

STROMER REALTY COMPANY OF CALIFORNIA



200 ACRES
Walnut Orchard
County Road 18
Woodland, CA 95695
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: This property is located off County Road 18 in Woodland, California.

DIRECTIONS: From Interstate 5 take exit 541 for Highway 16 (Road 98) from the offramp and go NE onto County Road 18. The property is 0.2 miles on the left side of the road.

APN'S: 027-180-005 & 027-180-006.

DESCRIPTION: This ranch features 200 acres of Chandlers planted on black rootstock. 100 acres were planted in 2008 and the remaining 100 acres were planted in 2010.

SOILS: This ranch is primarily class one soils. (Please see the attached soil map for more information)

IRRIGATION: The orchard is irrigated via micro-sprinklers.

WATER: The ranch has a great well that is producing approximately 1800 GPMs under pressure.

TAXES: This property is enrolled in the Williamson Act, keeping your taxes fixed at a lower cost.

COMMENTS: This farm has been maintained to excellent standards. The farming practices have been nothing less than perfect and results show in the above-average yields. Being five minutes from downtown Woodland puts this ranch in the ideal location!

PRICE: \$5,825,000



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	59.1	31.6%
Ra	Reiff very fine sandy loam	1	51.7	27.6%
Rh	Riverwash		4.0	2.1%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	72.3	38.6%
Totals for Area of Interest			187.1	100.0%



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