

STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!

103.24 ACRES (M/L)
Walnut Orchard
Colusa 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



Stromer Realty Company of California

Chuck Kryski | DRE # 01718080

530.304.7850 (m) | kryski@yahoo.com

LOCATION: The ranch is located on the Sacramento River just 10 minutes away from downtown Colusa.

APN: #015-130-101

EGRESS/INGRESS: Easily accessible from Butte Slough Road.

TREES:

- Chandler Walnuts
- Planted in the Spring of 2021
- Paradox Rootstock
- Solid Set Irrigation System
 - Irrigates in Two Sets

WATER: Has an Ag well producing 1200 - 1500 GPM with a steel spin clean filtration system. Additionally, there is a Riparian Water Right to the Sacramento River.

SOILS: This ranch consists entirely of class one and two soil. These types and textures are ideal for growing high-yielding crops. See attached soil map for reference.

COMMENTS: Finding a 100-acre farm with class one soils and the best water money can buy is near impossible. The dual-source water on this ranch gives it the longevity that most ranches dream of having.

PRICE: \$2,781,000



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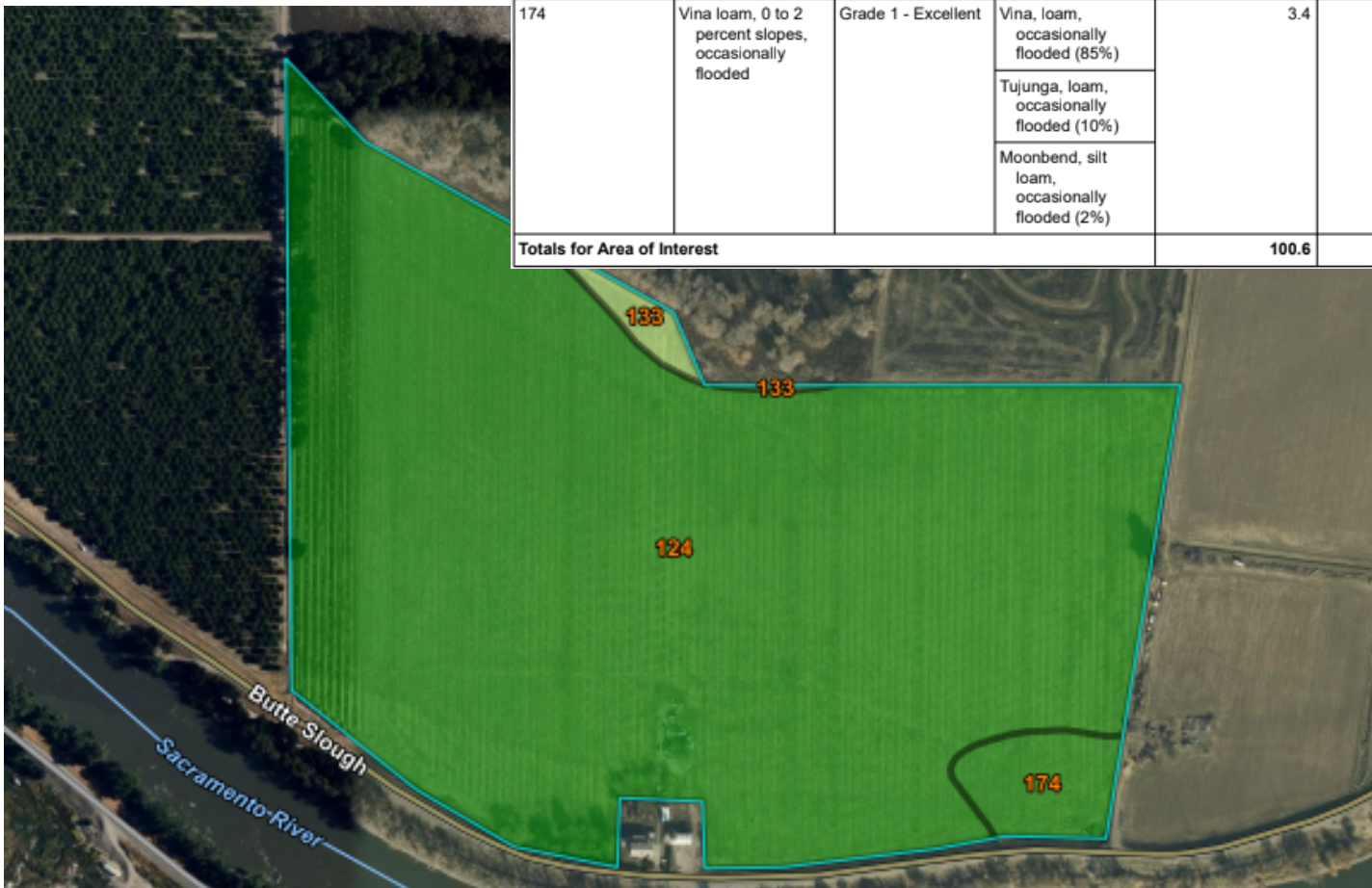
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Moonbend, silt loam, occasionally flooded (80%)	96.0	95.3%
133	Corbiere silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Corbiere, silt loam, occasionally flooded (85%)	1.3	1.3%
			Moonbend, silt loam, occasionally flooded (8%)		
174	Vina loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Vina, loam, occasionally flooded (85%)	3.4	3.3%
			Tujunga, loam, occasionally flooded (10%)		
			Moonbend, silt loam, occasionally flooded (2%)		
Totals for Area of Interest				100.6	100.0%



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