

STROMER REALTY COMPANY OF CALIFORNIA



10 Acres
Walnut Orchard
Morehead Ave. Chico, CA 95928
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

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Randy Khagura
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LOCATION: The property is located on Morehead Avenue in Chico, California. Downtown Chico is less than 10 minutes away.

APN: 039-560-044 (Butte County)

DESCRIPTION: The subject property consists of 10 +/- assessed acres. The property is currently planted to mature walnut trees. (Production record available upon request).

WATER: There is a 10 horsepower ag well that is used to irrigate the walnut trees.

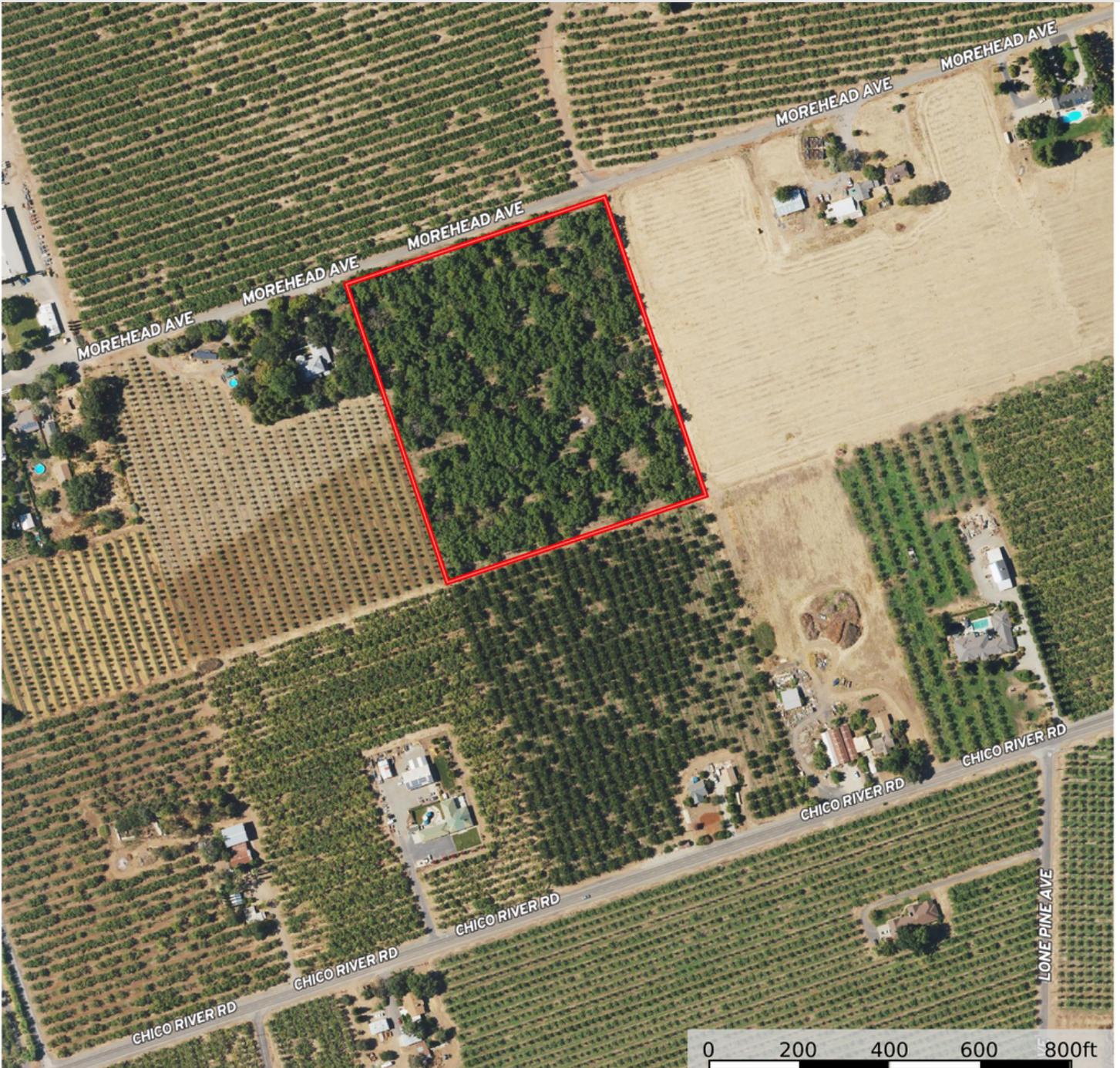
COMMENTS: This is a great opportunity to build your dream home! This property is located in a very desirable area and is perfect for someone who wants a taste of the country but close enough to town and the heart of Chico.

PRICE: \$400,000
(Owner may Carry)

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
425	Vina fine sandy loam, sandy substratum, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Vina, fine sandy loam, sandy substratum (85%)	9.5	93.6%
426	Vina loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Vina (85%)	0.6	6.4%
Totals for Area of Interest				10.1	100.0%

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