

STROMER REALTY COMPANY OF CALIFORNIA



305 ACRES (M/L)
Prune & Almond Orchard
Highway 32 Chico, Ca
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

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION: Subject property is located at the North West corner of Highway 32 and Meridian Road, just a few minutes from downtown Chico.

INGRESS/EGRESS: The subject property is easily accessible via Highway 32, Meridian Road, and Bell Road. (see attached map)

ACREAGE & PLANTING:

Block #1

- 40 Acres
 - Almonds
 - Planted in 2023
 - Varieties
 - 50% Non Pareil
 - 25% Aldrich
 - 25 % Monterey

Block #2

- 29 Acres
 - Almonds
 - Planted in 2015
 - Varieties
 - 50% Non Pariel
 - 25% Aldrich
 - 25% Monterey

Block #3

- 40 Acres
 - Previously planted to Prunes
 - Plan to plant French prunes on Krymsk in 2026

WATER: Pump 1, located on the east side, is a 40-horsepower unit that irrigates Blocks 1 and 2 using micro sprinklers. It operates in four sets and delivers approximately 750 gallons per minute (GPM) at 40 psi. Pump 2, situated on the west side, is a 60-horsepower unit that irrigates Blocks 2 and 3, also in four sets with micro sprinklers. It provides an output of approximately 850 GPM at 40 psi.

IMPROVEMENTS:

- 40X60 Metal Shop with lean cover on the south side

Block #4

- 120 Acres
 - Prunes
 - Planted in 1993
 - 18x17 Spacing

Block #5

- 67 Acres
 - Prunes
 - Planted in 1993
 - Pulled and Replanted every two rows in 2008
 - 18x17 Spacing

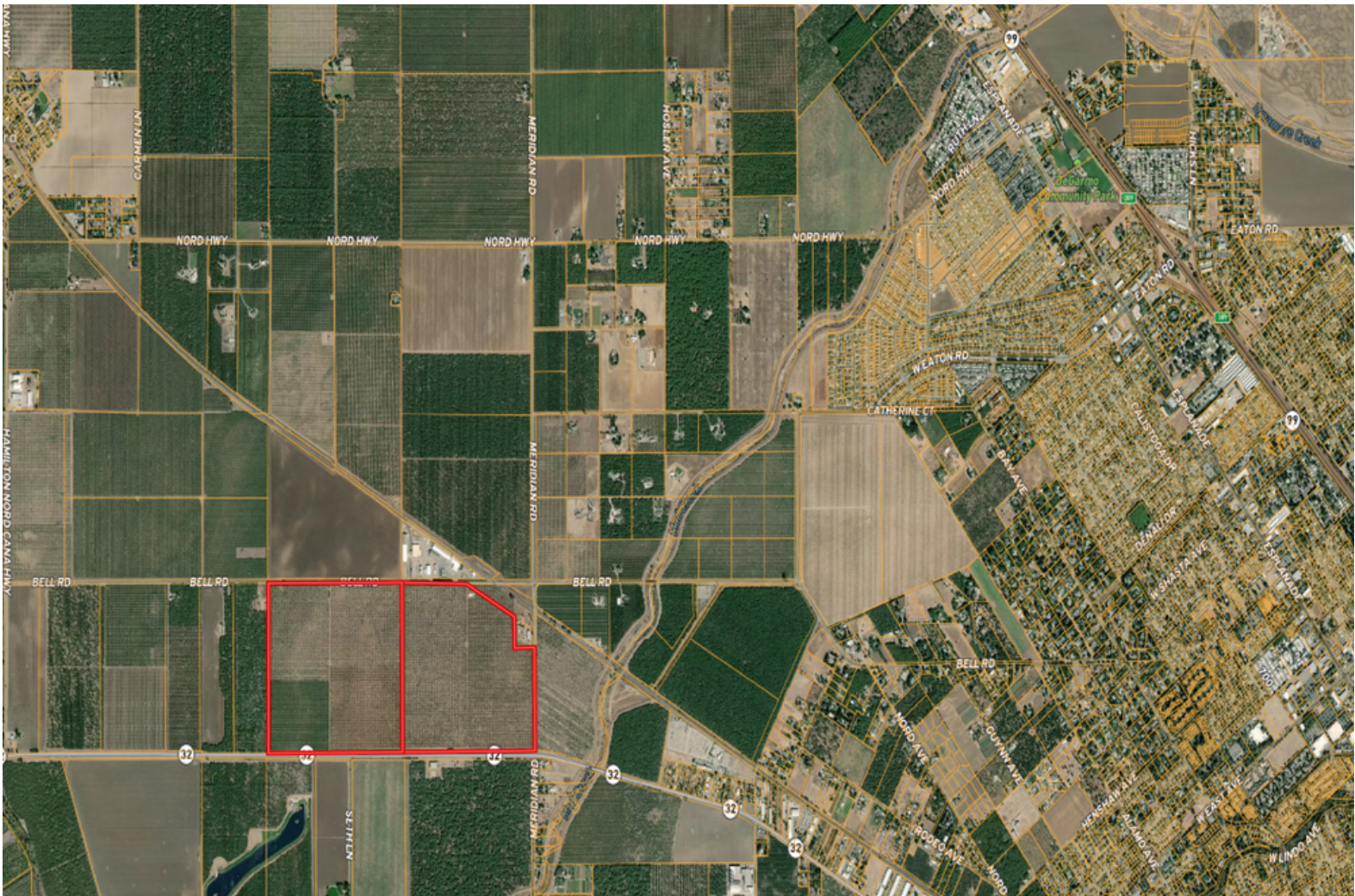
PRICE: \$7,000,000



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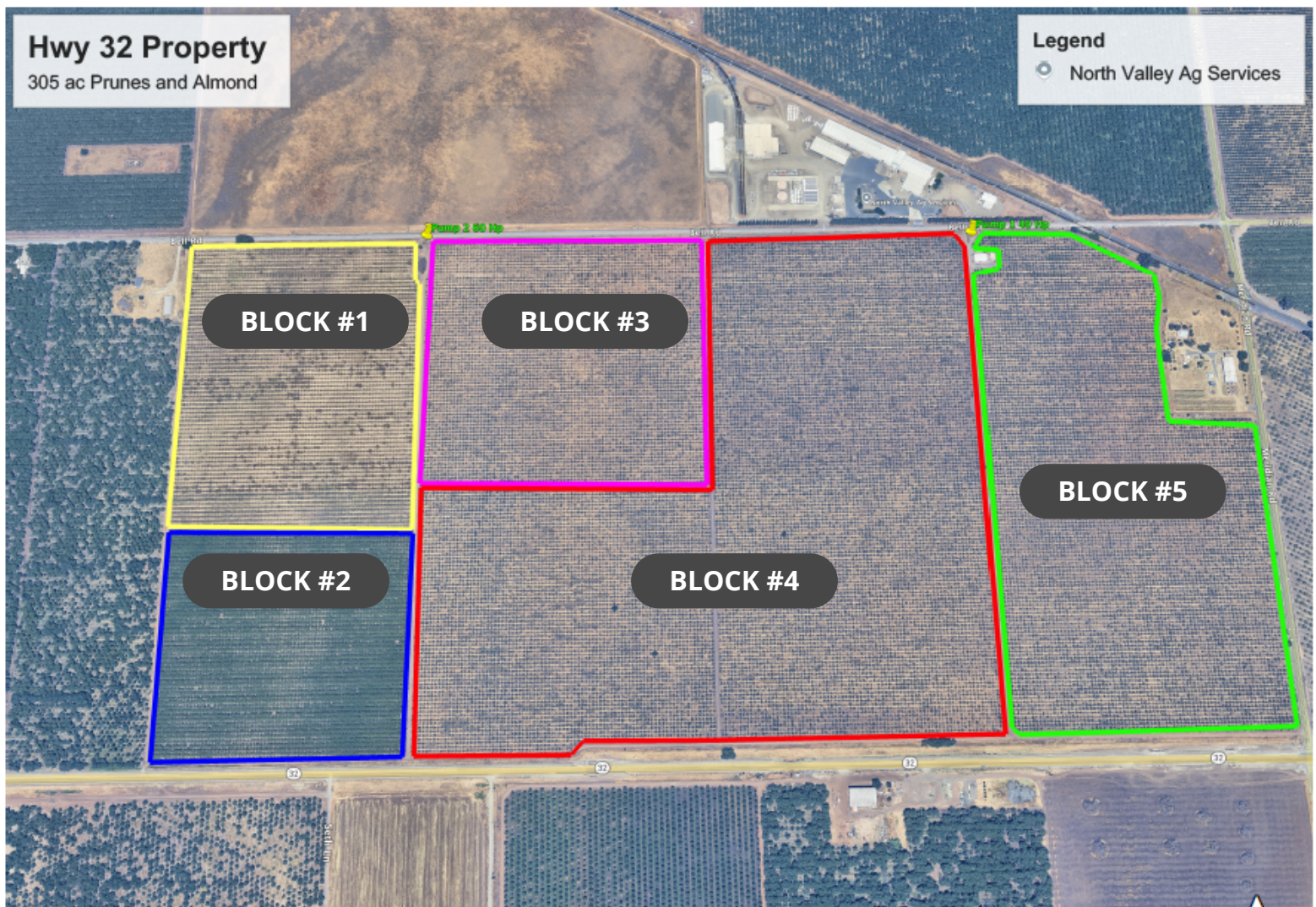
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Bosquejo clay, 0 to 1 percent slopes	181.5	58.3%
336	Galt clay, 0 to 1 percent slopes	130.1	41.7%
Totals for Area of Interest		311.6	100.0%

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