

# STROMER REALTY COMPANY OF CALIFORNIA

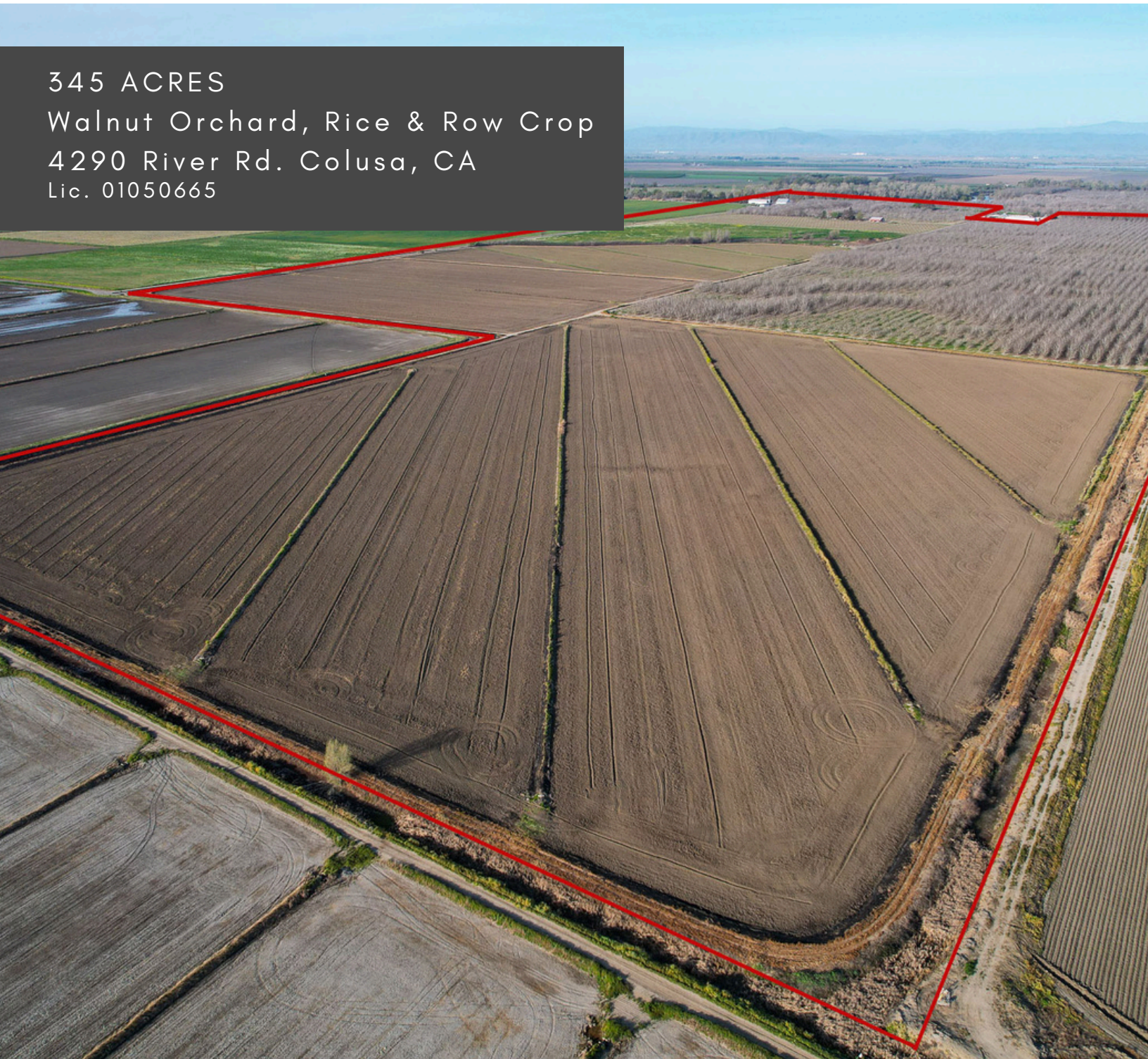


345 ACRES

Walnut Orchard, Rice & Row Crop

4290 River Rd. Colusa, 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](http://www.stromerrealty.com)



**Stromer Realty Company of California**

**Chuck Kryski | DRE # 01718080**

**530.304.7850 (m) | kryski@yahoo.com**

**LOCATION** – This ranch is located in Colusa County at 4290 River Road in Colusa Ca 95932.

**DESCRIPTION** – The ranch consists of mature walnut orchards, rice land and row crop land. The crop breakdowns are as follows:

- 110 Acres of Rice Land
- 118 Acres of Chandler Walnuts
  - Planted in 2005
- 21 Acres of Chandler Walnuts
  - Planted in 2019
- 26 Acres of Riparian Lands
- 65 Acres of Open Ground
  - Being planted to Pistachios in 2025

**ORCHARD IRRIGATION:** The orchard is irrigated via micro-sprinklers.

**WATER** – The Ranch has one agricultural well that produces over 1600 GPMs. The ranch also has Riparian water rights out of the Sacramento River. In addition, the ranch has a settlement contract that allows water to be transferred. These water rights are excellent and have been used for many years. The river pump is up to date and fully operational.

**SOILS** – The soils on the ranch are predominately class 1 and 2 soils for further clarification please see the attached soil map.

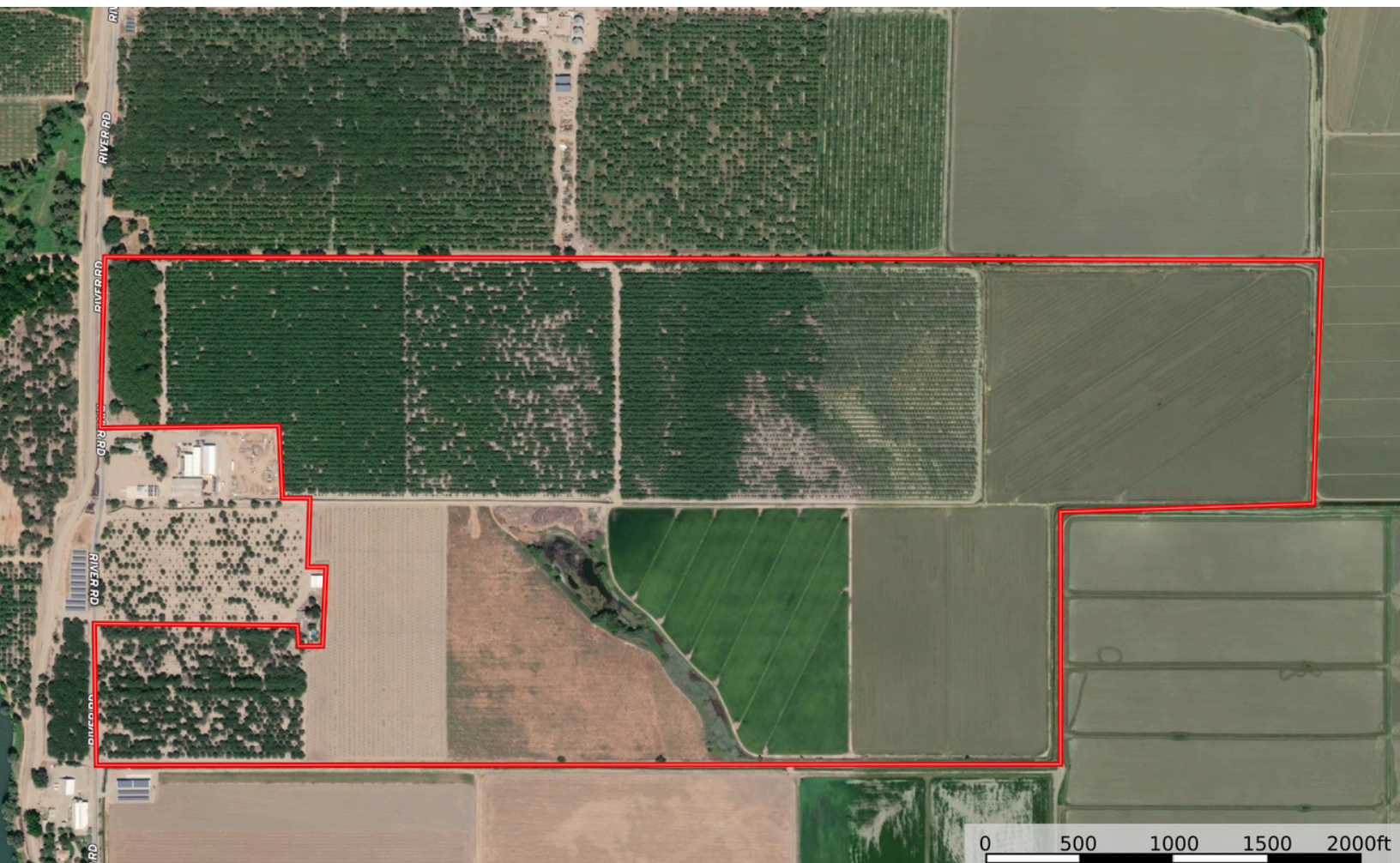
**SOLAR ARRAY** – The ranch has a solar array that was installed in 2015 by Elite Solar. The solar array consists of 768 Canadian solar 350 panels. The array contains eight ABB Trio 27.60 kW inverters. The total system size is 234.24 kW. the solar array is located along river road up against the levee. (*Buyer is to do a shared agreement with the seller for the solar*)

**COMMENTS** – This ranch is ready to go, it has cash flow right away and other sources of income (rice and potential water sales) .The ranch is in a great area where agriculture thrives.

**PRICE: \$6,500,000**



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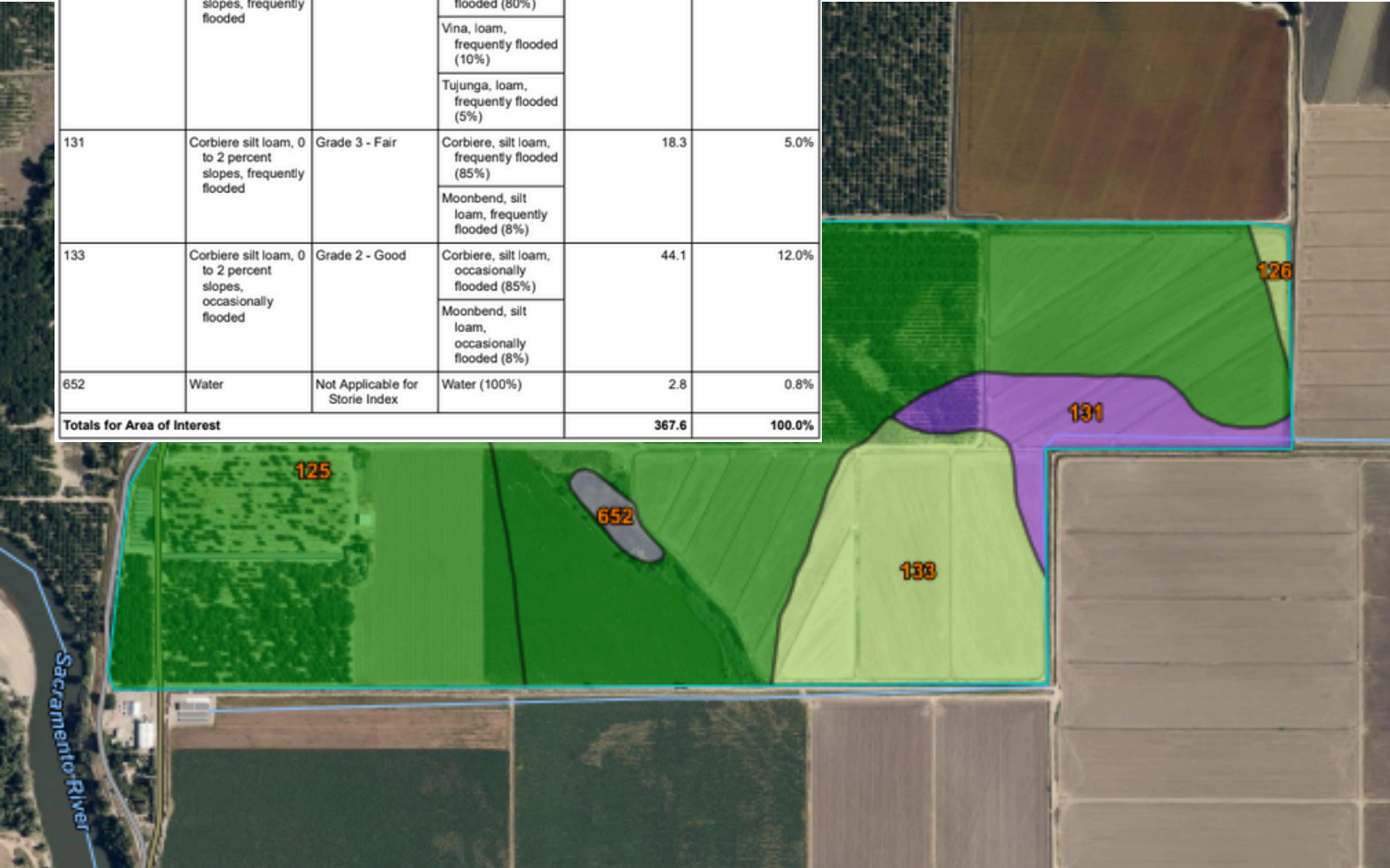
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Moonbend, silt loam, occasionally flooded (80%)	174.8	47.6%
125	Moonbend silt loam, 0 to 2 percent slopes	Grade 1 - Excellent	Moonbend, silt loam (80%) Vina, loam (10%)	125.4	34.1%
126	Moonbend silt loam, 0 to 2 percent slopes, frequently flooded	Grade 2 - Good	Moonbend, silt loam, frequently flooded (80%) Vina, loam, frequently flooded (10%) Tujunga, loam, frequently flooded (5%)	2.3	0.6%
131	Corbiere silt loam, 0 to 2 percent slopes, frequently flooded	Grade 3 - Fair	Corbiere, silt loam, frequently flooded (85%) Moonbend, silt loam, frequently flooded (8%)	18.3	5.0%
133	Corbiere silt loam, 0 to 2 percent slopes, occasionally flooded	Grade 2 - Good	Corbiere, silt loam, occasionally flooded (85%) Moonbend, silt loam, occasionally flooded (8%)	44.1	12.0%
652	Water	Not Applicable for Storie Index	Water (100%)	2.8	0.8%
<b>Totals for Area of Interest</b>				<b>367.6</b>	<b>100.0%</b>



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