

STROMER REALTY COMPANY OF CALIFORNIA



83.39 ACRES

Almond Orchard

1450 Alexander Hill Ln.

Dunnigan, CA 95937

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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

LOCATION: The property is located at 1450 Alexader Hill Lane in Dunnigan, California.

APN: 051-010-053 & 051-010-054

ALMOND ORCHARD: 83.39 assessed acres

- **20 Acres:**
 - Varieties
 - Nonpareil (50%)
 - Aldridge (25%)
 - Monterey (25%)
 - 14 years old
 - Planted on Lovell rootstock with 15'x21' spacing
- **63 Acres:**
 - Varieties
 - Nonpareil (65%)
 - Monterey (12%)
 - Carmell (12%)
 - Aldridge (11%)
 - 7 and 10 years old
 - Planted on Krysmk 86 rootstock with 15'x21' spacing

IMPROVEMENTS:

- **House**
 - 3,309 sq.ft.
 - 4 Bed / 2.5 Bath
 - Rents for \$2,500 a month
- **Shop #1**
 - 3,375 sq.ft (75'x45')
- **Shop #2**
 - 1,640 sq.ft



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

WATER: The ranch features a 125hp ag well. The gearhead is powered by a propane motor that was purchased in 2022. The well is 600 feet deep with bowls at 365 feet and a static water level at 202 feet. In addition to the well the ranch is also in the Dunnigan Water Work water district.

SOIL: This ranch consists of class one and three soils. (See the attached soil map on page five for more information)

COMMENTS: The two biggest benefits to owning this ranch are the multiple streams of income. One, the 83 acres of almonds are in their most profitable years and two, the large home brings an additional income of \$2,500 per month. This is an opportunity to have passive income and a hedge against inflation.

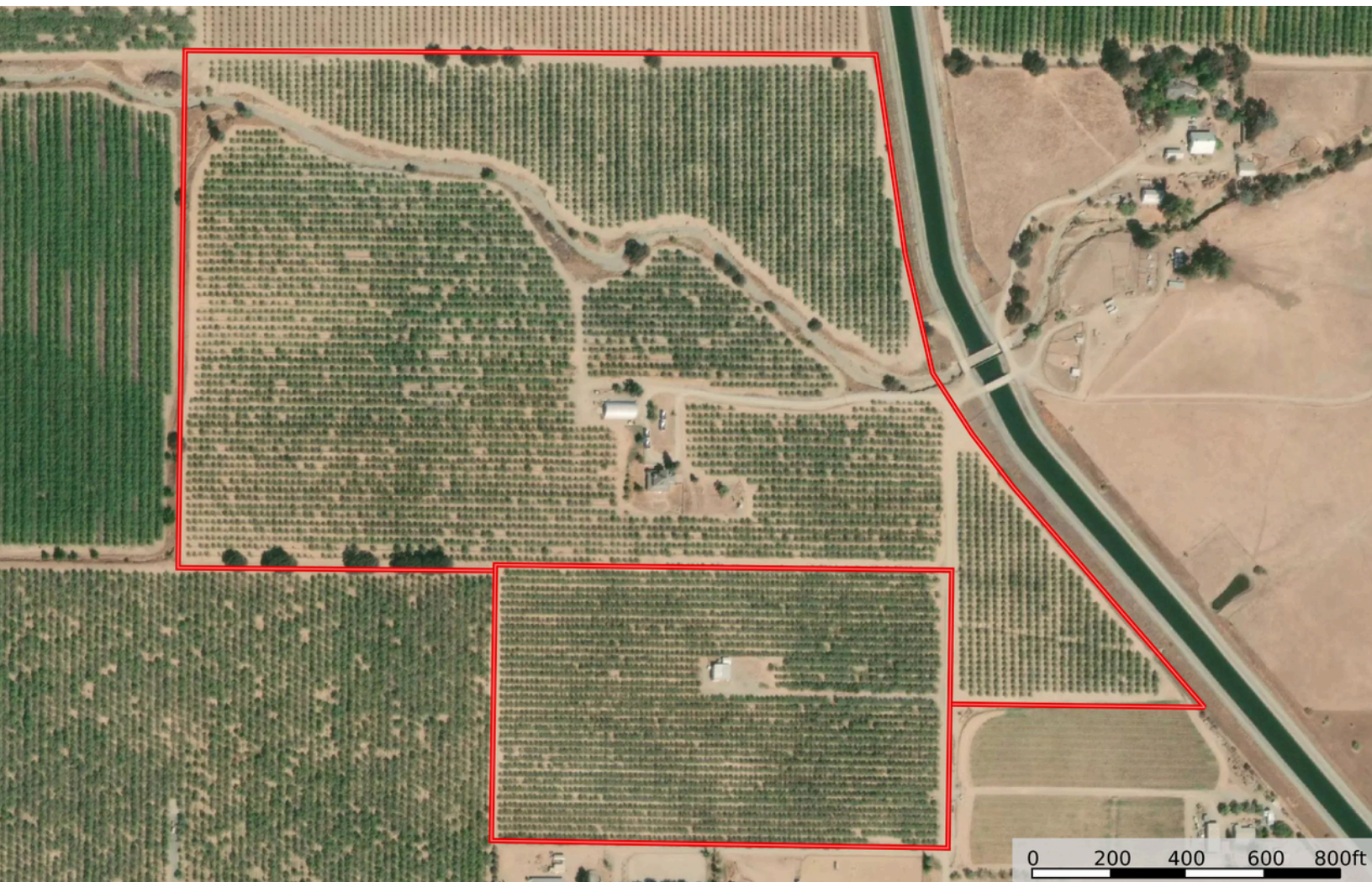
PRICE: \$2,000,000



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

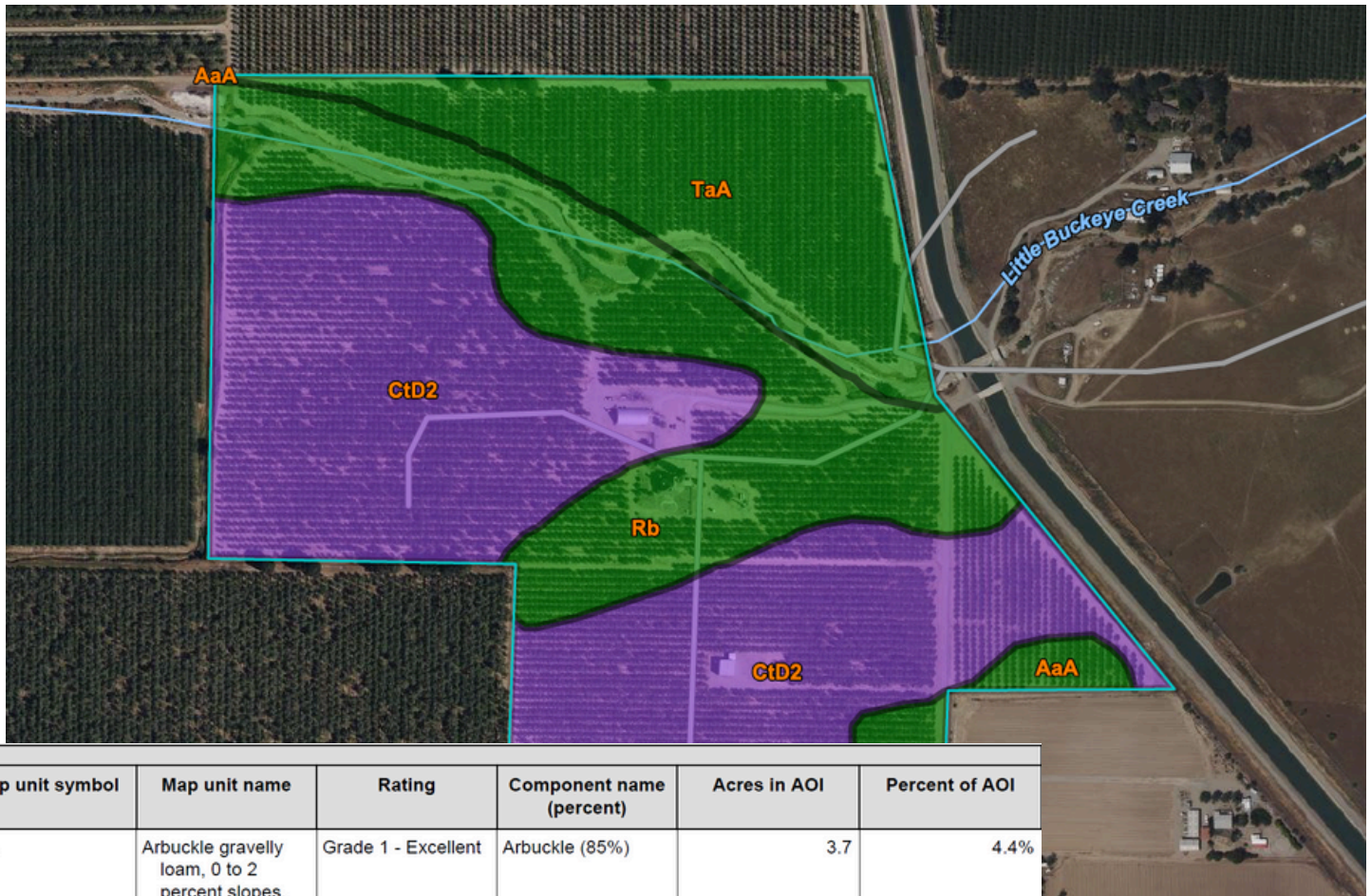
591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	3.7	4.4%
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	Grade 3 - Fair	Corning (85%)	44.3	52.5%
Rb	Reiff gravelly loam	Grade 1 - Excellent	Reiff (85%)	20.8	24.7%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	Grade 1 - Excellent	Tehama (85%)	15.6	18.5%
Totals for Area of Interest				84.5	100.0%

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



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



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



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



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



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



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