

# STROMER REALTY COMPANY OF CALIFORNIA



57.57 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) | kryski1@yahoo.com***

**LOCATION:** The ranch is located at 3560 Durham Dayton Highway. Only a ten minute drive from downtown Chico.

**APN:** 039-210-059

**DESCRIPTION:** The property is a total of 57.57 acres and includes an almond orchard, equipment yard, shop, and the seller's primary residence. The seller's custom home is about 2500 square feet and was built in 1960. The almonds orchard was planted 30 years ago and the varieties are as follows, Carmel, Aldrich, and Price.

**IRRIGATION:** The 57.57-acre parcel has one well with an electric motor that irrigates the orchard in two sets via sprinklers.

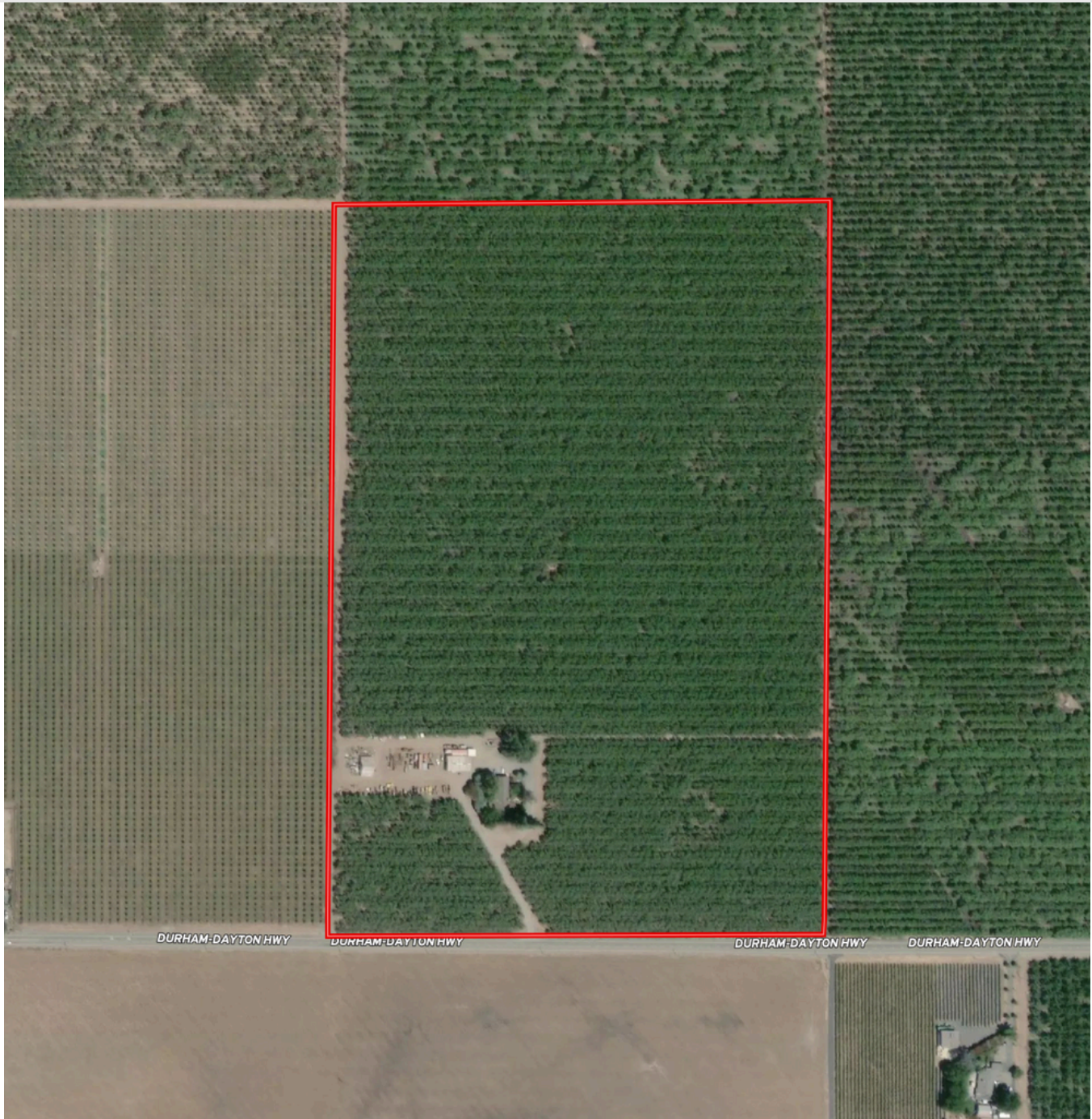
**SOILS:** The property consists of entirely class one soils. (See attached soil maps on page four.)

*The owner has two neighboring parcels also for sale. Reach out to Chuck Kryski for further details.*

**PRICE: \$1,400,000**



***Stromer Realty Company of California***  
***Chuck Kryski | DRE # 01718080***  
***530.304.7850 (m) | [kryski1@yahoo.com](mailto:kryski1@yahoo.com)***



*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) | kryski1@yahoo.com***



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%)	59.5	100.0%
<b>Totals for Area of Interest</b>				<b>59.5</b>	<b>100.0%</b>

*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)



*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)



*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)



*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)