

# STROMER REALTY COMPANY OF CALIFORNIA



38.8 ACRES  
Almond Orchard & Homes  
24895 Post Avenue  
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](http://www.stromerrealty.com)



**Buzz Gill**  
**530.682.8485 (m)**  
**buzz@stromerrealty.com**  
**DRE # 01238633**



**Harvey Ramirez**  
**530.682.6781**  
**harvey@cagoldrealty.com**  
**DRE # 01915337**

**LOCATION:** The subject property is located in the rural community of Capay, at 24895 Post Avenue. Just 5 minutes from Orland, California.

**INGRESS/EGRESS:** The property is easily accessible via County Road Post Avenue. (See attached map)

**IMPROVEMENTS:** There are two beautiful custom built homes on the property. The main residence is a 1,892 square foot 3 bed, 2 bath house. The second home is a 1,200 square foot, 3 bed, 2 bath house. Both homes were built in 2007. There is also a brand new 37-kilowatt solar panel that is on the property.

**ALMOND ORCHARD:** There is approximately a 32.80 acre almond orchard on the property. The entire orchard was planted in 2016 with 20x15 spacing on Krymsk Rootstock.

- Varieties:
  - Nonpareil (50%)
  - Carmel (20%)
  - Butte (25%)

**WATER:** There are a total of three wells on the subject property. Two small domestic wells for the homes and one ag well for the orchard. The ag well has a 40 horsepower electric motor, pumping 600 GPM and is 461 feet deep, set at 168 feet. Standing water level is 98 feet. The entire orchard is on separate irrigation sets using microjet sprinklers.

**SOILS:** See attached soils map for more information.

**PRODUCTION RECORDS:** production records shall be produced to all qualified buyers.

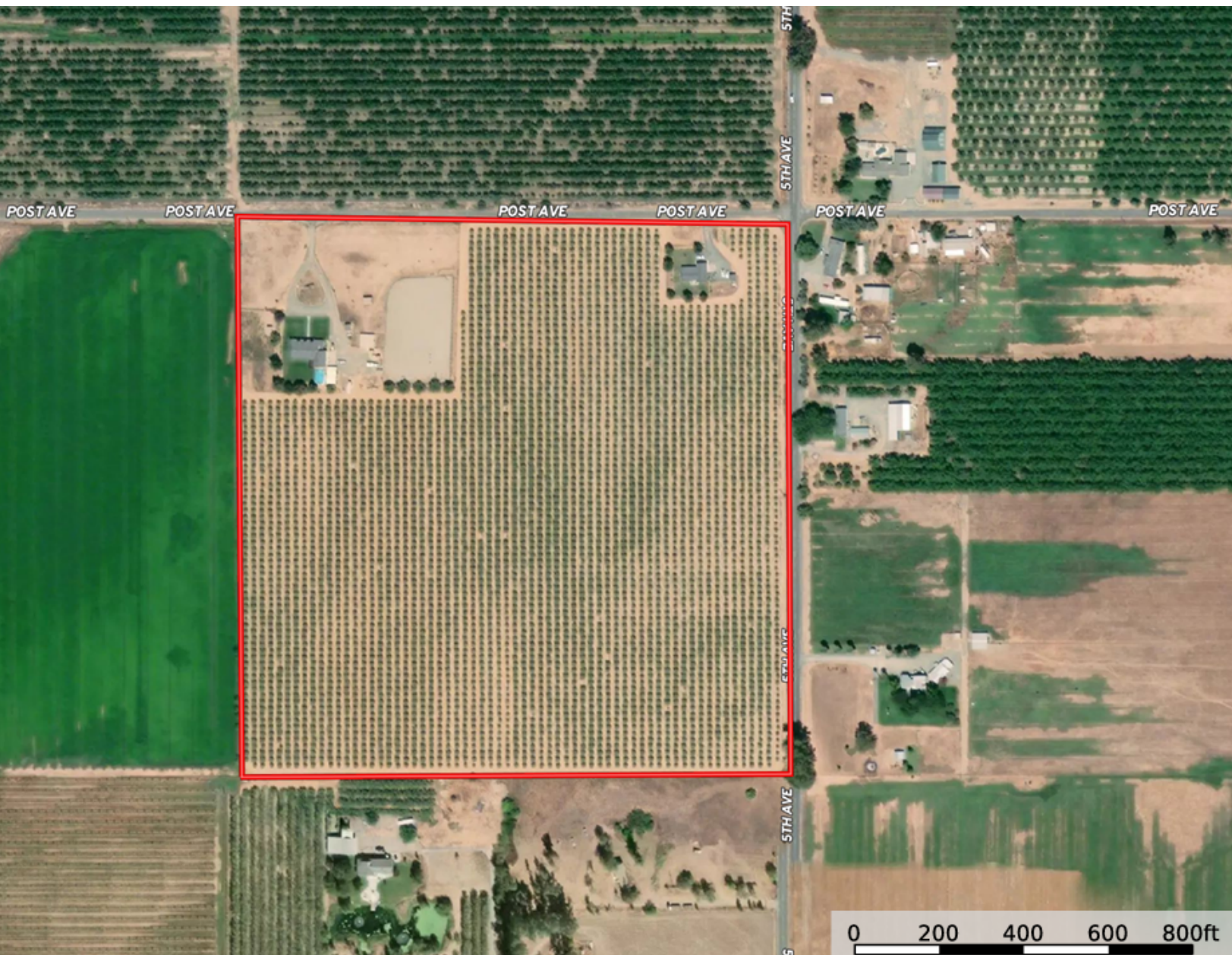
**COMMENTS:** This is a perfect life long investment for a farm and home. The orchard is just coming into its prime with the best years to come.

**PRICE: \$1,900,000**

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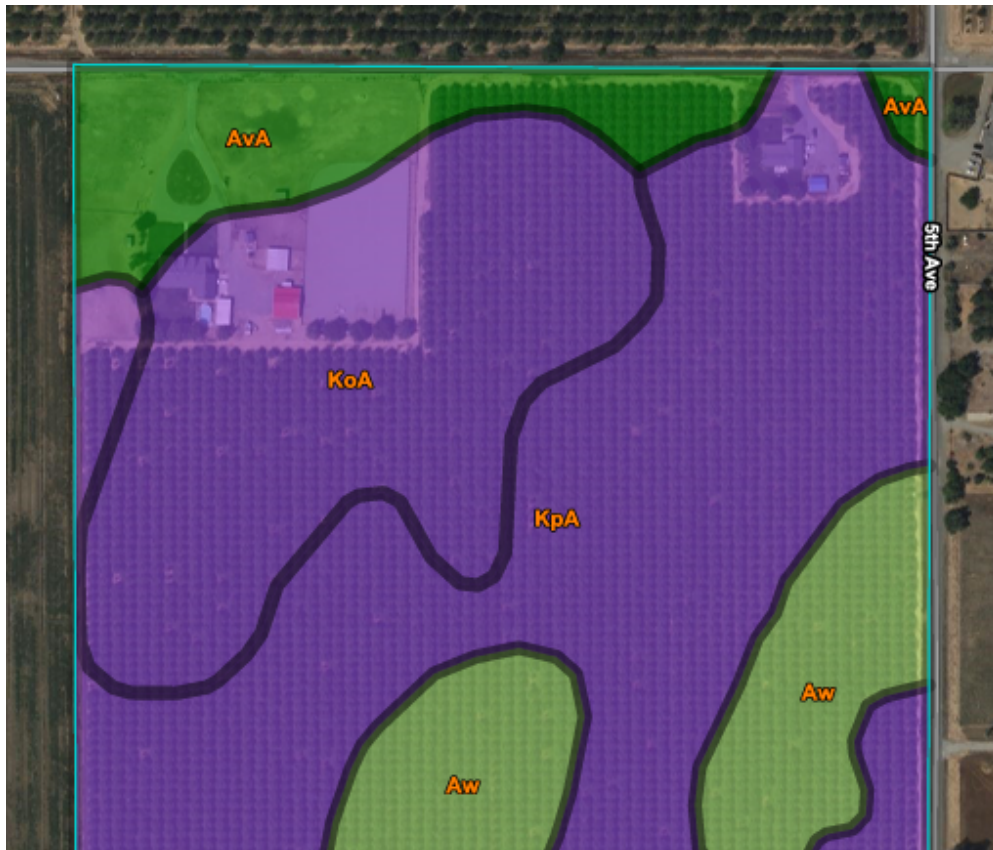
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	4.4	11.0%
Aw	Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes	Grade 2 - Good	Arbuckle (85%)	5.9	14.7%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	10.7	26.9%
KpA	Kimball loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	18.8	47.4%
<b>Totals for Area of Interest</b>				<b>39.7</b>	<b>100.0%</b>

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