

# STROMER REALTY COMPANY OF CALIFORNIA



215 ACRES (M/L)  
Almond Orchard  
Durham, California  
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)



**Stromer Realty Company of California**

**Chuck Kryski | DRE # 01718080**

**530.304.7850 (m) | kryskil@yahoo.com**

**LOCATION:** The Butte Creek Ranch is located on Blossom Lane in Durham, California.

**BUTTE CREEK RANCH:** This ranch is about 5 minutes away from the Home Ranch and is easily accessible. The Butte Creek Ranch is approximately 215 acres. 180 acres are planted to almonds and there are about 30 acres of plantable land in the Butte Creek Reserve which lies inside the levee. There is an employee home on the ranch that is about 1000 square feet and was remodeled about 5 years ago. The barn is in good shape and is used to store equipment.

**IRRIGATION:** This ranch has 3 connected wells that are used to irrigate the orchard via double-line drip. The irrigation system is set up for frost protection sprinklers to be added. The seller has enough aluminum pipe for frost protection with minimal labor. All motors are electric and they vary from 100 to 150 horsepower.

**VARIETIES:**

- 175 Acres
  - Block #1
    - 65 acres
      - 50% Nonpareil
      - 33% Monterey
      - 12% Sonora
      - 3rd leaf
  - Block #2
    - 30 acres
      - 67% Nonpareil
      - 33% Monterey
      - 14 years old
  - Block #3
    - 30 acres
      - 33% Nonpareil
      - 25% Carmel
      - 25% Aldrich
      - 12% Price
      - 28 years old
  - Block #4
    - 50 acres
      - 50% Nonpareil
      - 25% Monterey
      - 25% Fritz
      - 5th leaf

**SOILS:** The Butte Ranch is entirely class one soil. (See attached soil map on page nine.)

**ADDITIONAL:** All the implements, sheds, containers, etc. come with the sale of these ranches. An equipment list can be provided upon request. In addition to the equipment, this ranch comes with a transferable Blue Diamond contract.

Chris Wilk, the owner of Scientific Methods was quoted saying this orchard is, "Extremely well-managed, has no disease resistance or nematode pressure, and has the best tree dirt in the world."

**PRICE: \$6,125,000**



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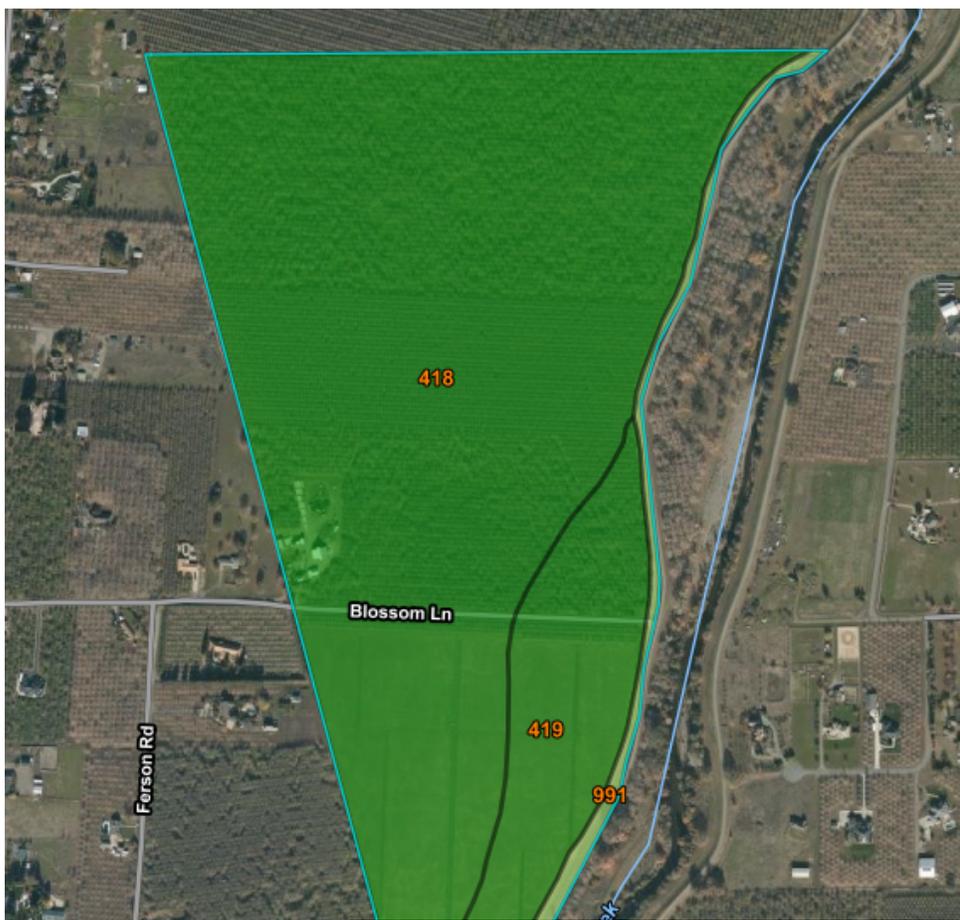


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Soil Map may not be valid at this

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
418	Almendra loam, 0 to 1 percent slopes	Grade 1 - Excellent	Almendra, loam (85%)	152.2	81.0%
419	Conejo fine sandy loam, 0 to 1 percent slopes, overwash	Grade 1 - Excellent	Conejo, fine sandy loam, overwash (85%)	30.2	16.1%
991	Xerofluvents, 0 to 4 percent slopes frequently flooded	Grade 2 - Good	Xerofluvents, sandy loam, frequently flooded (75%)	5.6	3.0%
<b>Totals for Area of Interest</b>				<b>188.0</b>	<b>100.0%</b>

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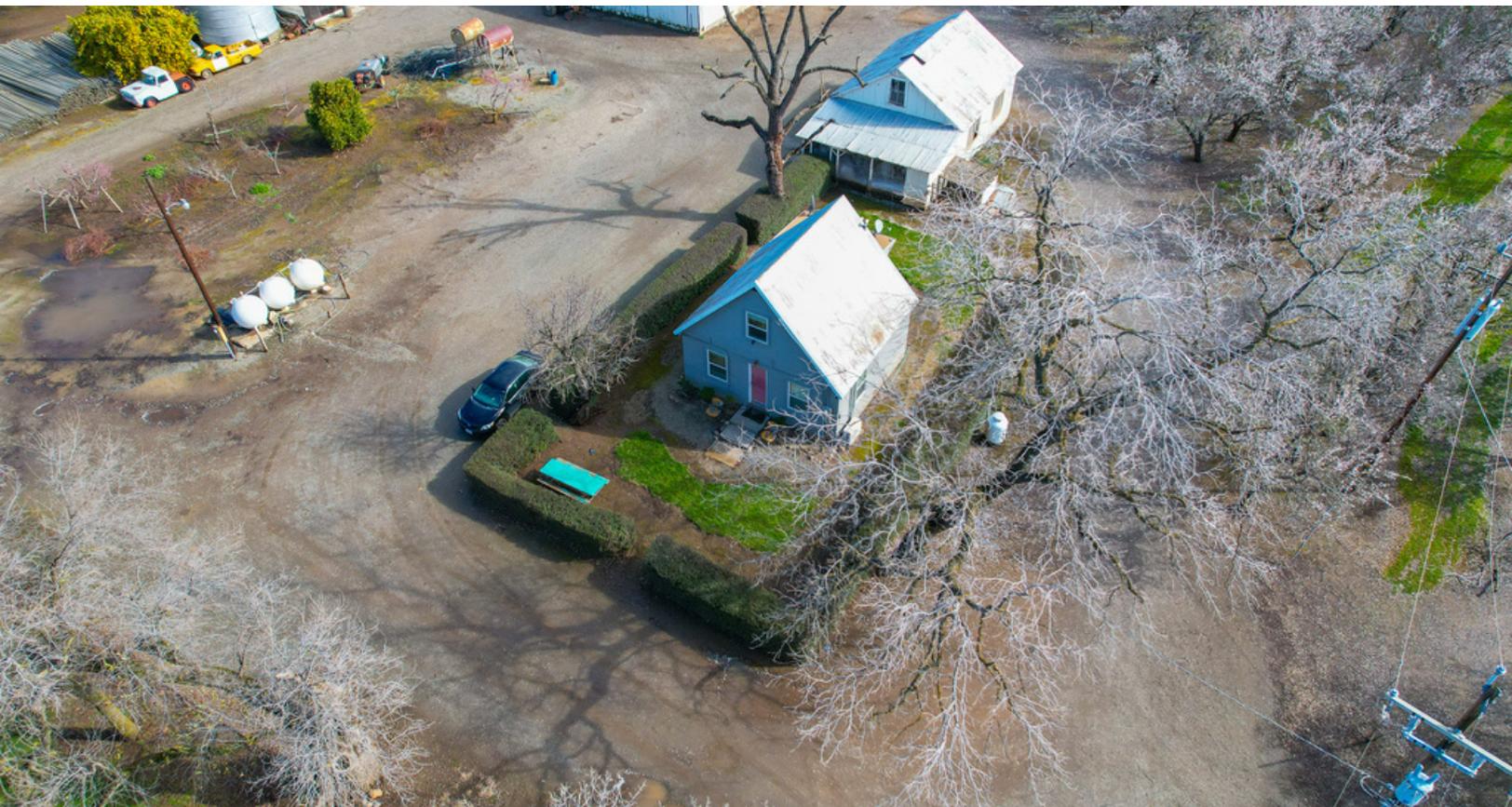
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