

STROMER REALTY COMPANY OF CALIFORNIA



420 ACRES M/L
ALMOND ORCHARD
YOLO COUNTY, CA
Lic. 01050665

Stromer Realty Company of California
Buzz Gill | DRE # 01238633
530.682.8485 (m) | 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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION

Subject property is located on County Property 12, west of Highway 505, Dunnigan, CA (see attached map).

APN & ACRES

APN 054-070-027 (104.6 acres), 054-070-030 (198.47 acres), 054-100-022 (36.72 acres), and 054-100-022 (80.12 acres)

SOILS

Soils are primarily grade one and four (see attached soils map).

ACREAGE

Approximately 185 acres were planted in 2006, varieties are as follows:

- 50% Nonpareil
- 25% Carmel
- 12.5% Monterey
- 12.5% Aldrich

130 acres were planted in 2014 and varieties are as follows:

- 50% Nonpareil
- 25% Monterey
- 12.5% Wood Colony
- 12.5% Carmel

105 acres were planted in 2015. The entire variety is Independence. All acreage is spaced 20'x15'.

WATER

Two wells were drilled by Eaton Well Drilling Company and are approximately 520 feet deep with total output of approximately 1,950 gallons per minute (one of the wells is not in use at this time). The third well was drilled by Nor Cal Pump and is approximately 1,000 feet in depth and produces around 1,200 gallons per minute.

IRRIGATION SYSTEMS

The 2006 planting is irrigated via a single-line drop system and the remaining property is irrigated via a double-line drip system.

SALE PRICE

\$12,600,000 plus cultural costs

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

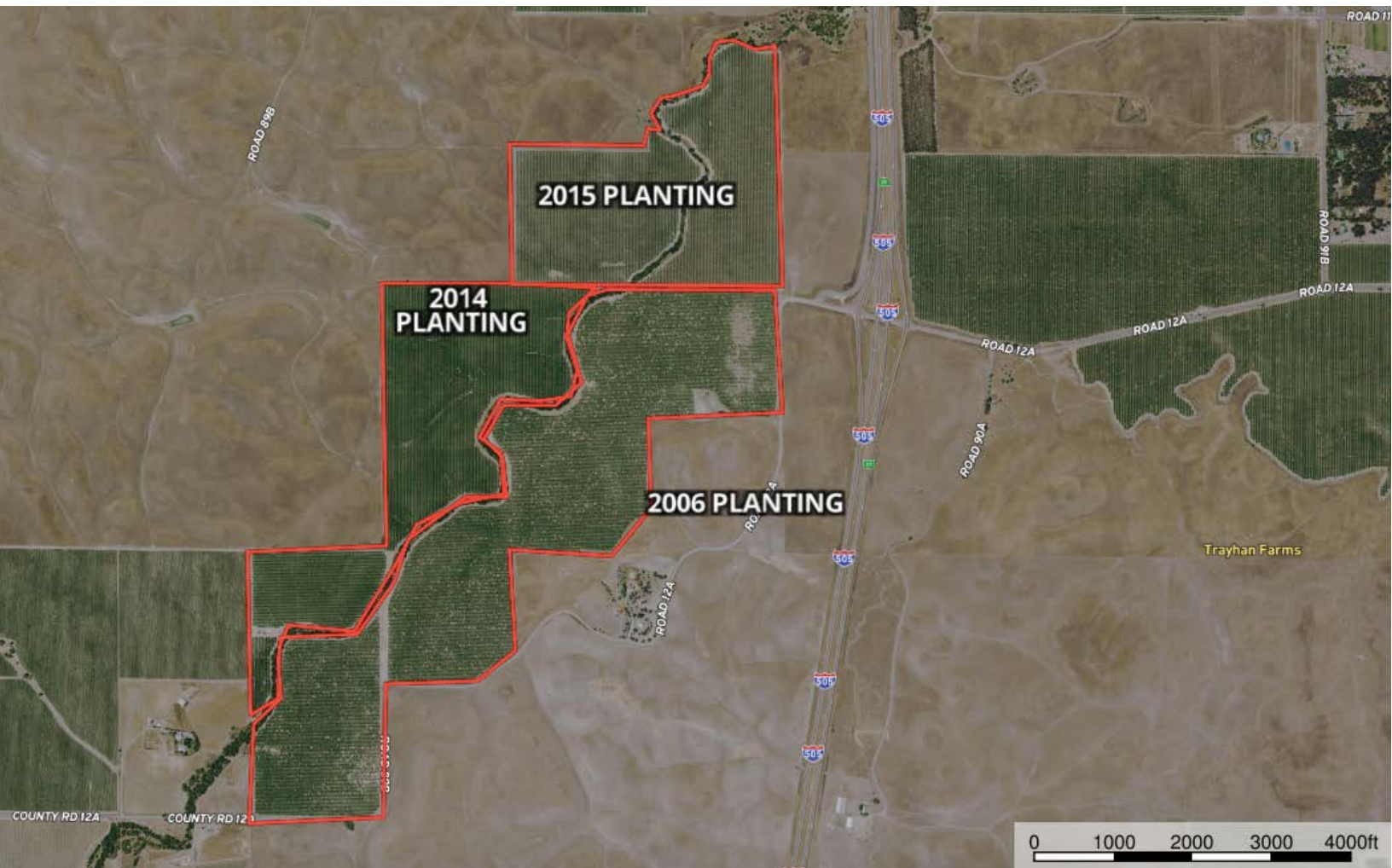
591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com



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

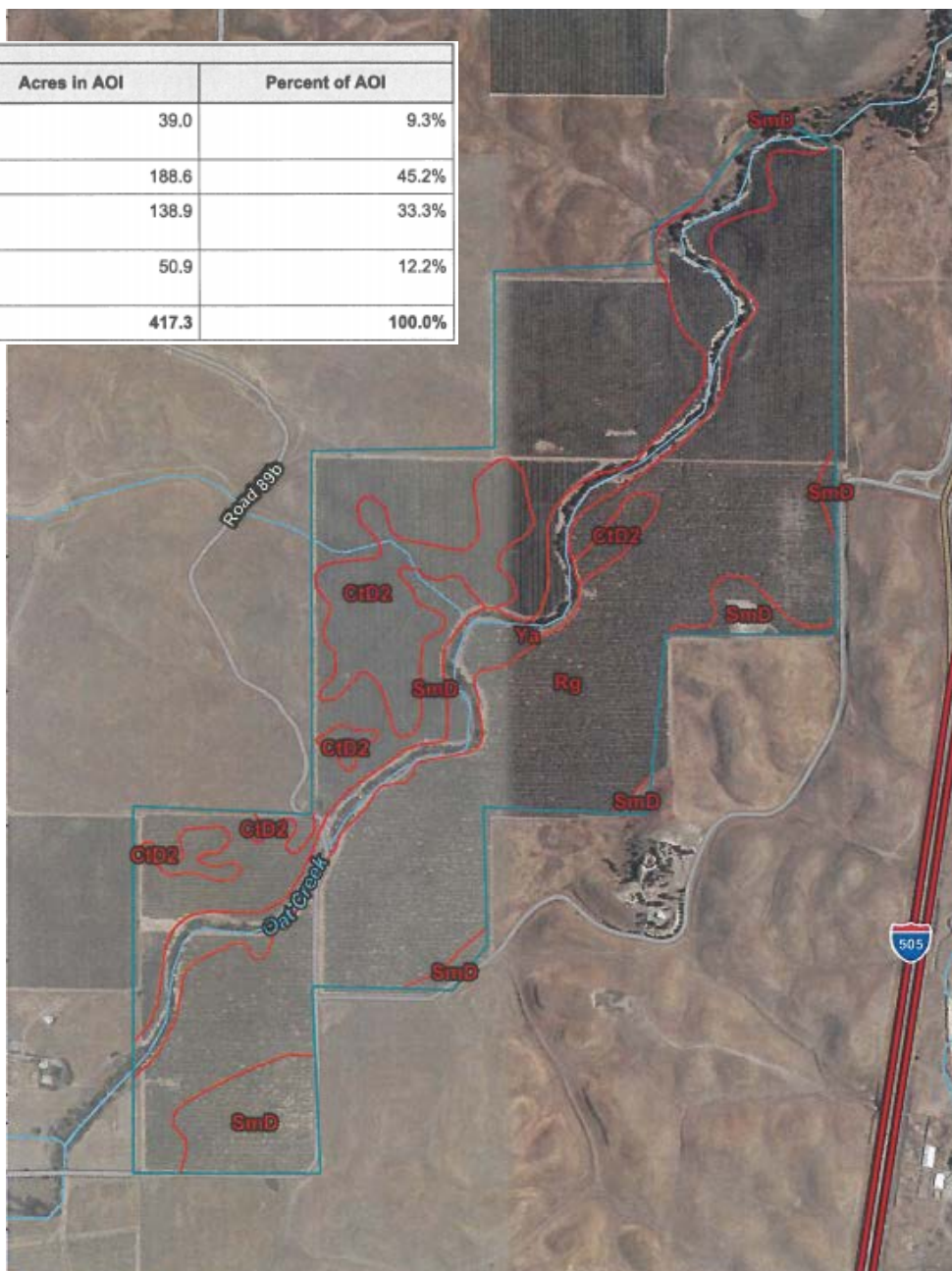


Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CID2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	39.0	9.3%
Rg	Rincon silty clay loam	188.6	45.2%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	138.9	33.3%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	50.9	12.2%
Totals for Area of Interest		417.3	100.0%



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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | 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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | 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



Stromer Realty Company of California
Buzz Gill | DRE # 01238633
530.682.8485 (m) | 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