## STROMER REALTY COMPANY OF CALIFORNIA



## PRICE REDUCTION!

135 ACRES Almond Orchard 32946 S. River Rd. Clarksburg, CA 95612 Lic. 01050665

See.





**LOCATION:** This property is located at 32946 S River Rd. Clarksburg, CA. 95612 and only 15 minutes South of downtown Sacramento.

**APNS:** 044-070-004, 044-070-005, 044-050-019, and 044-070-022 in Yolo County.

**ALMOND ORCHARD:** Approximately 118 acres are planted to an almond orchard. The orchard was planted in 2015 and 2016, bearing their 6th and 7th leaf. The varieties are 50% non-Pariel, 25% wood colony, and 25% Aldrich. All varieties are planted on a Krymsk rootstock.

**IRRIGATION SYSTEM:** The orchard is irrigated in three sets via microsprinklers. River water is pumped from the Sacramento River and into filters where it then goes directly into the irrigation system and out to the orchard.

**WATER:** This ranch has dual source water. Riparian water rights that allow the owner to pump water right out of the Sacramento River. The ranch also has an additional river pump, but it is currently not being used. The river water is exceptionally clean and offers an abundance of nutrients for the trees.

**SOILS:** Please see the attached soil map.



**IMPROVEMENTS:** The property has two well-maintained homes that are occupied by long-time renters. Additionally, there is a large barn and shop on the property. Both buildings are currently used by the owner and are not rented out. As a nice bonus, there is a 120-foot private floating dock on the river. This could be utilized for a multitude of recreational water sports.

**COMMENTS:** If you're looking income producing property in a phenomenal location, look no further! This premier ranch features young-producing trees, dual-source water, homes, and river access. Its location allows you to enjoy farm-style living with the benefits of the city only a few minutes away.

## PRICE: \$3,400,000







| Mk   So   0 to 1 percent slopes, MLRA 17   Grade 2 - Good   Sycamore (85%)   9.9   7.6%     Ss   Sycamore silty clay loam, 0 to 1 percent slopes, MLRA 17   Grade 2 - Good   Sycamore (85%)   9.9   7.6%     Tb   Tyndall very fine sandy loam   Grade 2 - Good   Tyndall (85%)   42.4   32.5%  |   | Map unit symbol | Map unit name                   | Rating         | Component name<br>(percent) | Acres in AOI | Percent of AOI |
|---|---|-----------------|---------------------------------|----------------|-----------------------------|--------------|----------------|
| Idam, deep   Grade 4 - Poor   Omni (85%)   45.1   34.6%     So   Sycamore silt loam,<br>0 to 1 percent<br>slopes,<br>MLRA 17   Grade 2 - Good   Sycamore (85%)   24.8   19.0%     Ss   Sycamore silt loam,<br>0 to 1 percent<br>slopes,<br>MLRA 17   Grade 2 - Good   Sycamore (85%)   9.9   7.6%     To   Tyndall very fine<br>sandy loam   Grade 2 - Good   Tyndall (85%)   42.4   32.5%     To   Tyndall very fine<br>sandy loam   Grade 2 - Good   Tyndall (85%)   42.4   32.5%     To   Tyndall very fine<br>sandy loam   Grade 2 - Good   Tyndall (85%)   42.4   32.5%     To   Tyndall very fine<br>sandy loam   Grade 2 - Good   Tyndall (85%)   42.4   32.5%   | and the second of the   | Mk              |                                 | Grade 3 - Fair | Merritt (85%)               | 2.4          | 1.8%           |
| So     Sycamore silt loam,<br>0 to 1 percent<br>slopes, MLRA 17     Grade 2 - Good     Sycamore (85%)     24.8     19.0%       So     Sycamore silt loam,<br>1 or 1 percent<br>slopes, MLRA 17     Grade 2 - Good     Sycamore (85%)     9.9     7.6%       Image: So     Sycamore silt loam,<br>1 percent slopes,<br>mLRA 17     Grade 2 - Good     Sycamore (85%)     9.9     7.6%       Image: So     To     Tyndall very fine<br>sandy loam     Grade 2 - Good     Tyndall (85%)     42.4     32.5%       Image: So     Totals for Area of Interest     130.4     100.0%       Image: So     To     Tyndall very fine<br>sandy loam     Grade 2 - Good     Tyndall (85%)     42.4     32.5%       Image: So     To     To     Tyndall very fine<br>sandy loam     Grade 2 - Good     Tyndall (85%)     42.4     32.5%       Image: So     To     So     To     So     Image: So   |   | Mn              |                                 | Grade 4 - Poor | Merritt (85%)               | 5.8          | 4.4%           |
| Bit Instrument of the stopes, MLRA 17   State Sycamore silty clay loan, 0 to 1 percent stopes, MLRA 17   Grade 2 - Good   Sycamore (85%)   9.9   7.6%     Image: State Sycamore silty clay loan, 0 to 1 percent stopes, MLRA 17   Grade 2 - Good   Tyndall (85%)   42.4   32.5%     Image: Totals for Area of Interest   Image: Total |   | Ob              | Omni silty clay                 | Grade 4 - Poor | Omni (85%)                  | 45.1         | 34.6%          |
| Ioam, 0 to 1 percent slopes,<br>MLRA 17 Index 1 Index 1   Tb Tyndall very fine<br>sandy loam Grade 2 - Good Tyndall (85%) 42.4 32.5%   Ob Totals for Area of Interest 130.4 100.0%  | 80  | So              | 0 to 1 percent                  | Grade 2 - Good | Sycamore (85%)              | 24.8         | 19.0%          |
| Sandy loam 130.4   Ob Totals for Area of Interest   Totals 130.4   Totals Totals  | ſ   | Ss              | loam, 0 to 1<br>percent slopes, | Grade 2 - Good | Sycamore (85%)              | 9.9          | 7.6%           |
| TD<br>Bo<br>TD<br>Bo<br>TD<br>BS  |   | Tb              | Tyndall very fine               | Grade 2 - Good | Tyndall (85%)               | 42.4         | 32.5%          |
| TD S0 D S3  | Contraction of the second s |                 | sundy loann                     |                |                             |              |                |
|   |   |                 |                                 |                |                             | 130.4        |                |















