

STROMER REALTY COMPANY OF CALIFORNIA



440 Acres

Walnut, Prune, & Peach Orchard

Highway 70 Marysville, CA 95901

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

Aaron Pamma | DRE # 02095577

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LOCATION: The property is located at 11907 and 11999 State Highway 70 Marysville, CA 95901.

APN: 003-040-020, 003-040-003, 024-250-006

DESCRIPTION: The orchard consists of 440 +/- total acres while 360 +/- acres is farmable.

- **Walnuts (Chandlers):**

- 98 acres entering their 3rd leaf
- 93 acres entering their 7th leaf
- 20 acres entering their 8th leaf

- **Prunes (Organic):**

- 128 acres of organic French Prunes. The entire block is interplanted.

- **Peaches:**

- 8 acres of Ross planted in 2013.
- 12 acres of Late Ross planted in 2017

WATER: The water is supplied from six ag wells that produce over 9,000 gpm. There are also riparian water rights out of Honcut Creek.

COMMENTS: This is a prime opportunity to own a turnkey orchard. The peaches and prunes are in their prime producing years and the walnuts are coming along well. The abundance of water and strategic location of this orchard make this property that much more valuable! Owner may carry.

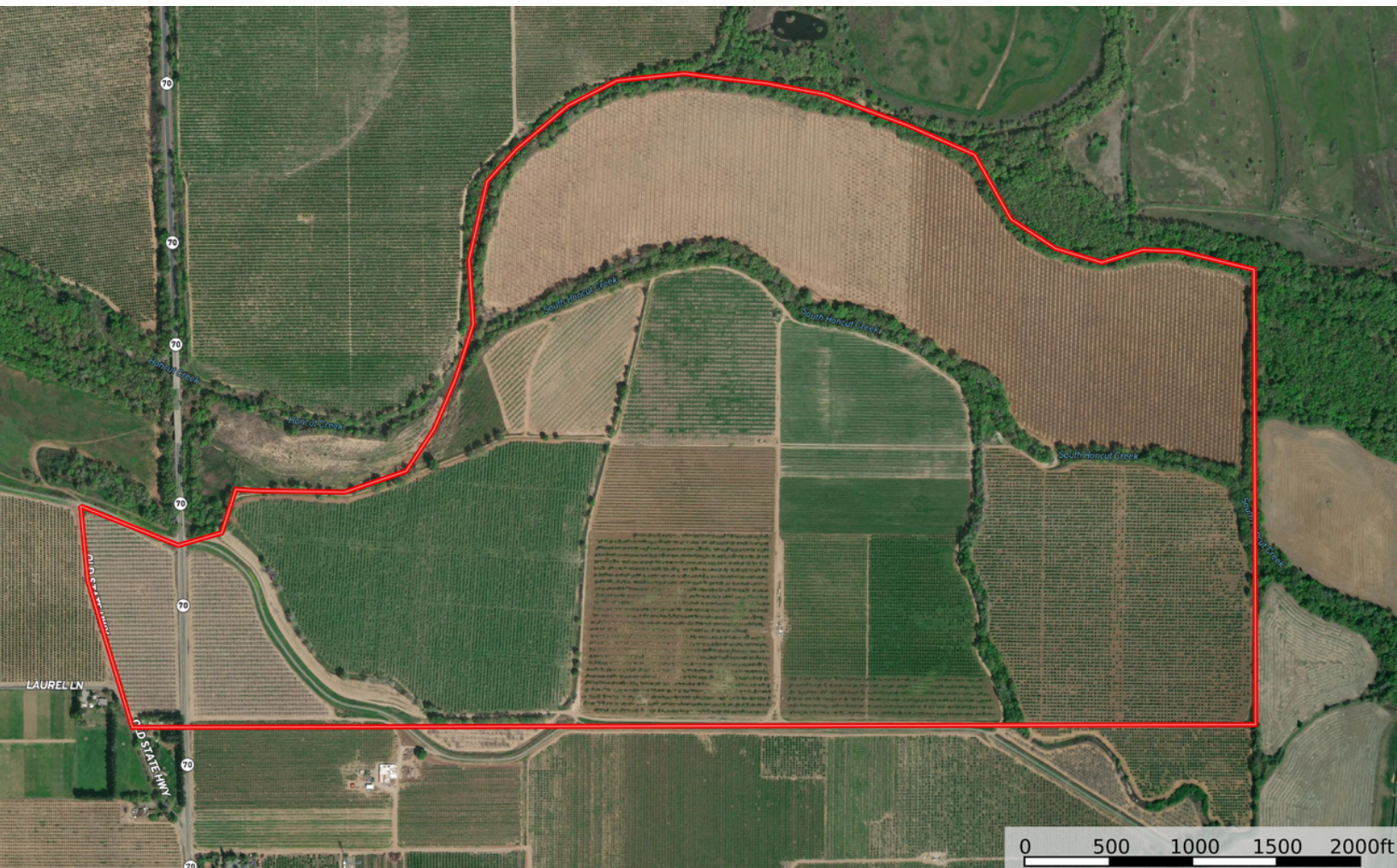
PRICE: \$10,500,000



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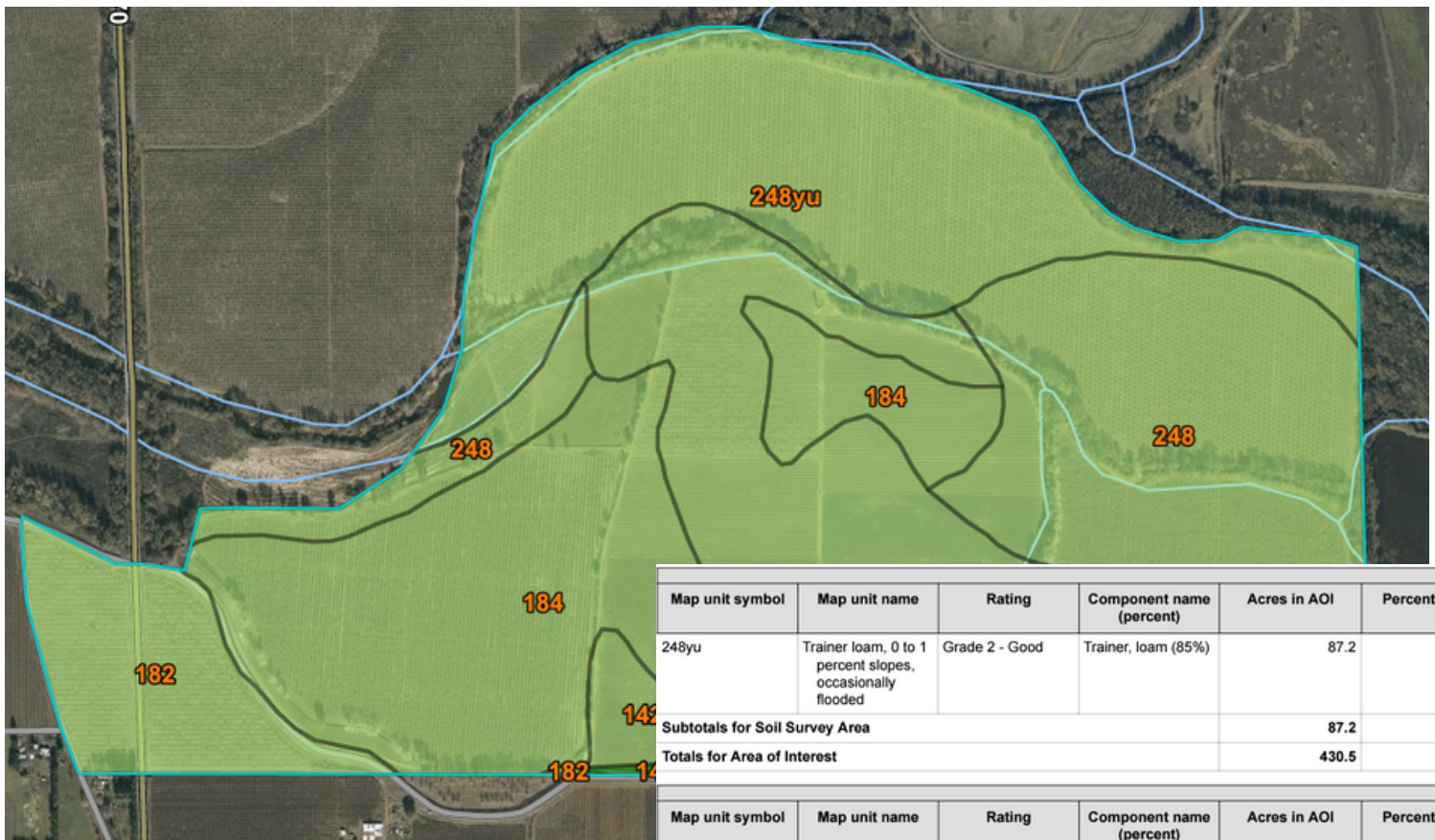
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
248yu	Trainer loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Trainer, loam (85%)	87.2	20.3%
Subtotals for Soil Survey Area				87.2	20.3%
Totals for Area of Interest				430.5	100.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	0.9	0.2%
142	Conejo loam, 0 to 2 percent slopes, occasionally flooded, MLRA 17	Grade 2 - Good	Conejo, loam (95%)	116.3	27.0%
182	Kilaga clay loam, 0 to 1 percent slopes	Grade 2 - Good	Kilaga, clay loam (80%)	31.0	7.2%
184	Kilaga clay loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Kilaga, clay loam (80%)	107.5	25.0%
248	Trainer loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Trainer, loam (85%)	87.5	20.3%
Subtotals for Soil Survey Area				343.2	79.7%
Totals for Area of Interest				430.5	100.0%

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