

# STROMER REALTY COMPANY OF CALIFORNIA



256 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 "Home Ranch" is located at 3560 Durham Dayton Highway.

**HOME RANCH:** The Home Ranch is approximately 256 acres of producing almonds that vary in age. The headquarters is 57.57 acres and includes an equipment yard, shop, and the seller's primary residence. The seller's custom home is about 2500 square feet and was built in 1960. Contiguous with the headquarter is 158.40 acres and is all almonds ages 28 to 31 years old. This ranch does not have improvements except for 3 wells. One field over is a 40-acre parcel featuring 30-year-old almonds and a fully functioning huller.

**IRRIGATION:** The 57.57-acre parcel has one well that irrigates the orchard in two sets and the 158.40-acre piece has three wells that irrigate the ranch in one set. Both these parcels irrigate via sprinklers. The 40 acres has its own well that irrigates in two sets via an aluminum pipe system. The seller has enough aluminum pipe that the system needs no labor. All the wells on the home ranch are fully functioning and abundant with water. Every motor is electric and they vary from 50 to 100 horsepower.

**VARIETIES:**

- 57.57 Acres
  - Carmel, Aldrich, and Price
  - 30 years old
- 158 Acres
 

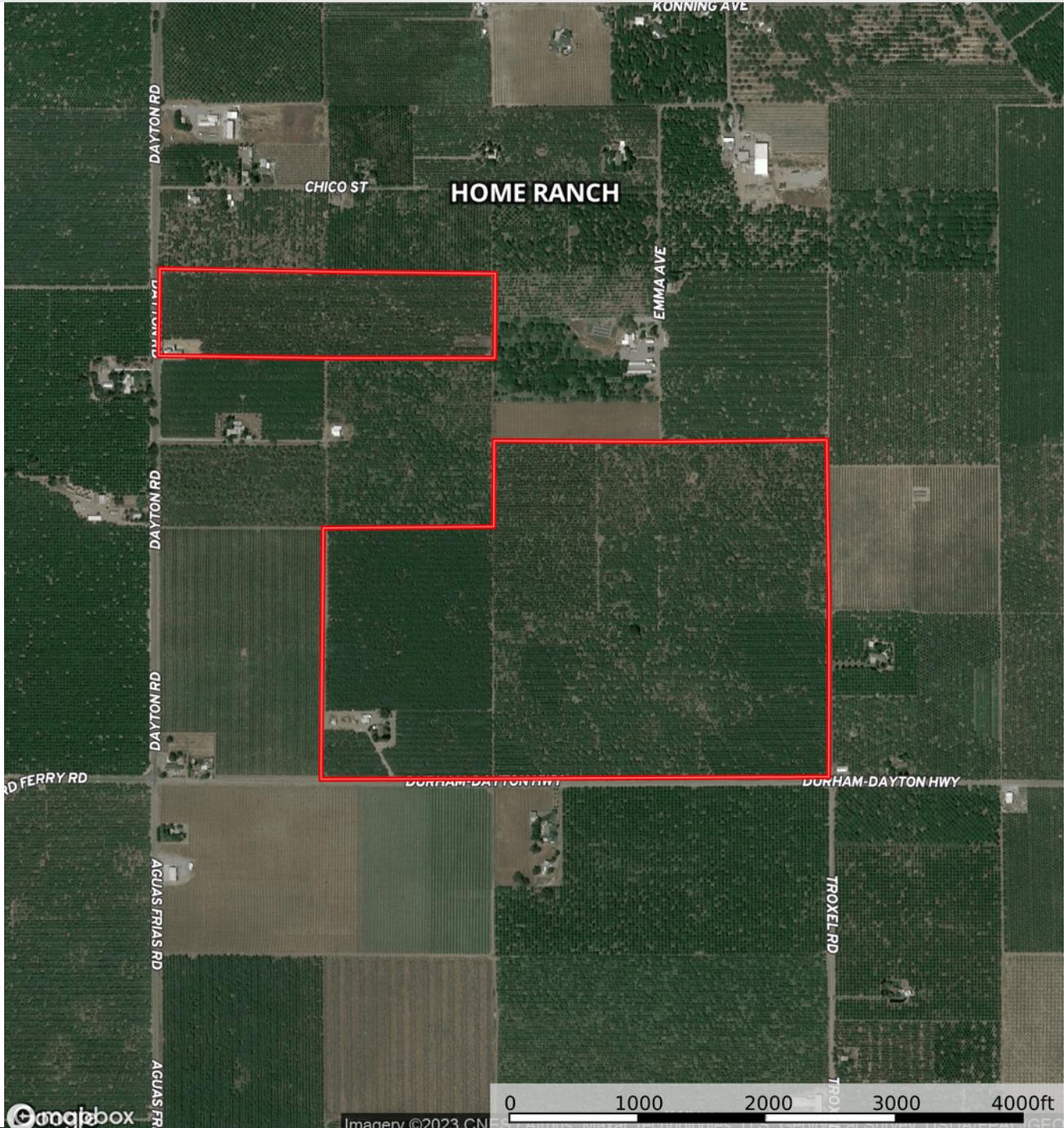
<ul style="list-style-type: none"> <li>◦ Block #1               <ul style="list-style-type: none"> <li>▪ 84 acres                   <ul style="list-style-type: none"> <li>• 40% Nonpareil</li> <li>• 15% Aldrich</li> <li>• 15% Carmel</li> <li>• 20% Price</li> <li>• 28 years old</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>◦ Block #2               <ul style="list-style-type: none"> <li>▪ 48 Acres                   <ul style="list-style-type: none"> <li>• 50% Nonpareil</li> <li>• 25% Aldrich</li> <li>• 25% Carmel</li> <li>• 30 years old</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>◦ Block #3               <ul style="list-style-type: none"> <li>▪ 27 Acres                   <ul style="list-style-type: none"> <li>• 50% Padre</li> <li>• 50% Mission</li> <li>• 31 years old</li> </ul> </li> </ul> </li> </ul>
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- 40 Acres
  - Padre and Mission
  - 33 years old

**SOILS:** The Home Ranch consists of entirely class one soils. (See attached soil maps on pages seven and eight.)

**PRICE: \$5,625,000**



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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%)	153.0	69.8%
420	Conejo clay loam, 0 to 1 percent slopes	Grade 1 - Excellent	Conejo, clay loam (85%)	66.1	30.2%
<b>Totals for Area of Interest</b>				<b>219.1</b>	<b>100.0%</b>



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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%)	39.0	100.0%
<b>Totals for Area of Interest</b>				<b>39.0</b>	<b>100.0%</b>



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