

STROMER REALTY COMPANY OF CALIFORNIA



132.72 ACRES
Walnut Orchard
Lone Tree Road
Palermo, Ca 95968
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

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com



LOCATION: The property is located on Lone Tree Road in Palermo, California. Only 24 minutes north of Marysville.

APN: 25-160-095, 096, & 097 (44.24 Acre Parcels)

DESCRIPTION: The ranch features 132.72 acres of chandler walnuts on paradox rootstock. The trees were sourced from the Alex M Suchan Nursery and planted in 2018.

WATER: The property has two electric agricultural wells, both drilled in 2015, that can irrigate together as a single set. One well provides 1,100 gallons per minute (gpm), while the other delivers 1,900 gpm. Both wells have a 16 inch casing and a static water level around 60 feet.

SOIL: The orchard consists entirely of Eastbiggs Loam soil. (See the attached soil map for more information)

COMMENTS: This is an incredibly uniform orchard just entering its prime years. No expenses were spared in the development of this orchard and its water sources. The next owner can expect this orchard to be one of the states top producers!

PRICE: \$2,654,400

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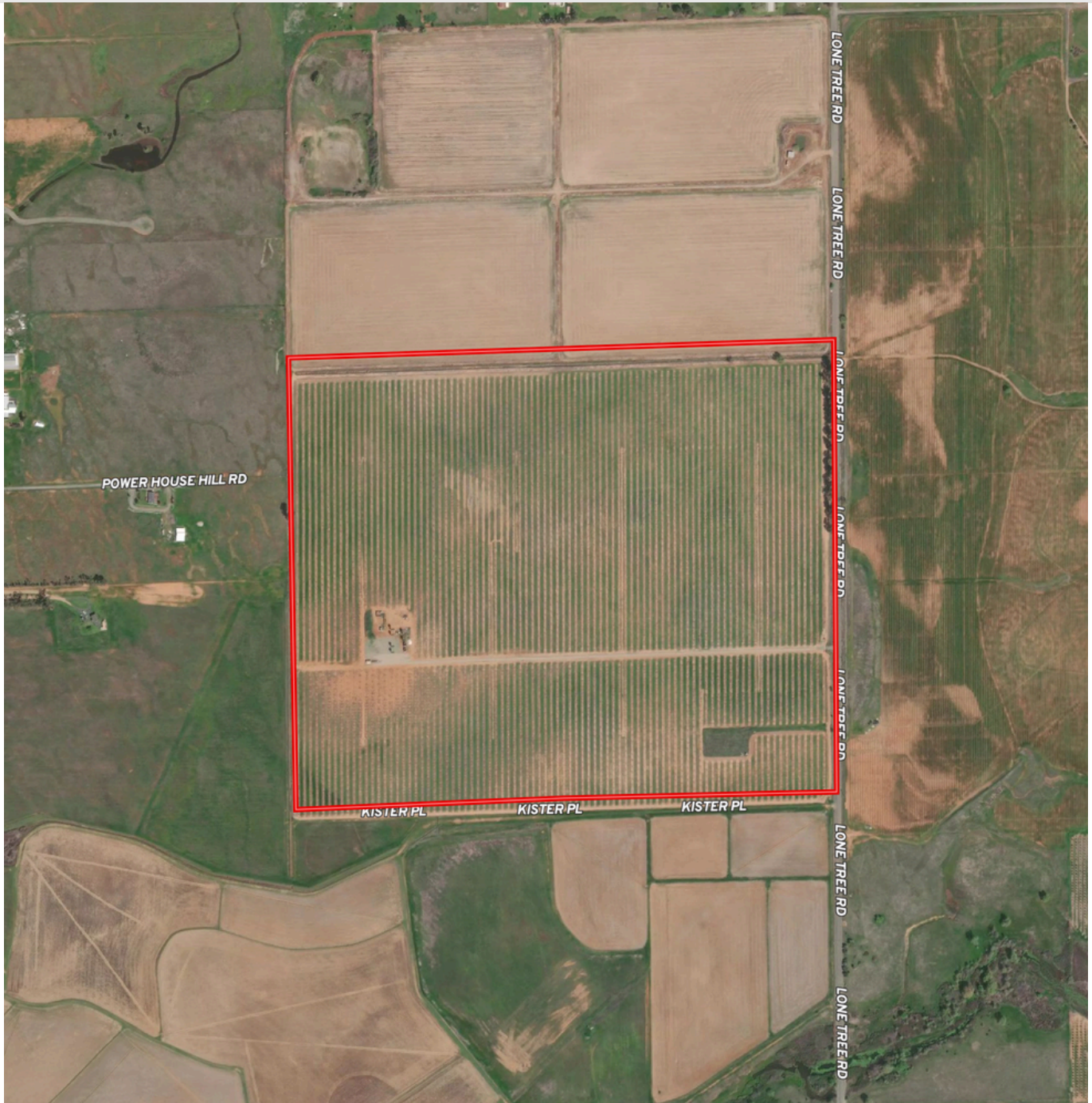
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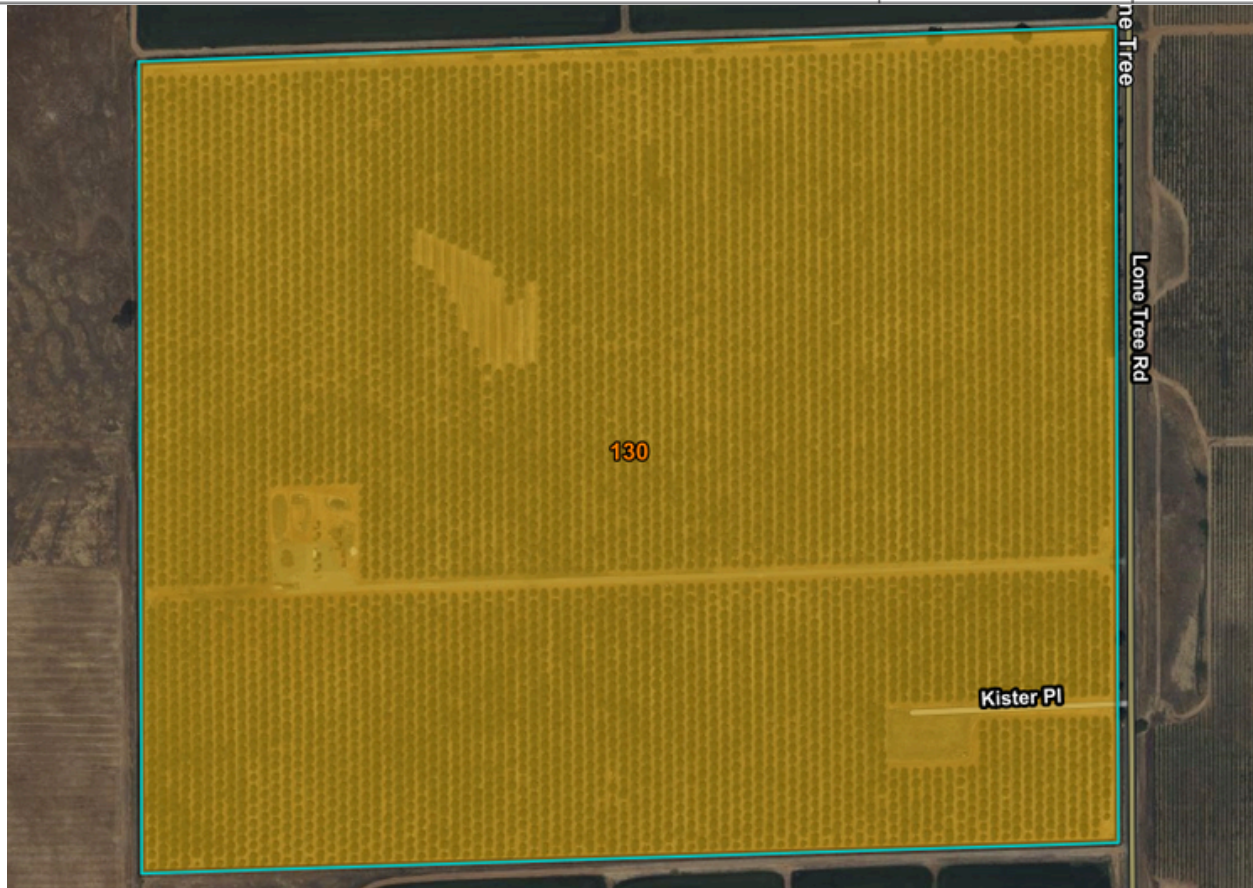


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
130	Eastbiggs loam, 0 to 2 percent slopes	Grade 4 - Poor	Eastbiggs, loam (80%)	130.1	100.0%
Totals for Area of Interest				130.1	100.0%



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