

STROMER REALTY COMPANY OF CALIFORNIA



185.7 ACRES
Walnut Orchard
3501 Manzanita Road
Lincoln, CA 95648
Lic. 01050665



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LOCATION: This property is located at 3501 Manzanita Road in Lincoln, California which is only minutes from downtown Lincoln, Rocklin, and Roseville.

WALNUT ORCHARD: This ranch consists of 185.70 assessed acres and 163 farmable acres - 133 acres of Chandlers and 30 acres of Livermores. The Chandlers were planted in 2012 on standard Paradox Rootstock. Throughout the Chandlers are replants on VX211 and RX1 Rootstock. The 30 acres of Livermores were planted in 2017 on VX211 Rootstock. The tree spacing throughout the property is 26'x24'.

PRODUCTION: 133 Producing Acres (Chandlers)

- **2019:** 215,220 lbs
- **2020:** 334,060 lbs
- **2021:** 188,360 lbs
 - Nuts in fields 3, 4, and 5 were lost due to heavy rainfall.
- **2022:** 175,740 lbs
 - The orchard suffered from severe frost damage.

WATER: This ranch has two sources of water. In addition to the three ag wells, the ranch is also in the Nevada Irrigation District (NID). The total cost for NID water in 2022 was less than \$9,000, making it very inexpensive. Only one well is used with the NID water and the other two additional ag wells are connected to the irrigation system but not used at this time.

IRRIGATION: The ranch is irrigated via micro-sprinklers and operates in two sets.

SOILS: The majority are class one soils making it ideal for a variety of nut crops or vineyards. (please see attached soil map)



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SPECIAL CONDITIONS: There is an ag easement recorded on the property in which the property can only be used for agricultural purposes in perpetuity. There is one location where you can build a house and two other locations where you can construct ag buildings. Only farming is allowed and no other development is permitted on the ranch except in the three exclusion areas.

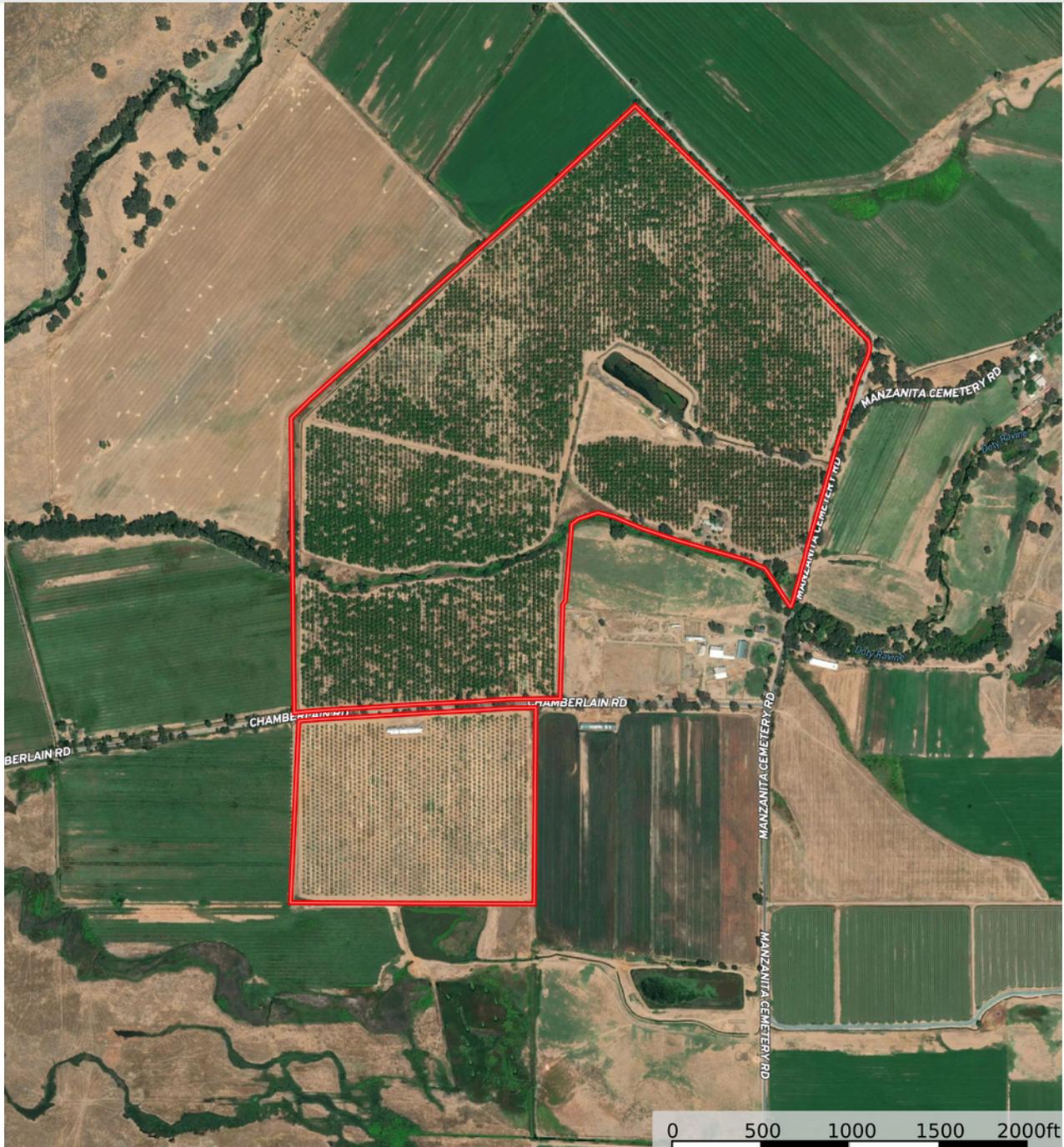
IMPROVEMENTS: There is an existing 2,000 sq. ft. home next to Doty Creek which flows year-round. This structure is not livable, however, it offers valuable building credits for future home construction. This property would make a beautiful homesite.

COMMENTS: With the walnut market down, this is an excellent opportunity to get your foot in the door on an undervalued ranch. The property also has excellent turkey and dove hunting which is a bonus to the farming. The ranch's close proximity to the booming cities of Lincoln, Rocklin, and Roseville make it an asset bound to appreciate. Tour the property in person and you won't be able to deny its potential.

PRICE: \$3,850,000



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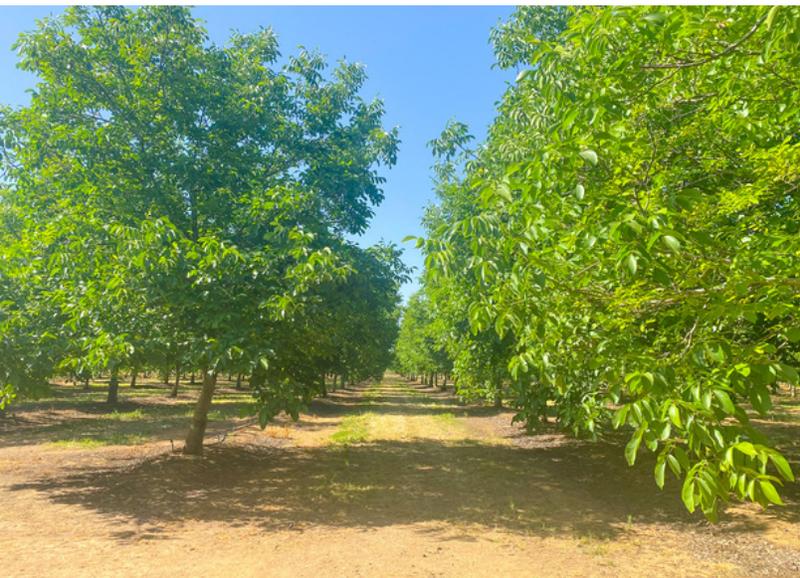
| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--|--------------|----------------|
| 162 | Kilaga loam | Grade 1 - Excellent | Kilaga (80%) | 42.8 | 22.7% |
| 174 | Ramona sandy loam, 0 to 2 percent slopes | Grade 1 - Excellent | Ramona (80%) | 100.0 | 53.0% |
| 181 | San Joaquin sandy loam, 1 to 5 percent slopes | Grade 4 - Poor | San Joaquin (80%) | 22.5 | 11.9% |
| 193 | Xerofluvents, occasionally flooded | Grade 2 - Good | Xerofluvents, occasionally flooded (90%) | 1.7 | 0.9% |
| 194 | Xerofluvents, frequently flooded | Grade 3 - Fair | Xerofluvents, frequently flooded (90%) | 10.3 | 5.5% |
| 195 | Xerofluvents, hardpan substratum | Grade 2 - Good | Xerofluvents (85%) | 10.0 | 5.3% |
| 198 | Water | Not Rated | Water (100%) | 1.3 | 0.7% |
| Totals for Area of Interest | | | | 188.7 | 100.0% |

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