

STROMER REALTY COMPANY OF CALIFORNIA



172.3 ACRES (M/L)
Almond & Prune Orchard
County Road S
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

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION:

The property is located on County Road S in Orland, California.

INGRESS/EGRESS:

The subject property is easily accessible via the Northwest corner of the property. See attached map for directions.

DESCRIPTION:

- **Block #1** – 26 ac almonds, 2010; Varieties: Nonpareil (50%), Carmel (16%), Butte (16%), Peerless (16%); 20x14 spacing on Krymsk Rootstock
- **Block #2** – 27 ac almonds, 2016; Varieties: Nonpareil (50%), Carmel (25%), Aldrich (25%); 20x14 spacing on Krymsk Rootstock
- **Block #3** – 27 ac almonds, 2016; Varieties: Nonpareil (50%), Carmel (25%), Aldrich (25%); 20x14 spacing on Krymsk Rootstock
- **Block #4** – 48 ac almonds, 2017; Varieties: Nonpareil (50%), Aldrich (25%), Carmel (25%); 20x14 spacing on Krymsk Rootstock
- **Block #5** – 38 ac prunes; 8-yr interplants w/ some 25-yr trees; 20x20 spacing

WATER & IRRIGATION:

The property is equipped with two deep agricultural wells. The first, located on the northwest side, is 400 feet deep and powered by a 100-horsepower diesel motor, producing approximately 1,400 gallons per minute. The second, positioned near the center of the property, is 450 feet deep with a 75-horsepower diesel motor, delivering about 1,200 gallons per minute. The orchard is irrigated using a micro-jet sprinkler system.

SOILS:

See attached soils map for more details.

PRODUCTION RECORDS:

Almonds:

2022 : 93,019 lbs (freeze year)
2023 : 179,263 lbs
2024 : 349,995 lbs

Prunes:

2022: 1.4 tons per acre
2023 : 1.7 tons per acre
2024 : 0.4 tons per acre

COMMENTS:

This is a young orchard with the best years to come.

PRICE: \$3,182,000

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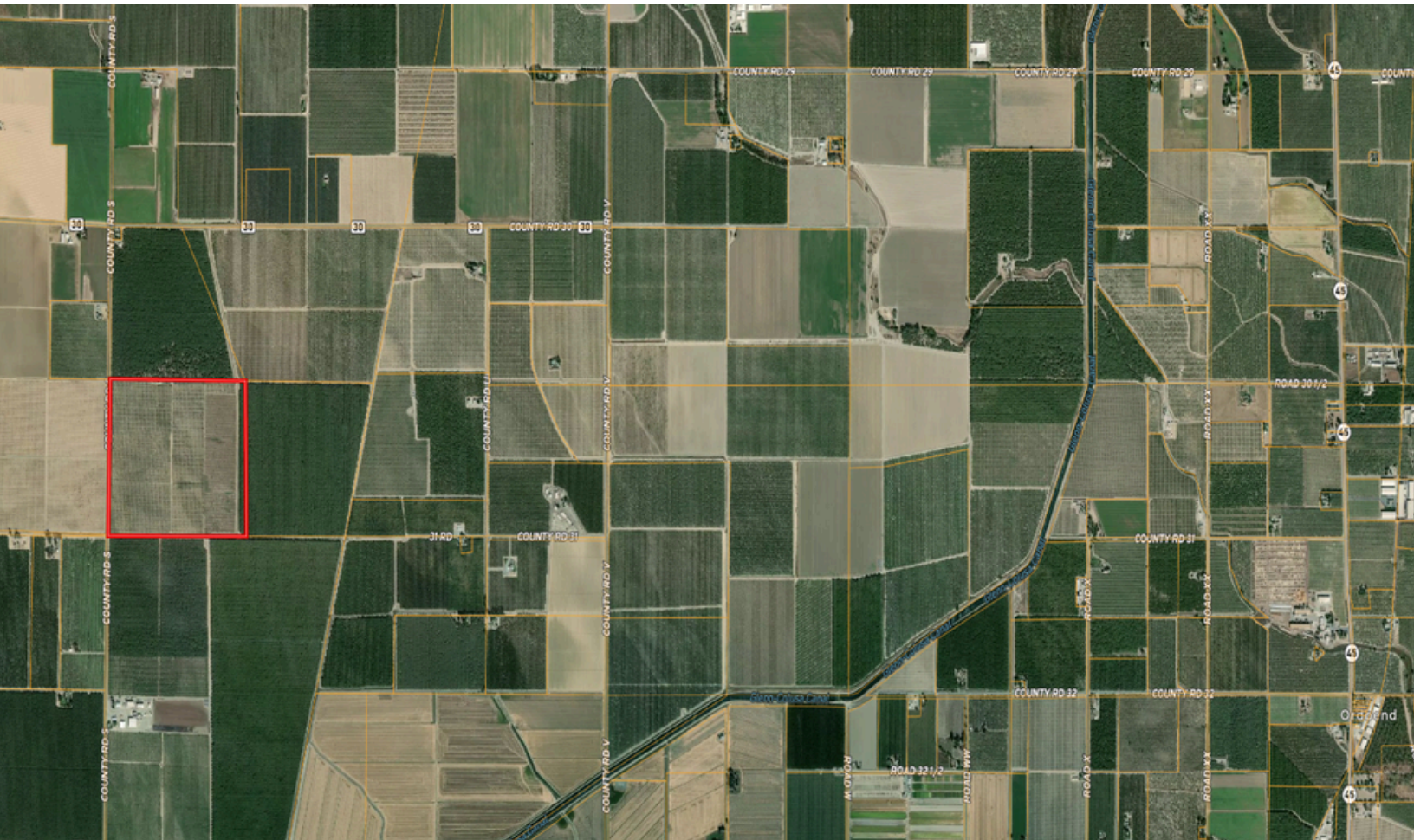
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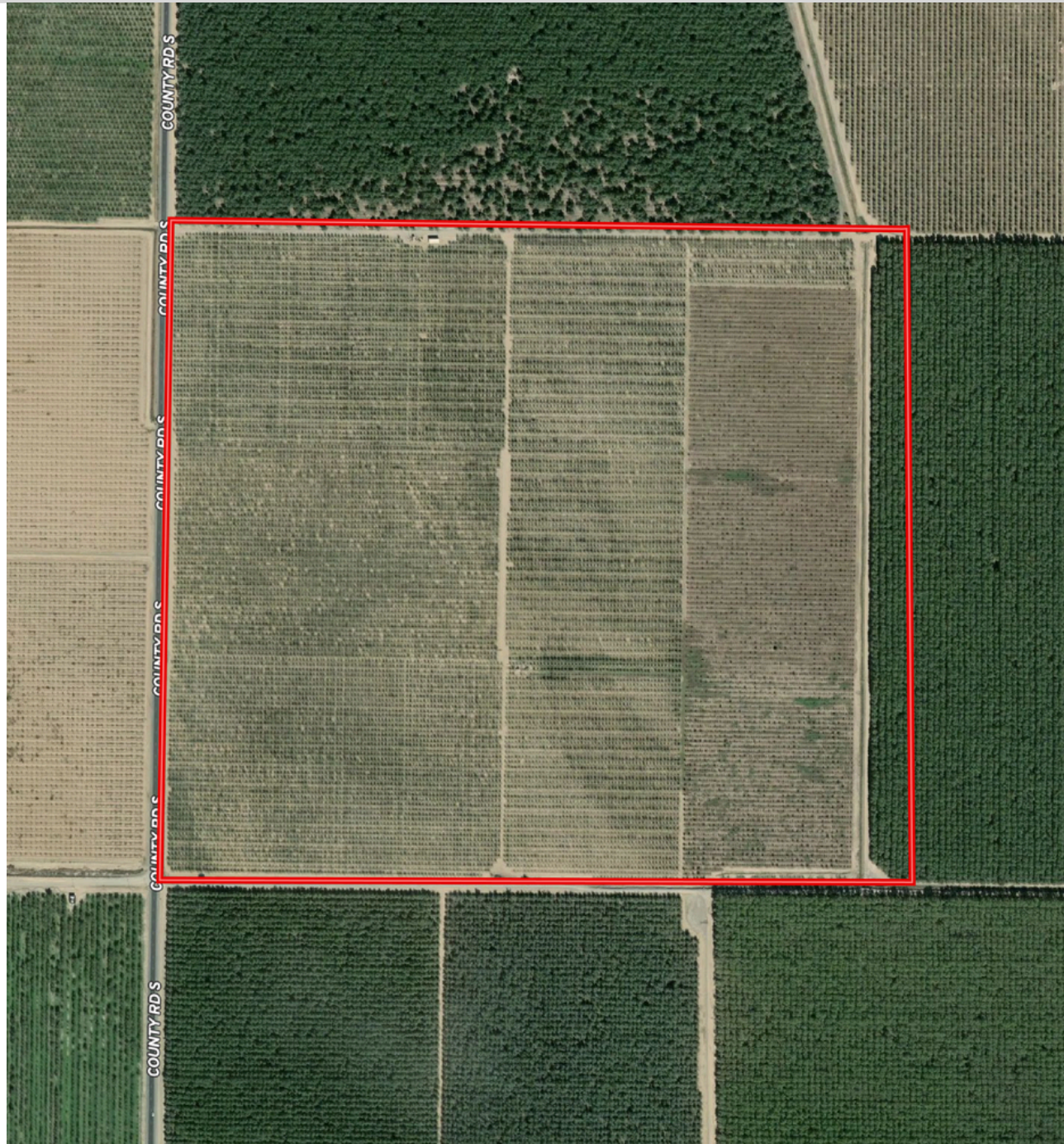
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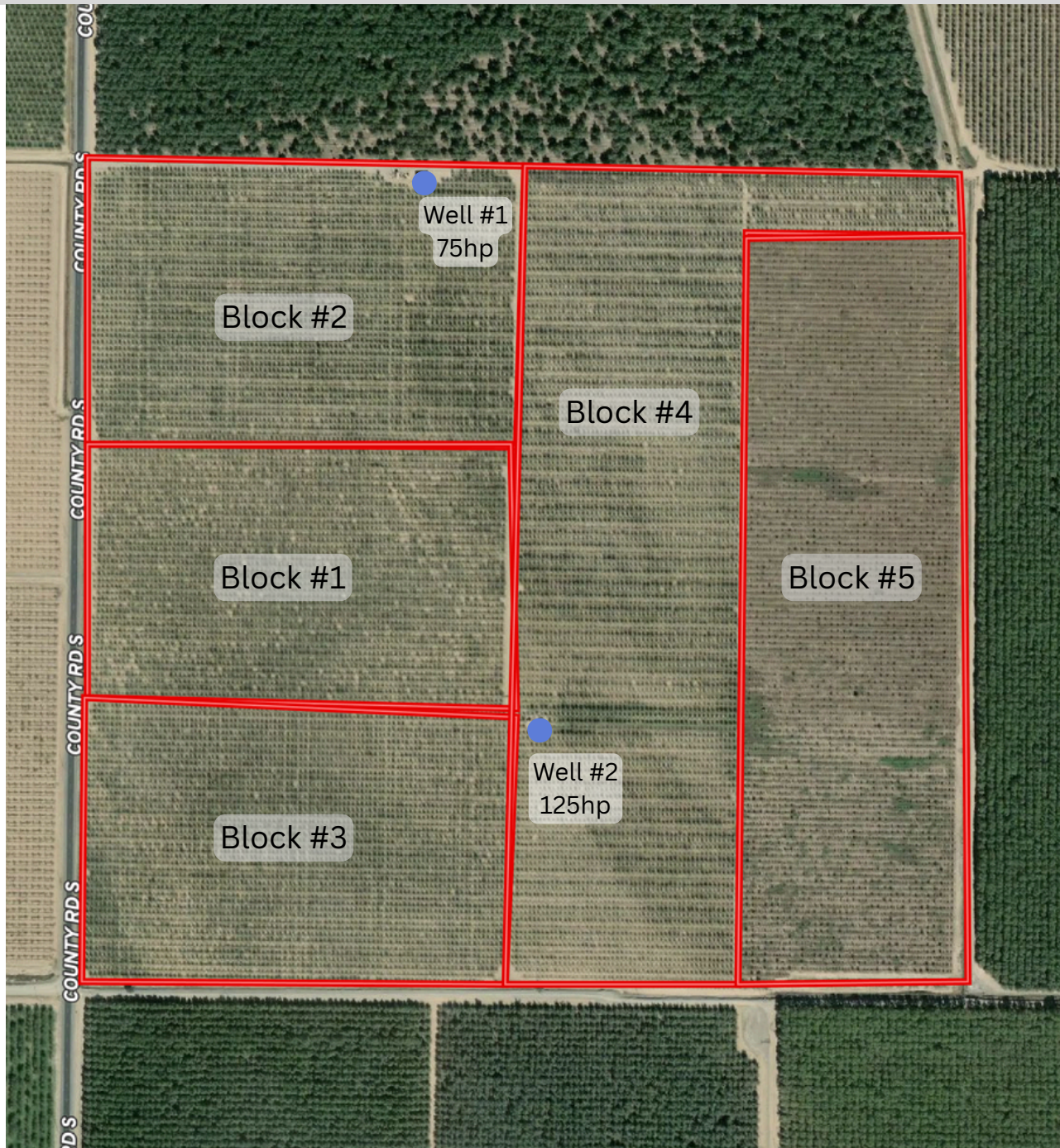
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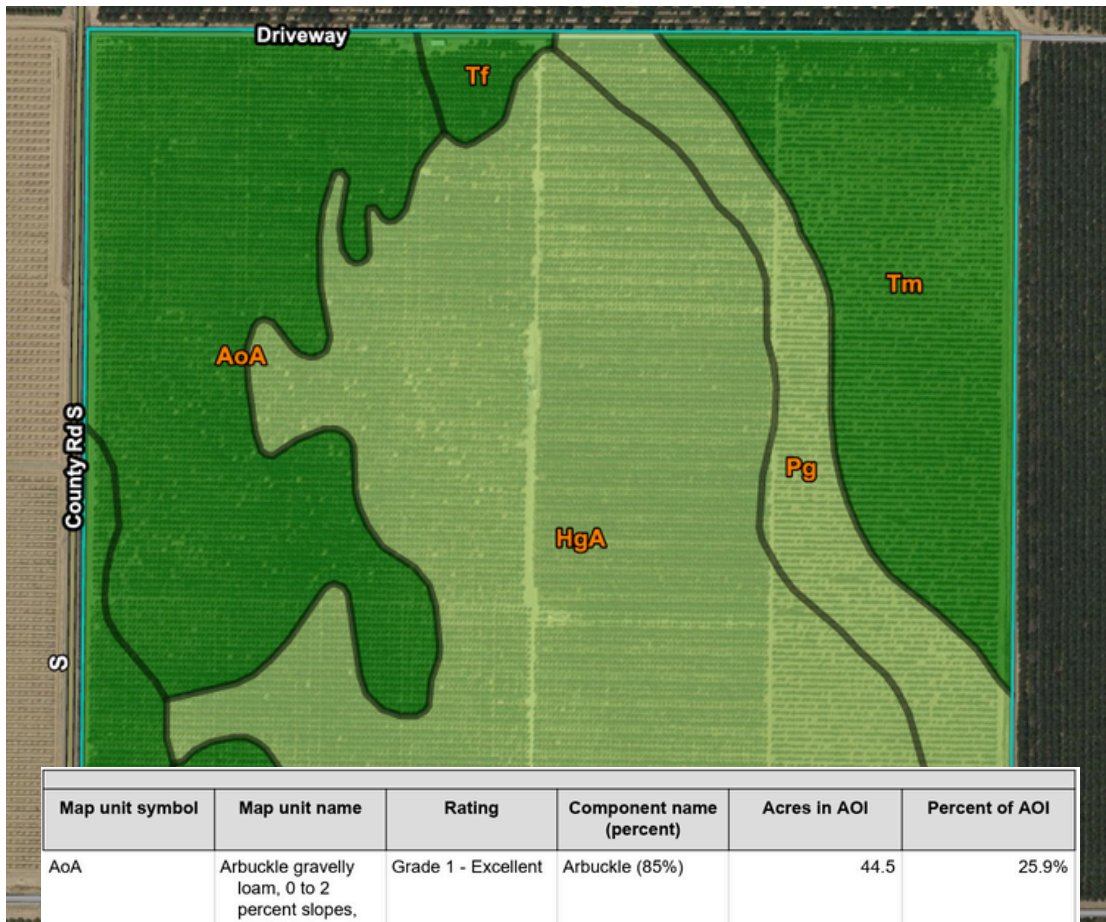
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	44.5	25.9%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	77.3	44.9%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
Pg	Plaza silty clay loam	Grade 2 - Good	Plaza (85%)	15.2	8.8%
Tf	Tehama fine sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Tehama (85%)	2.1	1.2%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	32.9	19.1%
Totals for Area of Interest				172.0	100.0%

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