

STROMER REALTY COMPANY OF CALIFORNIA



204.93 ACRES (M/L)
Pistachio Orchard
20088 Old River Rd.
West Sacramento, Ca 95691
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

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DRE # 02062799



Chuck Kryski
530.304.7850(m)
kryski1@yahoo.com
DRE # 01718080

LOCATION: The property is located at 20088 Old River Rd. West Sacramento, CA 95691. It is only an nine-mile drive from Downtown Sacramento.

APNs: #042-330-004, 042-320-002, & 042-320-004

EGRESS/INGRESS: Easily accessible from Old River Road.

TREES: This property consists of approximately 200 acres of Kerman variety pistachios, which were planted in 2019. The orchard is laid out with 19x14 foot spacing and is grafted onto Platinum rootstock from Sierra Gold Nursery, known for its vigor and adaptability. The trees are irrigated via a dual-line drip system, providing efficient and consistent water delivery to support optimal growth and production.

WATER: The property is serviced by two agricultural wells, providing a reliable source of groundwater for irrigation. In addition to the wells, the property benefits from pre 1914 riparian water rights, allowing access to surface water directly from the Sacramento River.

SOILS: The riverbed soil on this property offers a highly productive Class II soil—ideal for cultivating high-yielding permanent crops. The health and vigor of the trees on this ranch are a testament to the quality of the ground. Please refer to the attached soil map for additional details.

IMPROVEMENTS: There are three vacant houses on a separate one acre parcel that have the potential to bring in about \$5,000 in monthly income.

COMMENTS: If you are looking for a ranch with perfect water, the ideal soil, and only 15 minutes from a major metropolitan area, look no further. A combination of assets this good makes farming easy! Ranches like this one do not come available often, don't miss a chance to make a monumental investment. Call Chuck or Logan to tour the property!

PRICE: \$8,197,200

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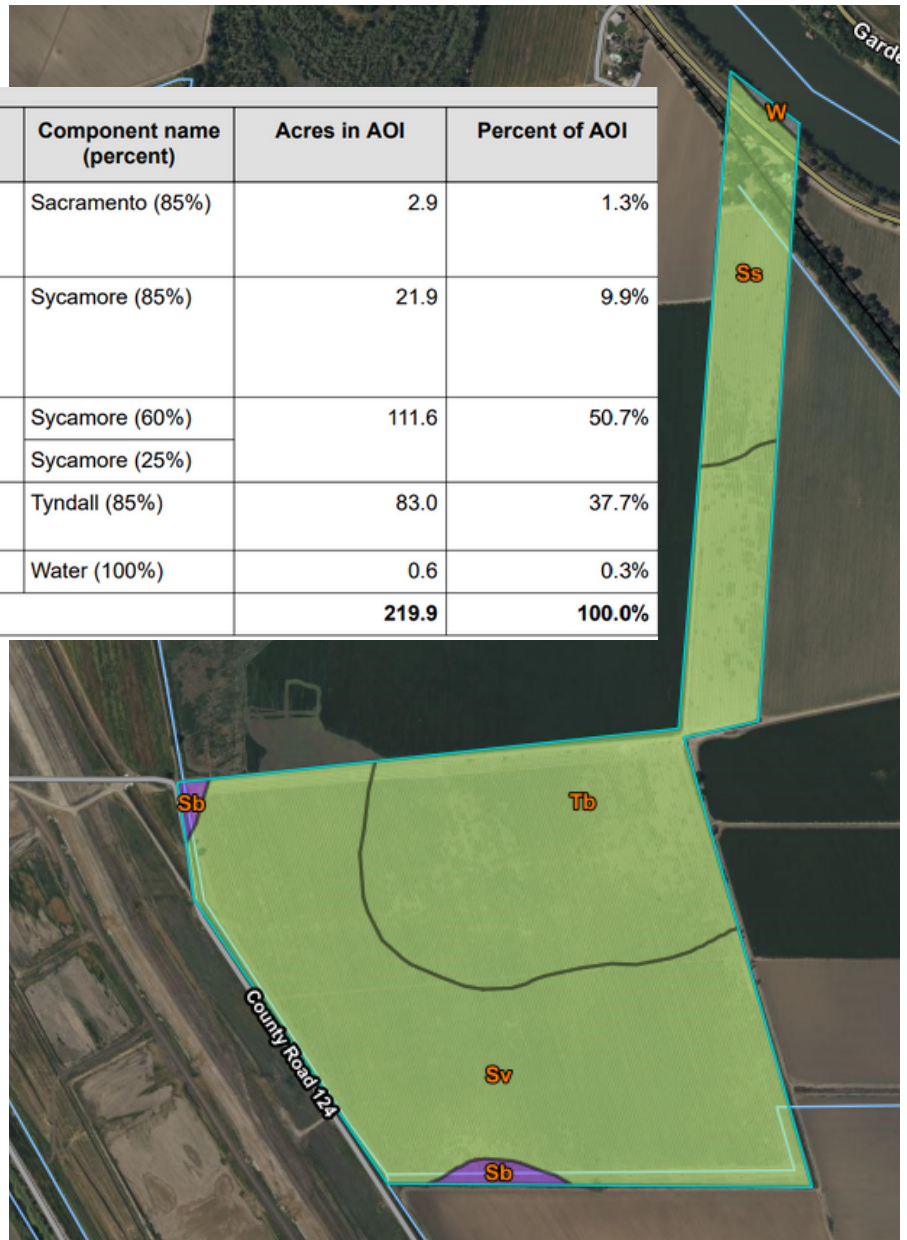
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Sb	Sacramento silty clay loam, drained	Grade 3 - Fair	Sacramento (85%)	2.9	1.3%
Ss	Sycamore silty clay loam, 0 to 1 percent slopes, MLRA 17	Grade 2 - Good	Sycamore (85%)	21.9	9.9%
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%)	111.6	50.7%
			Sycamore (25%)		
Tb	Tyndall very fine sandy loam	Grade 2 - Good	Tyndall (85%)	83.0	37.7%
W	Water	Not Rated	Water (100%)	0.6	0.3%
Totals for Area of Interest				219.9	100.0%



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