

STROMER REALTY COMPANY OF CALIFORNIA



87.01 ACRES
Bare Ground
6161 County Rd. 15
Orland, Ca 95963
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 6161 County Road 15, Orland, California. It is just 10 minutes from downtown Orland and 30 minutes from Chico.

DESCRIPTION: This 87.01-acre property includes 65.80 acres of productive row crops and two single-family homes. The primary residence, built in 1975, is 1,786 sq.ft. with 3 bedrooms and 2 bathrooms. It is currently under a long term lease with approximately 7 years remaining. The secondary residence, built in 1955, is 770 sq.ft. with 1 bedroom and 1 bathroom.

Agricultural infrastructure includes:

- A 1,404 sq.ft. milking parlor
- A 3,024 sq.ft. barn
- Three covered equipment structures totaling 20,446 sq.ft.

Additional amenities:

- A 1,125 sq.ft. recreation room
- A 144 sq.ft. storage shed

WATER: This farm has dual source water: two agricultural wells, each with a 100 HP pumps and is part of the Orland Unit Water Association.

SOILS: The land consists entirely of high-quality Class 1 and Class 2 soils, specifically Arbuckle gravelly loam and Kimball loam, ideal for agricultural production. (A detailed soils map is attached for further reference.)

COMMENTS: This property offers exceptional potential for farming operations or investment. With high-quality soils, reliable water resources, and comprehensive infrastructure, it is ideally suited for a variety of agricultural enterprises. The on-site residential options further enhance its appeal for owner-operators or staff accommodations.

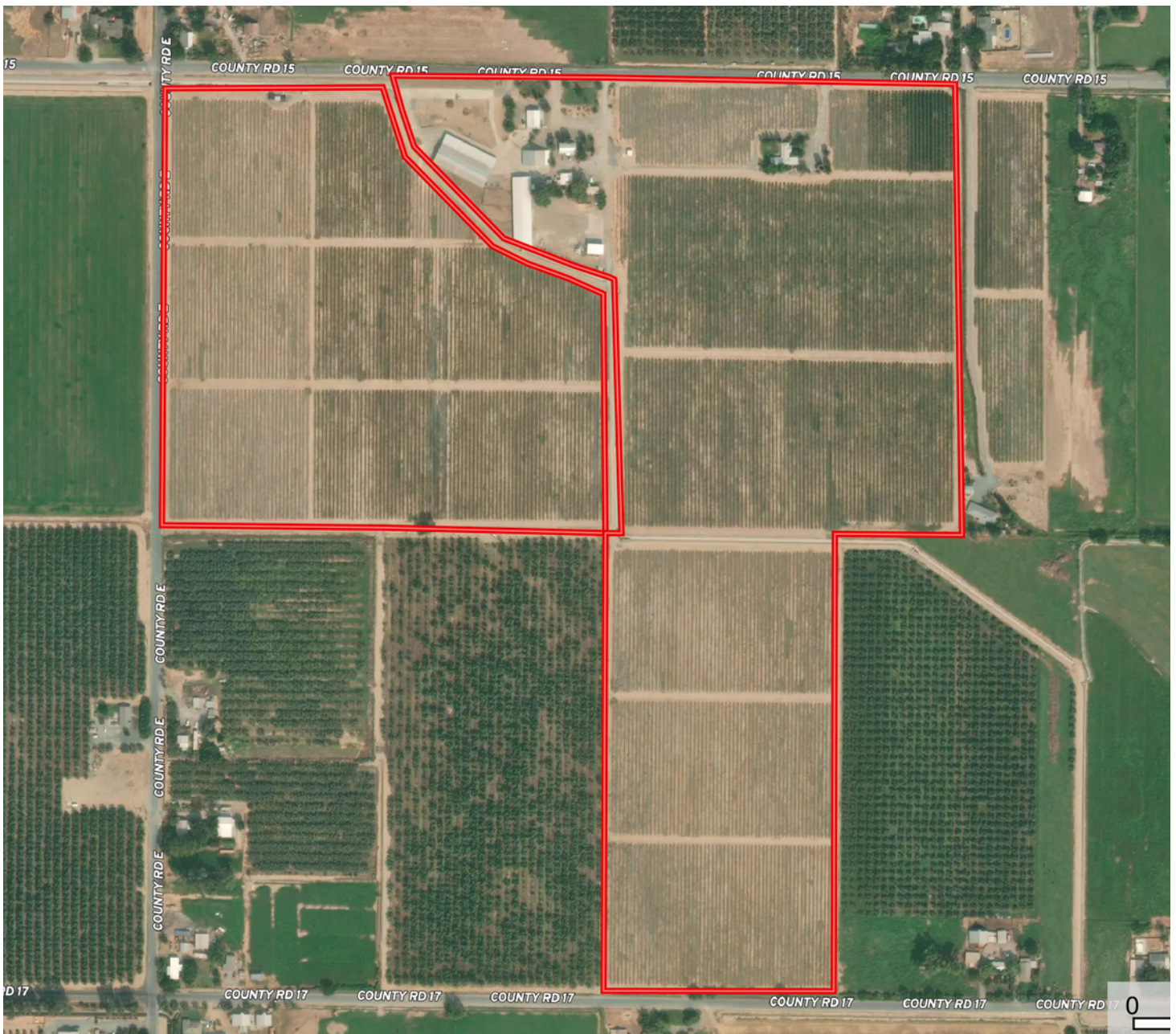
PRICE: \$1,450,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	75.0	87.2%
AoB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	7.7	9.0%
Kb	Kimball loam, 0 to 2 percent slopes	Grade 2 - Good	Kimball (85%)	3.3	3.8%
Totals for Area of Interest				86.0	100.0%

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