

STROMER REALTY COMPANY OF CALIFORNIA



40 ACRES
Almond Orchard
7311 Lindsay Ave.
Orland, Ca 95963
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

Nick Wallander | DRE # 02167571

530.588.1430 (m) | nick@stromerrealty.com

LOCATION: The property is located at 7311 Lindsay Avenue in Orland, California.

APN: 037-170-002

DESCRIPTION: This beautiful Capay ranch is 40 acres, with 36 acres planted in 2015 to Almonds: 66.6% to Nonpareil, 16.7% Monterey and 16.7% Sonora (hence 2/3 Nonpareil, 1/6 Monterey, 1/6 Sonora) on Krymsk rootstock. There are two dwellings on this property both being rented out for additional income. Building improvements include a two story house: 3bd/2bath, 1536 sq ft, new roof, rented at \$1500/month in fair condition with a 266 sq ft attached carport. There is a detached 720 sq ft garage on a concrete slab and an older barn structure 48x32' with 15ft covers attached to the East and West side. There is a modular dwelling 3bd/1.5 bath currently rented at \$1000/month (including detached garage) that measures 27x45' in fair condition.

WATER: Irrigation is supplied with one well with an output of 1800 gpm and a flowguard in-line filtration system. Power is supplied by a 6-Cylinder Cummins Diesel motor and PTO. Irrigation water is supplied by micro sprinkler irrigation system.

SOILS: Soils are class 2 (62.5%) and 3. Topography is gradually undulating. See the attached soil map on page 4 for more information.

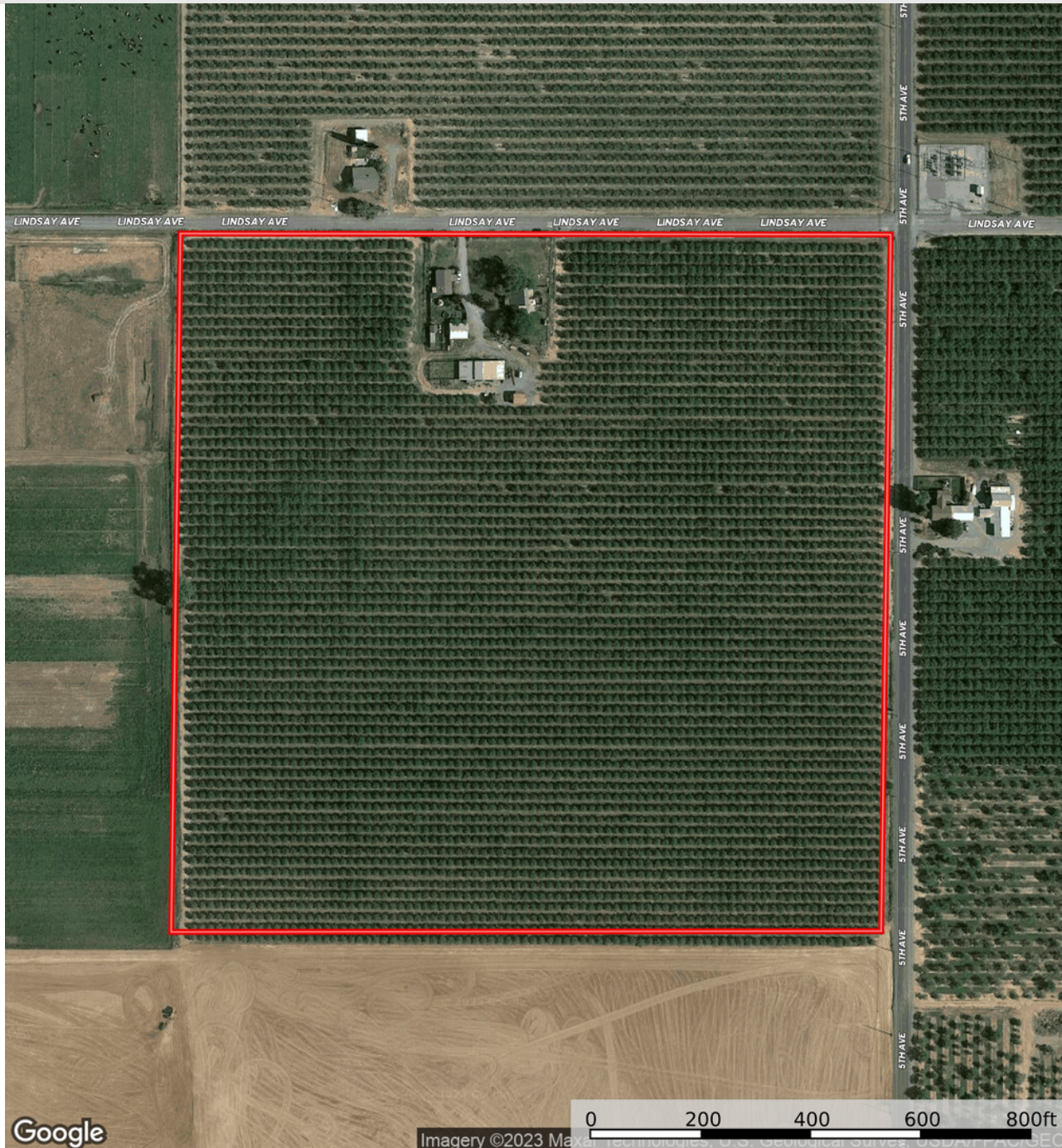
PRICE: \$1,190,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	23.7	61.5%
Au	Artois clay loam	Grade 4 - Poor	Artois (85%)	2.1	5.3%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	1.0	2.6%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
Kb	Kimball loam, 0 to 2 percent slopes	Grade 2 - Good	Kimball (85%)	11.8	30.6%
Totals for Area of Interest				38.6	100.0%

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