

STROMER REALTY COMPANY OF CALIFORNIA



PRICE REDUCTION!

135 ACRES

Almond Orchard

32946 S. River Rd.

Clarksburg, CA 95612

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



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Chuck Kryski | DRE # 01718080

530.304.7850 (m) | kryski@yahoo.com

LOCATION: This property is located at 32946 S River Rd. Clarksburg, CA. 95612 and only 15 minutes South of downtown Sacramento.

APNS: 044-070-004, 044-070-005, 044-050-019, and 044-070-022 in Yolo County.

ALMOND ORCHARD: Approximately 118 acres are planted to an almond orchard. The orchard was planted in 2015 and 2016, bearing their 6th and 7th leaf. The varieties are 50% non-Pariel, 25% wood colony, and 25% Aldrich. All varieties are planted on a Krymsk rootstock.

IRRIGATION SYSTEM: The orchard is irrigated in three sets via micro-sprinklers. River water is pumped from the Sacramento River and into filters where it then goes directly into the irrigation system and out to the orchard.

WATER: This ranch has dual source water. Riparian water rights that allow the owner to pump water right out of the Sacramento River. The ranch also has an additional river pump, but it is currently not being used. The river water is exceptionally clean and offers an abundance of nutrients for the trees.

SOILS: Please see the attached soil map.



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IMPROVEMENTS: The property has two well-maintained homes that are occupied by long-time renters. Additionally, there is a large barn and shop on the property. Both buildings are currently used by the owner and are not rented out. As a nice bonus, there is a 120-foot private floating dock on the river. This could be utilized for a multitude of recreational water sports.

COMMENTS: If you're looking income producing property in a phenomenal location, look no further! This premier ranch features young-producing trees, dual-source water, homes, and river access. Its location allows you to enjoy farm-style living with the benefits of the city only a few minutes away.

PRICE: \$3,400,000



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