

STROMER REALTY COMPANY OF CALIFORNIA



76 ACRES
Walnut Orchard
Los Molinos, CA
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

Chuck Kryski | DRE # 01718080

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Location – This ranch is located at 10318 Shasta Blvd. Lost Molinos, CA 96055. Taking Highway 99 North, the property is 30 minutes from Chico.

APN- The property consists of four parcels.

- 047-330-015 (4.06 acres m/l)
- 047-020-003 (51.16 acres m/l)
- 047-020-004 (20 acres m/l)
- 047-020-007 (.72 acres m/l)

Variety- The ranch is planted with Chandler walnuts, 26 acres were planted in 2015 and the remaining acreage was planted in 2018. The spacing on the trees is 25'x19'.

Water – The ranch is irrigated with a 116-hp John Deere diesel motor ag well, producing approximately 1200 gallons per minute.

Irrigation – The ranch is irrigated via Micro sprinklers in two sets.

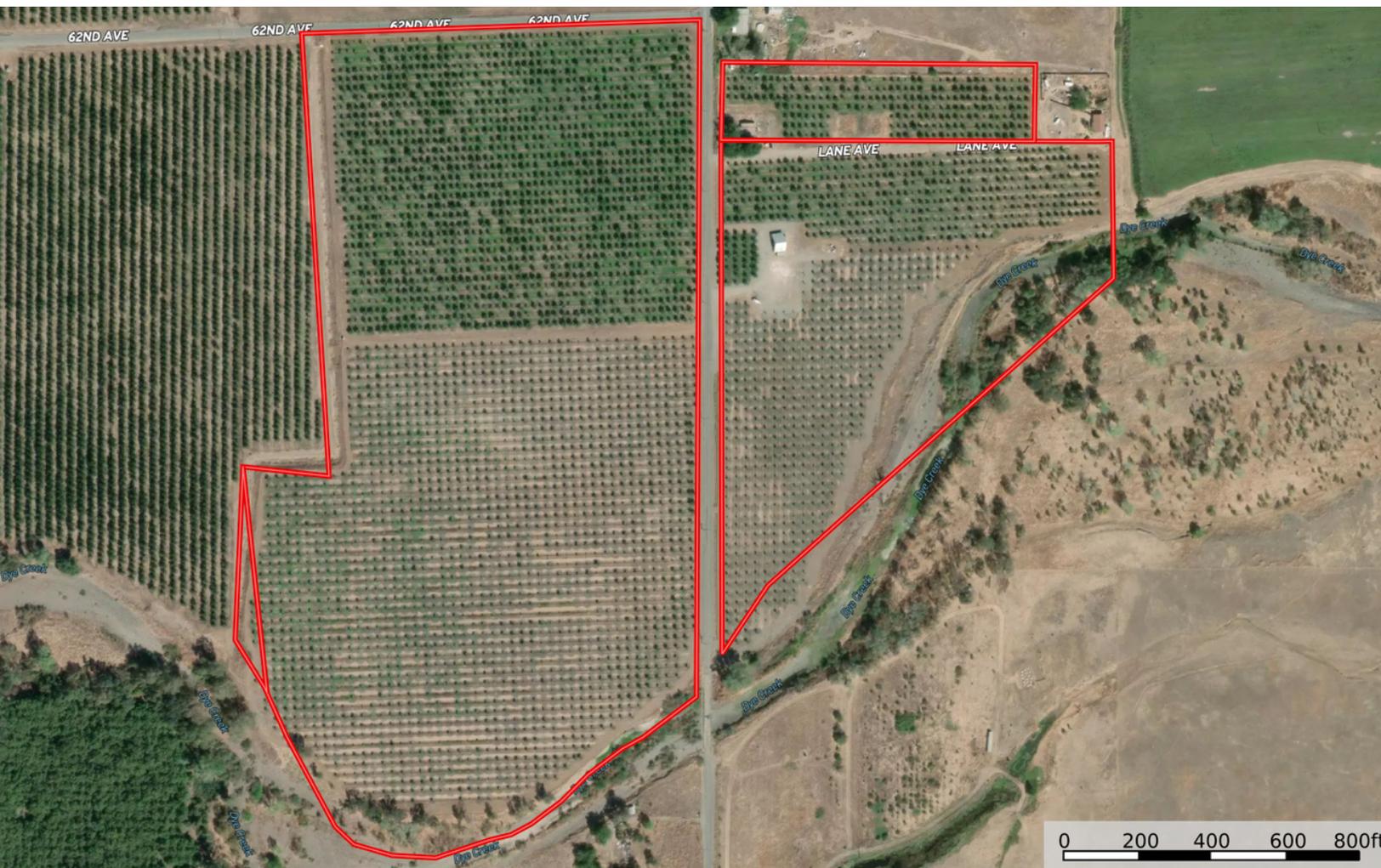
Soils- please see the attached soil map.

Improvements – In addition to the beautiful walnut orchard, this property also features a 1,456 sq.ft. house and a barn ideal for equipment storage. This ranch is well-sized for a beginner farmer looking to join the agricultural industry. Properties of this size and location are hard to find, don't miss your chance to invest!

PRICE: \$1,100,000



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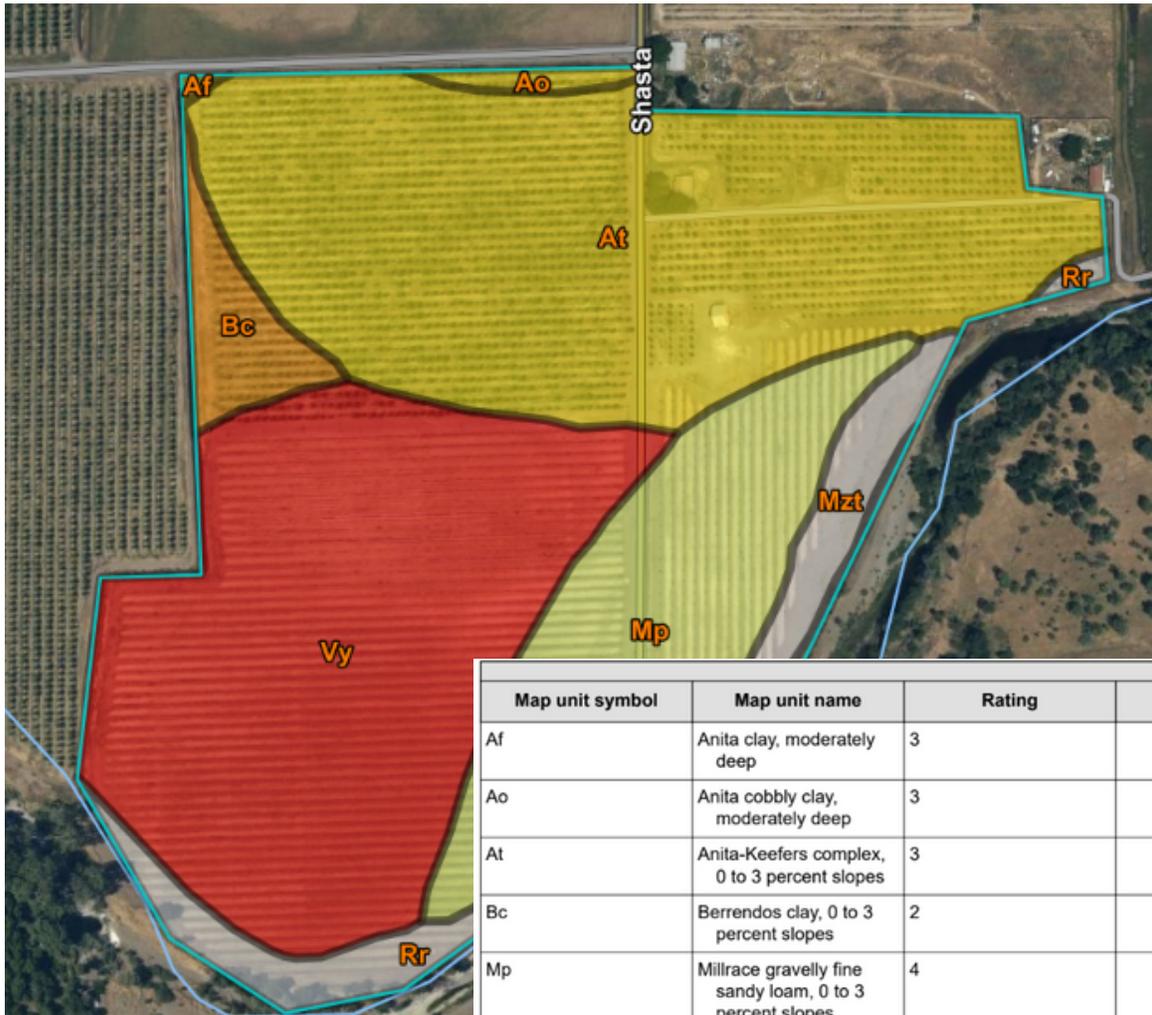


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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Af	Anita clay, moderately deep	3	0.1	0.1%
Ao	Anita cobbly clay, moderately deep	3	0.5	0.7%
At	Anita-Keefers complex, 0 to 3 percent slopes	3	28.4	38.0%
Bc	Berrendos clay, 0 to 3 percent slopes	2	2.2	3.0%
Mp	Millrace gravelly fine sandy loam, 0 to 3 percent slopes	4	12.3	16.5%
Mzt	Molinos complex, channeled		2.6	3.5%
Rr	Riverwash		3.7	5.0%
Vy	Vina clay loam, deep, 0 to 3 percent slopes	1	24.8	33.3%
Totals for Area of Interest			74.7	100.0%

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