

STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!

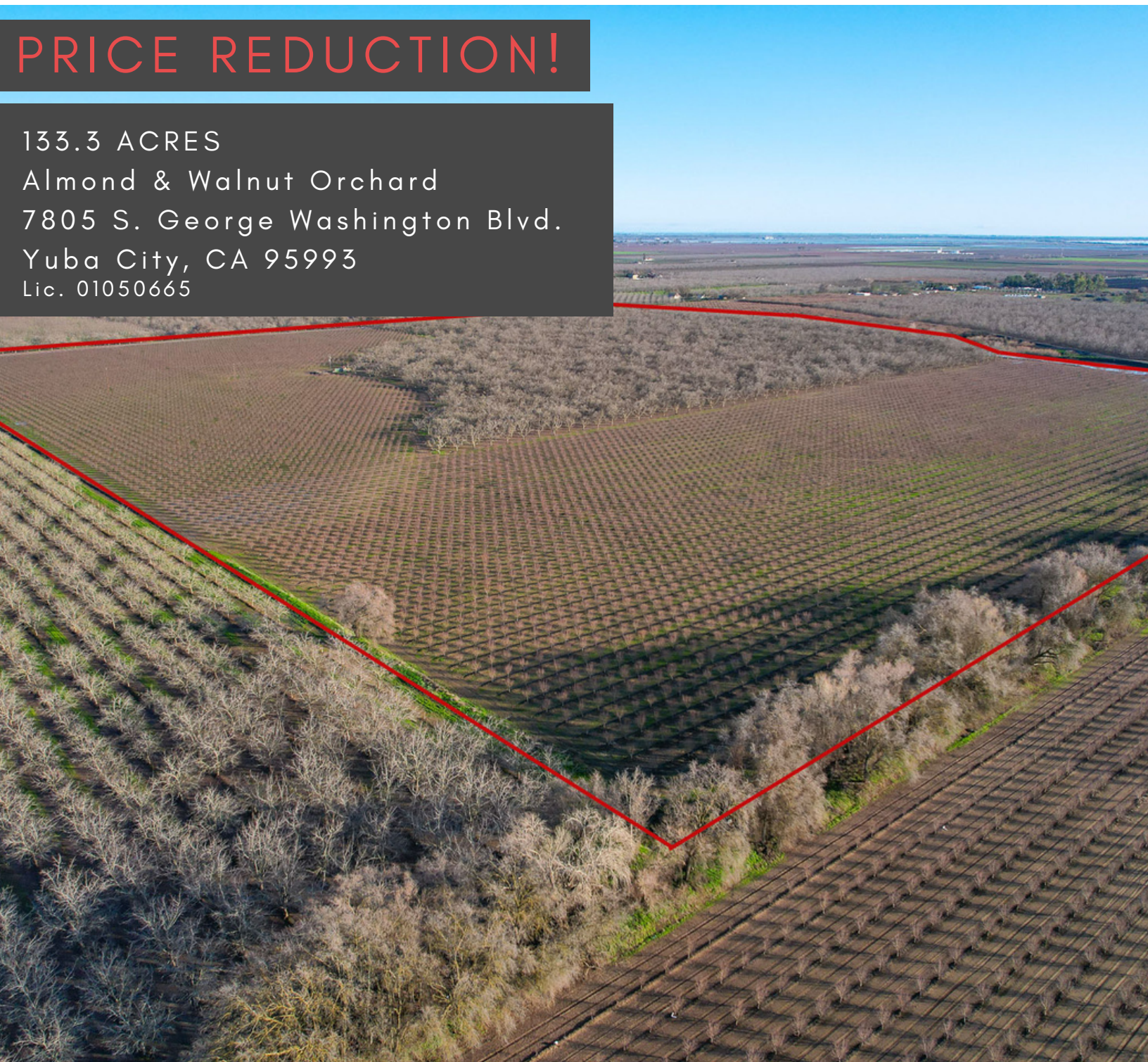
133.3 ACRES

Almond & Walnut Orchard

7805 S. George Washington Blvd.

Yuba City, CA 95993

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

530.304.7850 (m) | kryski@yahoo.com

LOCATION: This property is located at 7805 South George Washington Blvd. in Yuba City, California.

APN: #23-260-210

ORCHARDS: The ranch consists of approximately 70 areas of almonds and 55 acres of walnuts. The almonds are Independence planted on Lovell, Viking, and Root Pac R. Rootstocks and will be entering their 4th leaf. The walnuts are planted entirely to Chandlers.

IRRIGATION SYSTEM: The almond orchard is irrigated in two sets via micro-sprinklers and the walnut orchard is flood irrigated.

WATER: The ranch has three sources of water. It primarily uses water from the Feather River Water District and the Ag Well. The pumping system has the capability to irrigate this entire ranch in three sets. Additionally, there is access to the run-off water in the Gilsizer slough.

SOILS: This ranch consists entirely of class one soils. (Please see the attached soil map for more information)

COMMENTS: This ranch is only 15 minutes from Yuba City and 30 minutes from Sacramento. In addition to the property's phenomenal location, no expenses were spared in the development and management of this ranch. The excellent water and soil on this ranch make it an ideal investment that anyone would be proud to own!

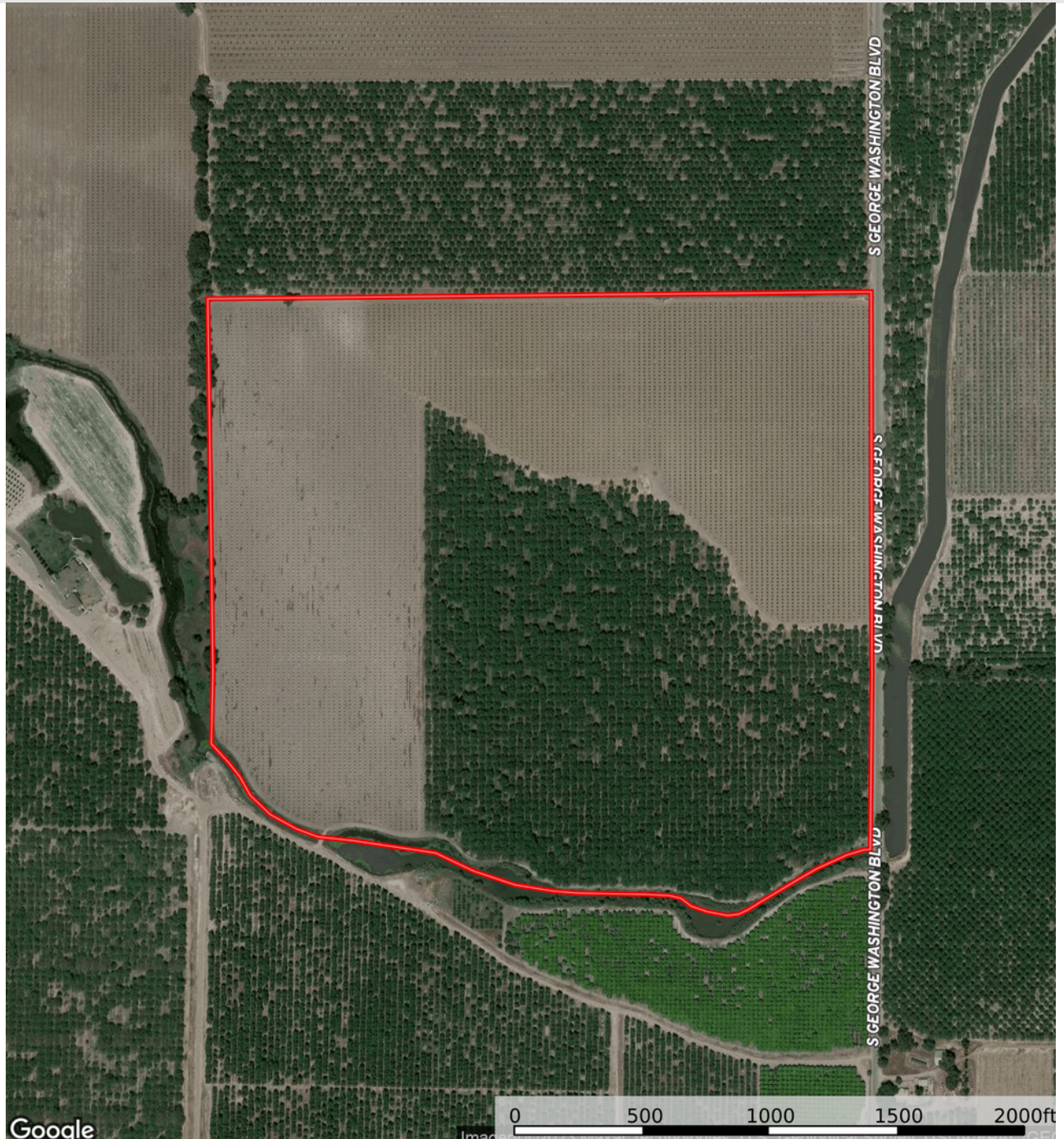
PRICE: \$3,900,000



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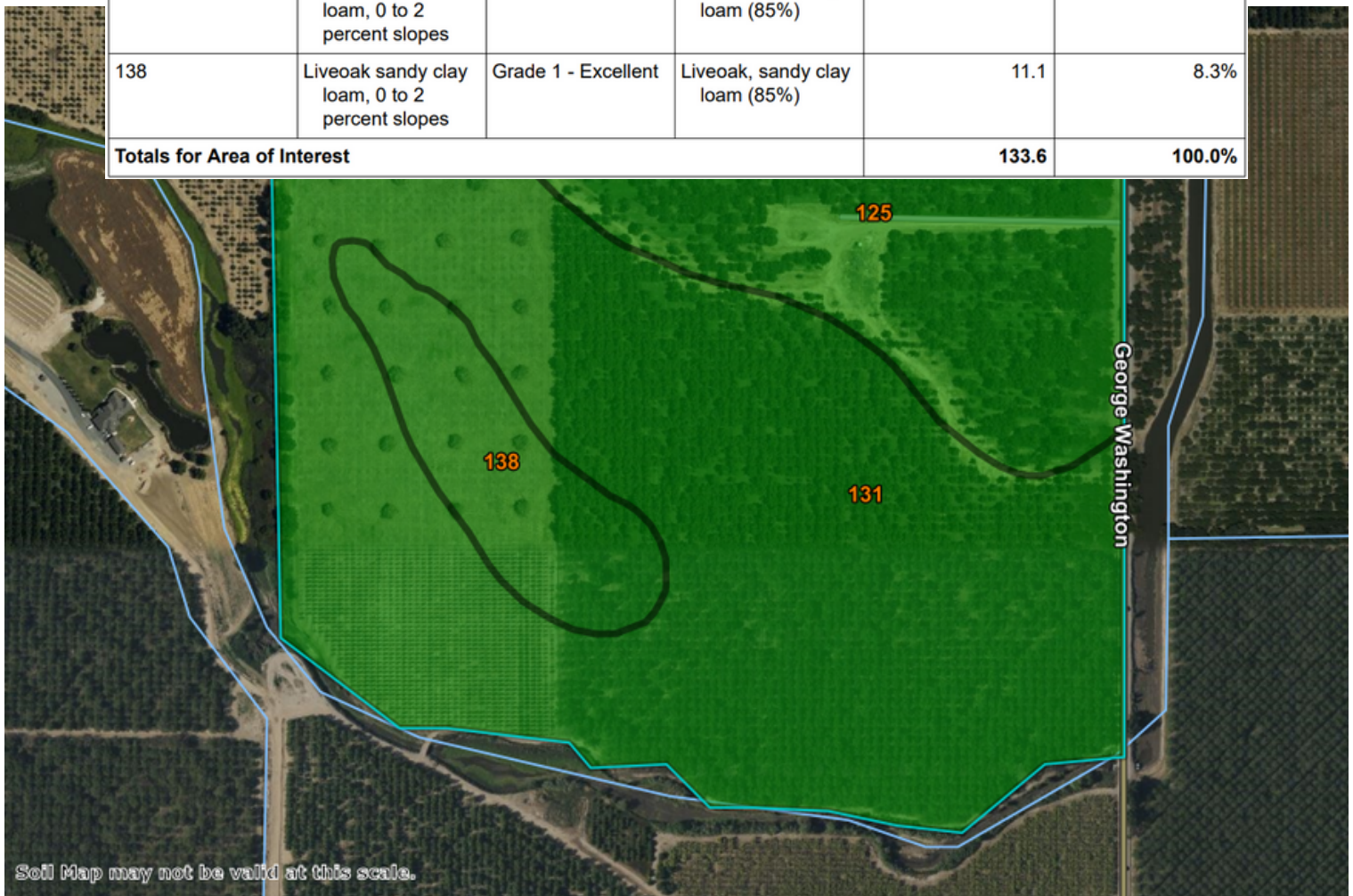


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
125	Conejo loam, 0 percent slopes, dense substratum, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (75%)	38.2	28.6%
131	Garretson variant loam, 0 to 2 percent slopes	Grade 1 - Excellent	Garretson variant, loam (85%)	84.3	63.1%
138	Liveoak sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Liveoak, sandy clay loam (85%)	11.1	8.3%
Totals for Area of Interest				133.6	100.0%



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