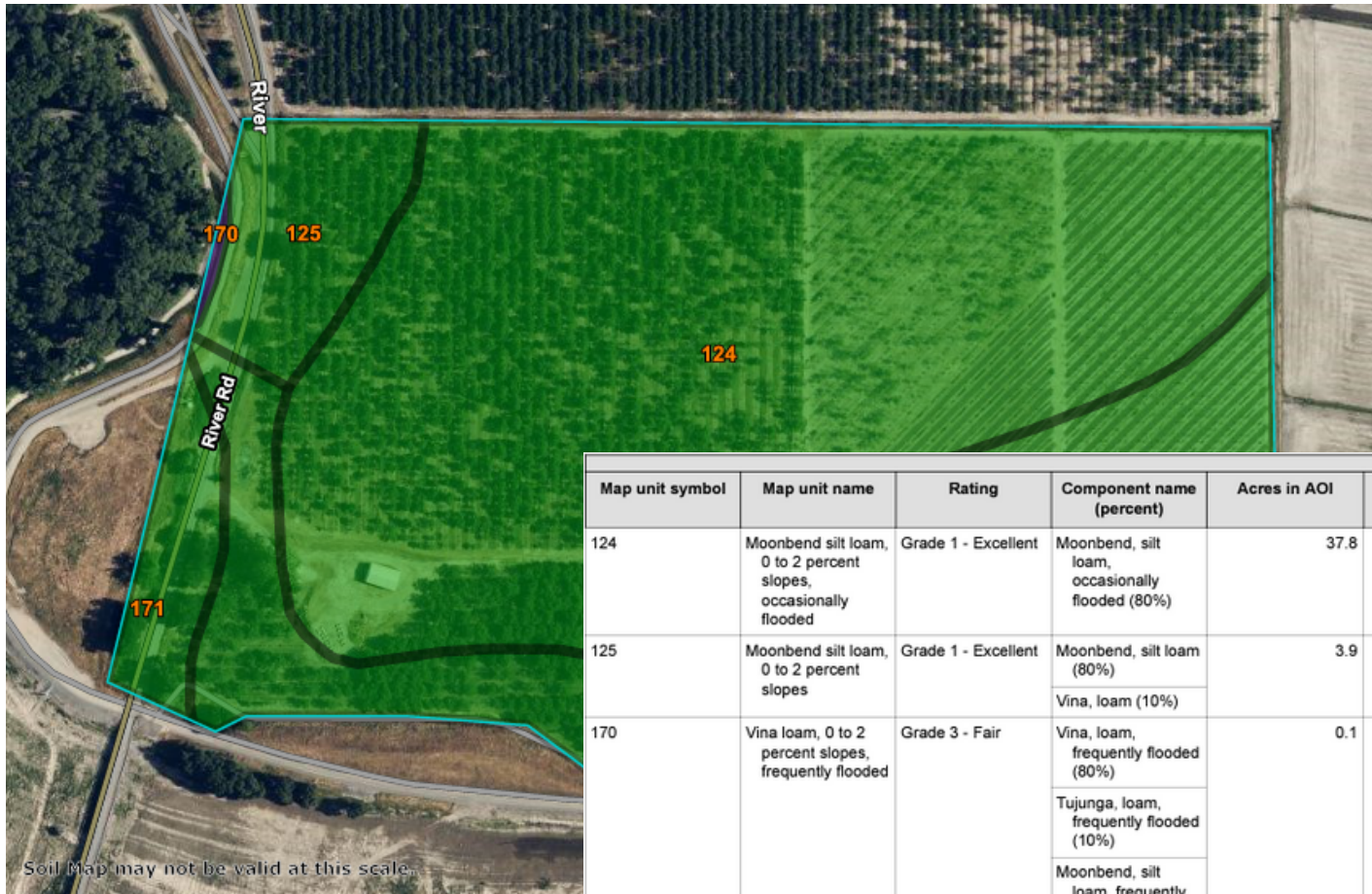
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Moonbend, silt loam, occasionally flooded (80%)	37.8	61.7%
125	Moonbend silt loam, 0 to 2 percent slopes	Grade 1 - Excellent	Moonbend, silt loam (80%)	3.9	6.3%
			Vina, loam (10%)		
170	Vina loam, 0 to 2 percent slopes, frequently flooded	Grade 3 - Fair	Vina, loam, frequently flooded (80%)	0.1	0.2%
			Tujunga, loam, frequently flooded (10%)		
			Moonbend, silt loam, frequently flooded (8%)		
171	Vina loam, silt loam substratum, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Vina (90%)	2.3	3.7%
			Tujunga (2%)		
174	Vina loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Vina, loam, occasionally flooded (85%)	17.2	28.1%
			Tujunga, loam, occasionally flooded (10%)		
			Moonbend, silt loam, occasionally flooded (2%)		
Totals for Area of Interest				61.3	100.0%

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