

# STROMER REALTY COMPANY OF CALIFORNIA



410 ACRES (M/L)  
Almond Orchard  
Glenn County, 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](http://www.stromerrealty.com)



***Stromer Realty Company of California***

***Buzz Gill | DRE # 01238633***

***530.682.8485 (m) | buzz@stromerrealty.com***

**LOCATION:** The subject property is located on the northeast corner of County Road P and Malton Switch Road. (see attached map)

**APN:** #044-070-010, 009, 008, 007

**EGRESS/INGRESS:** The subject property is easily accessible via three county roads, Road P, Malton Switch Road, and 6th Avenue

**Acreage & Age:** There are four legal parcels on this property. 105.08 acres, 159.46 acres, 94.88 acres, and 50 acres. the entire orchard was planted in 1993.

**Varieties & Tree spacing:** All four blocks are planted to 21x17 (122 trees/ac). Varieties are as follows:

Blocks 1 & 2

- 50% nonpareil
- 25% Aldrich
- 25% Butte/Padre
  - B/P planted in the same row

Blocks 3 & 4

- 50% nonpareil
- 25% Sonora
- 25% Butte/Padre
  - B/P planted in the same row

**WATER:** The subject property has three deep wells. Two with diesel motors and one with an electric motor, 75 hp pump. All wells are connected to the entire property.

**Soils:** See attached soils map.

**Production Records:** Production records will be provided to all qualified buyers.

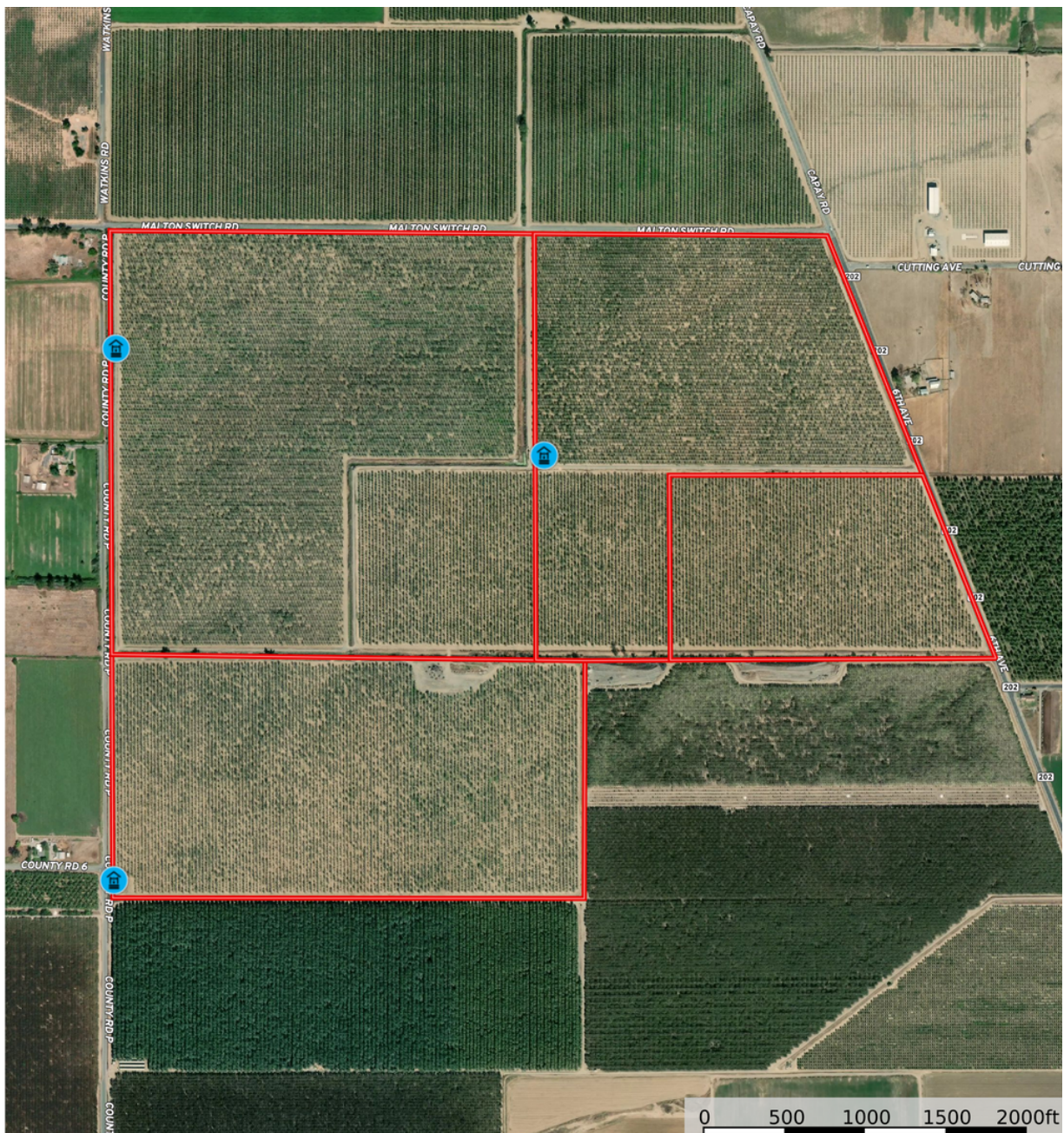
**PRICE: \$6,150,000**



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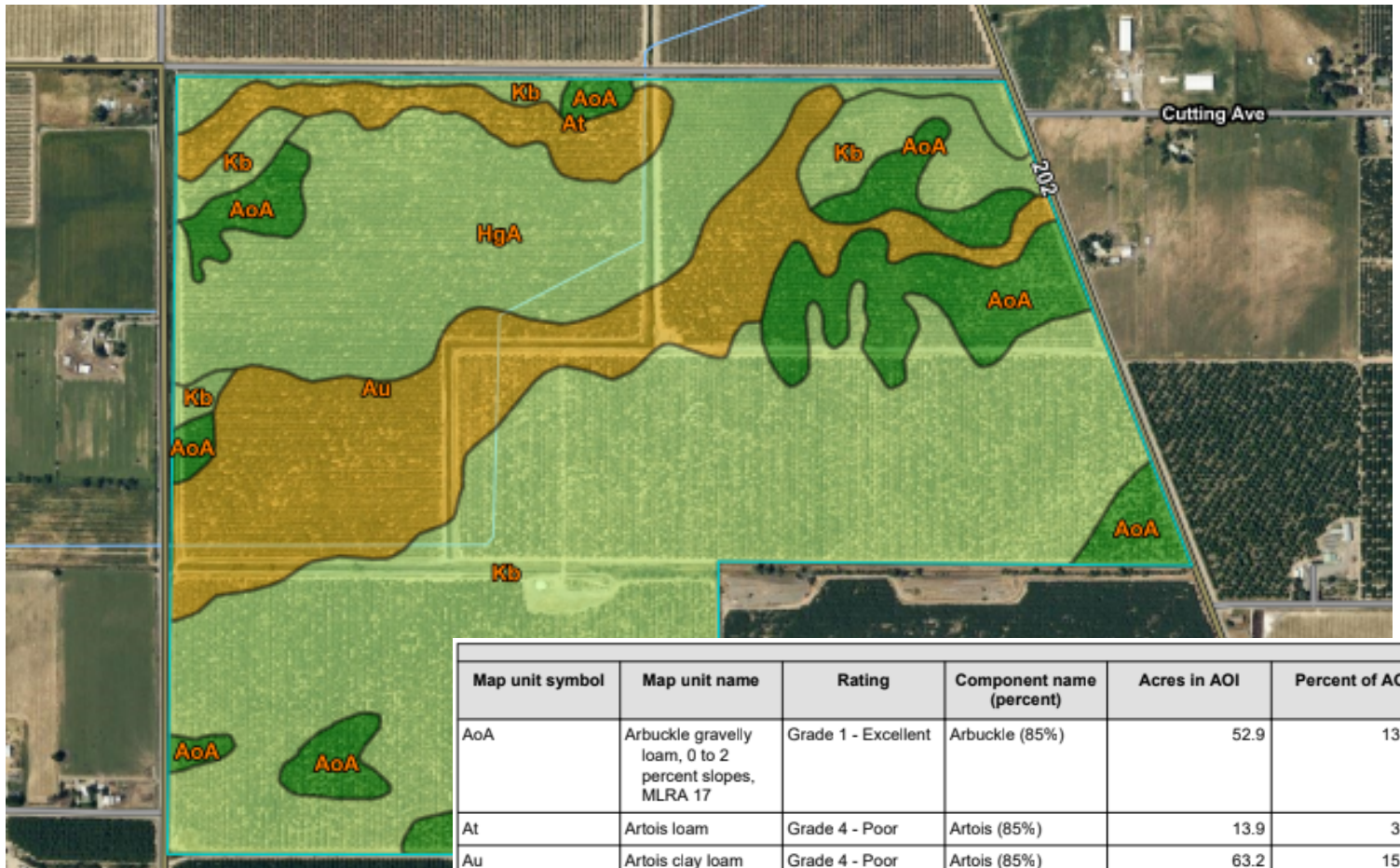
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| Map unit symbol                    | Map unit name                                          | Rating              | Component name (percent)             | Acres in AOI | Percent of AOI |
|------------------------------------|--------------------------------------------------------|---------------------|--------------------------------------|--------------|----------------|
| AoA                                | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17 | Grade 1 - Excellent | Arbuckle (85%)                       | 52.9         | 13.2%          |
| At                                 | Artois loam                                            | Grade 4 - Poor      | Artois (85%)                         | 13.9         | 3.5%           |
| Au                                 | Artois clay loam                                       | Grade 4 - Poor      | Artois (85%)                         | 63.2         | 15.7%          |
| HgA                                | Hillgate loam, 0 to 2 percent slopes, MLRA 17          | Grade 2 - Good      | Hillgate, loam (90%)                 | 72.1         | 18.0%          |
|                                    |                                                        |                     | Capay, clay loam (3%)                |              |                |
|                                    |                                                        |                     | Arand, very gravelly sandy loam (1%) |              |                |
| Kb                                 | Kimball loam, 0 to 2 percent slopes                    | Grade 2 - Good      | Kimball (85%)                        | 199.5        | 49.7%          |
| <b>Totals for Area of Interest</b> |                                                        |                     |                                      | <b>401.5</b> | <b>100.0%</b>  |

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