

STROMER REALTY COMPANY OF CALIFORNIA



645 ACRES

Almond & Walnut Orchard

23210 Christian Road

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 subject property is located at 23210 Christian Road in Orland, California 95963.

APN: #089-300-018, 019, 020, 021, 022, 023, 024, and 025

INGRESS/EGRESS: The property is easily accessible via Christian Road and Inghram Road. See attached map.

WALNUT ORCHARD:

414 Total Acres:

- 139 acres of 16-year-old Howards
- 45 acres of 11-year-old Chandlers
- 132 acres of 12-year-old Chandlers
- 98 acres of 15-year-old Chandlers

ALMOND ORCHARD:

184 Total Acres:

- 49 Acres of 14-year-old Nonpareils, Winters, & Monterey
- 85 Acres of 15-year-old Nonpareils, Price, & Fritz
- 50 Acres of 14-year-old Nonpareils, Monterey, & Fritz

WATER: The farm has six wells, producing an abundance of water.

SOILS: See attached soil map for more information.

IMPROVEMENTS: A massive 35,000 sq . ft. solar array that significantly decreases operating costs and a residence for a manager.

PRICE: \$16,125,000 (\$25,000 Per Acre)

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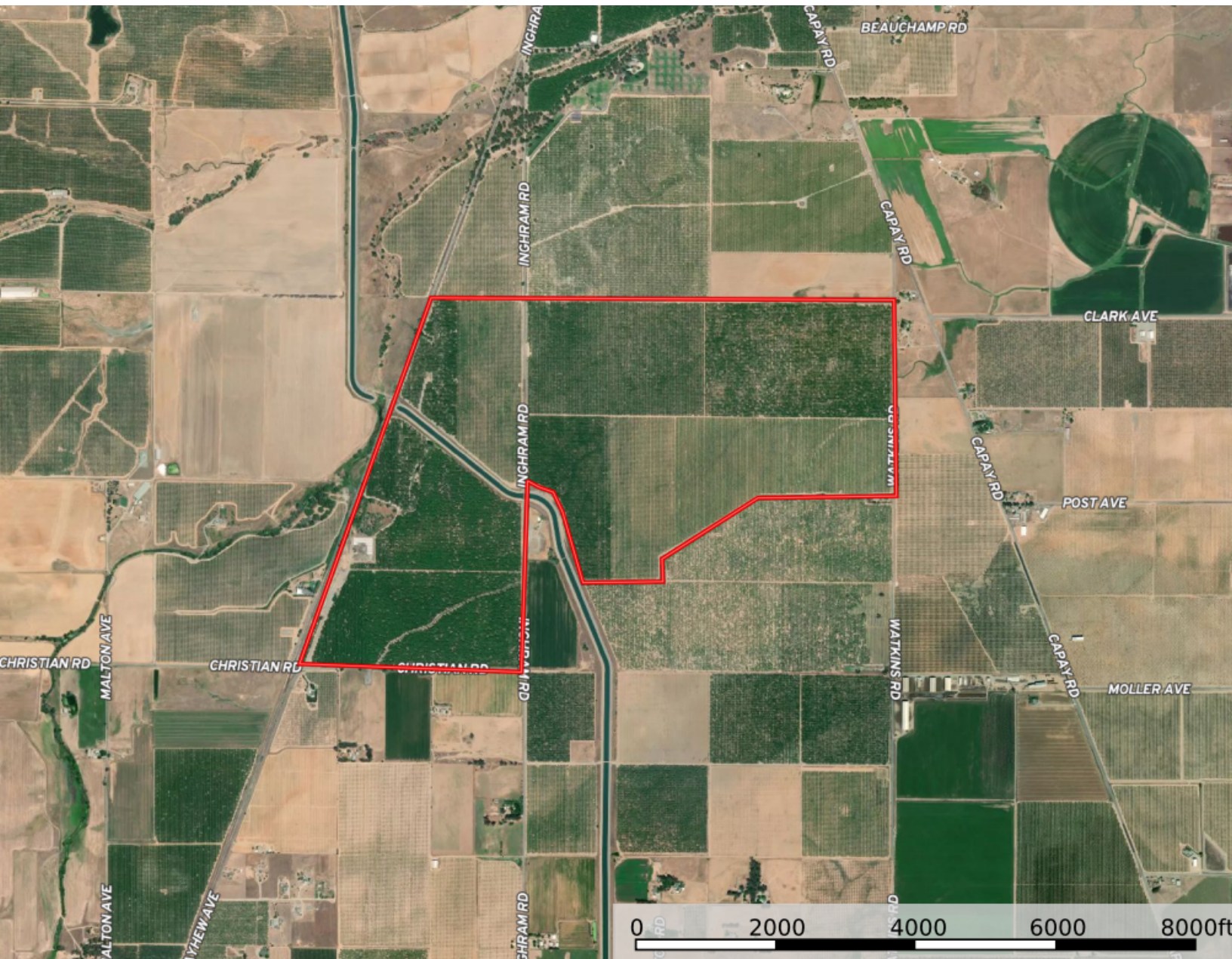
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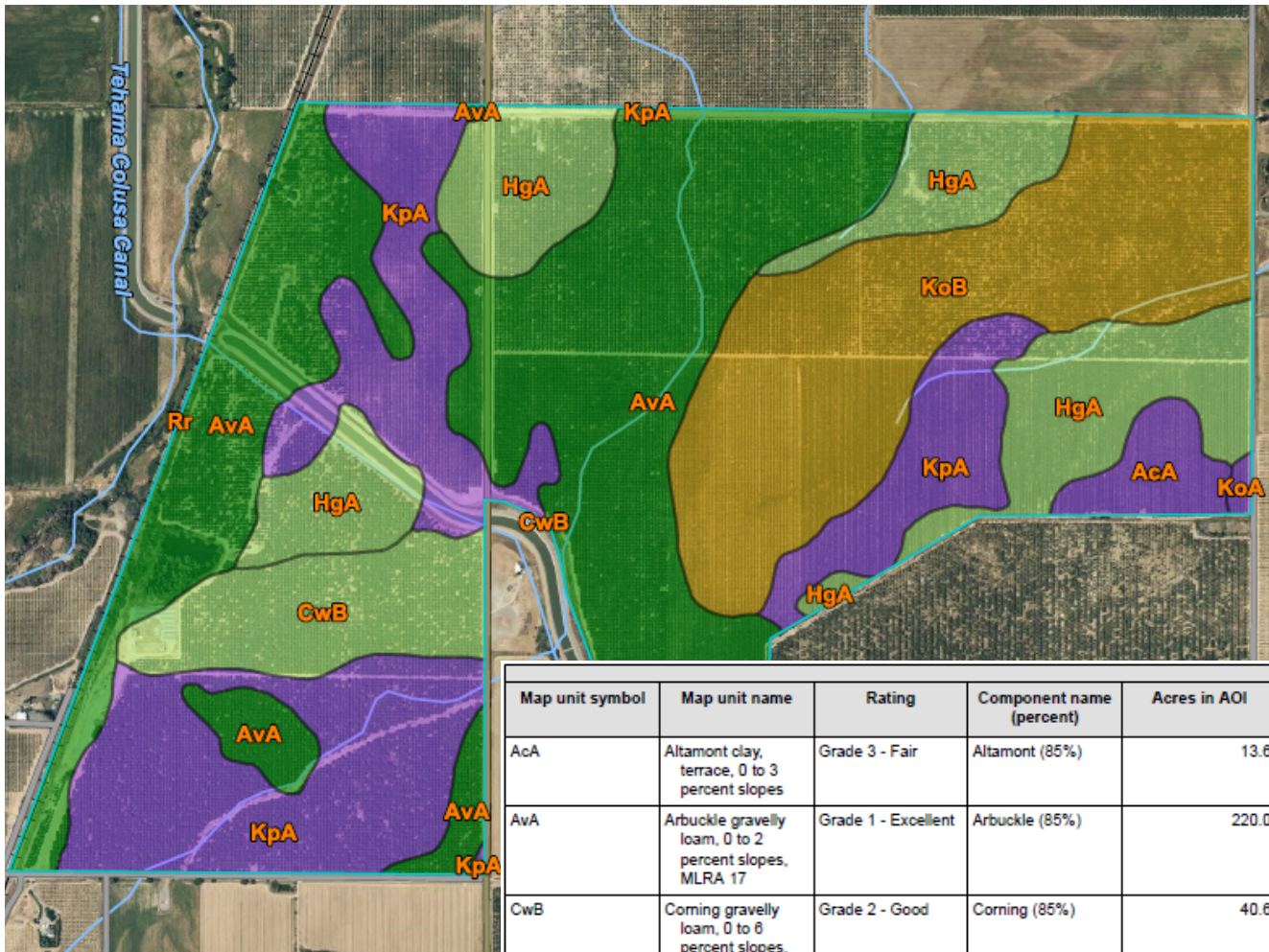
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AcA	Altamont clay, terrace, 0 to 3 percent slopes	Grade 3 - Fair	Altamont (85%)	13.6	2.0%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	220.0	33.0%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	Grade 2 - Good	Corning (85%)	40.6	6.1%
HgA	Hillgate loam, 0 to 3 percent slopes	Grade 2 - Good	Hillgate (85%)	108.9	16.0%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	1.4	0.2%
KoB	Kimball gravelly loam, 3 to 8 percent slopes	Grade 4 - Poor	Kimball (85%)	129.1	19.4%
KpA	Kimball loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	155.0	23.3%
Rr	Riverwash	Not rated	Riverwash (100%)	0.1	0.0%
Totals for Area of Interest				666.6	100.0%

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