

# STROMER REALTY COMPANY OF CALIFORNIA



405 ACRES M/L  
Almond Orchard  
Yolo 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**

Subject property is located close to the town of Dunnigan off County Road 85, Yolo County, CA.

### **INGRESS/EGRESS**

The property is easily accessed via County Road 85 and County Road 11. (See attached map.)

### **ACREAGE & PARCELS**

The subject property consists of 405 assessed acres that consists of three (3) separate legal parcels.

### **AGE, VARIETIES, & SPACING**

120 acres of this orchard was planted in 2012 and 280 acres were planted in 2013. The entire orchard is planted 21'x16', which is 130 trees per acre. The varieties are 50% Nonpareil, 25% Carmel, and 25% Monterey.

### **ROOTSTOCK & NURSERY**

280 acres of the orchard is planted to Hybrid rootstock. The remainder of the orchard is planted to Krymsk and Lovell rootstock.

### **WATER**

There are three (3) deep wells with electric motors. Each well produces approximately 1000 gpm.

### **IRRIGATION**

The entire orchard is irrigated via single drip line that is set at one (1) gallon per hour. There are three (3) emitters for each tree.

### **SOILS**

According to the Natural Resources Conservation Service (NRCS) soils map, the property is comprised of the following soils: Rincon Silty Clay Loam, Sehorn-Balcom Complex, and Tehama Loam. These soils are suitable for an almond orchard. (See attached soils map.)

**PRICE \$6,000,000**

*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***

**405 ACRES M/L ALMOND ORCHARD**

An aerial photograph showing a large, rectangular area of land outlined in red. The area is filled with a dense, dark green grid, indicating an almond orchard. The surrounding landscape is dry and brown, with some roads and smaller patches of vegetation visible.

*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

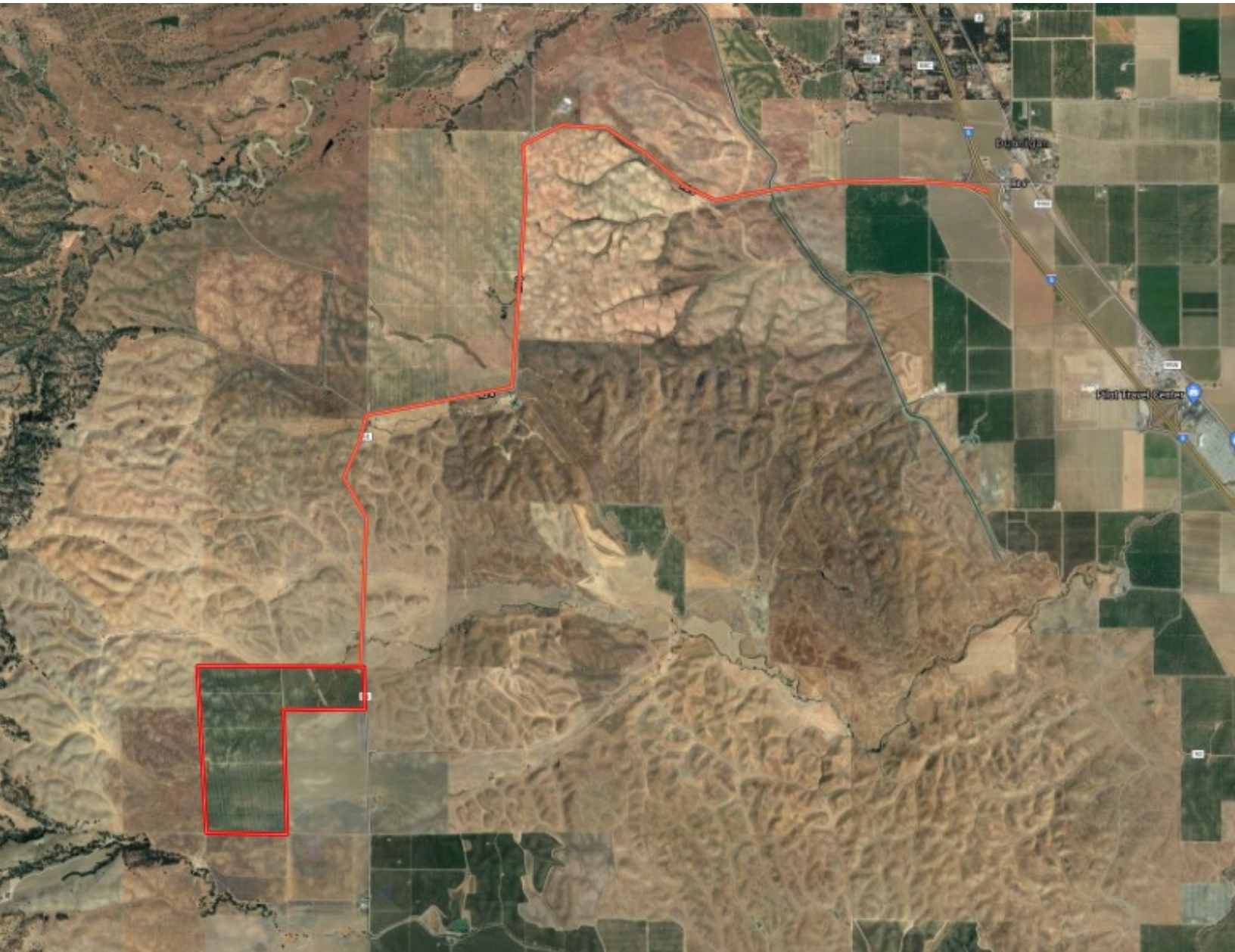
591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



***Stromer Realty Company of California***

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

***530.682.8485 (m) | [buzz@stromerrealty.com](mailto:buzz@stromerrealty.com)***



*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)

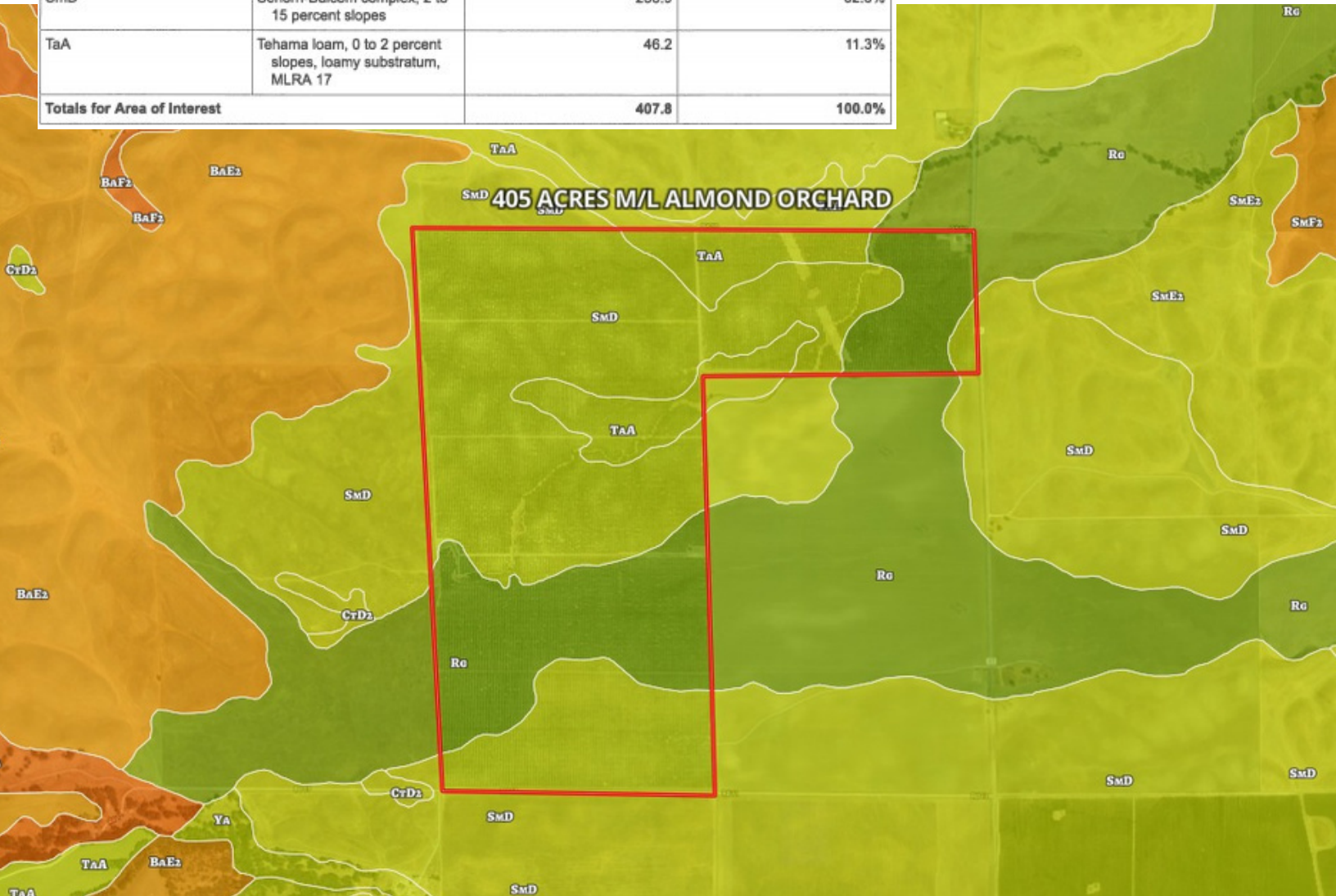


**Stromer Realty Company of California**

**Buzz Gill | DRE # 01238633**

**530.682.8485 (m) | [buzz@stromerrealty.com](mailto:buzz@stromerrealty.com)**

| Map Unit Symbol             | Map Unit Name                                                 | Acres in AOI | Percent of AOI |
|-----------------------------|---------------------------------------------------------------|--------------|----------------|
| Rg                          | Rincon silty clay loam                                        | 107.7        | 26.4%          |
| SmD                         | Sehorn-Balcom complex, 2 to 15 percent slopes                 | 253.9        | 62.3%          |
| TaA                         | Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17 | 46.2         | 11.3%          |
| Totals for Area of Interest |                                                               | 407.8        | 100.0%         |



*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)



*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)



*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)



*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)