

STROMER REALTY COMPANY OF CALIFORNIA



68.54 GROSS ACRES
M/L WALNUT ORCHARD
RED BLUFF, CA

Lic. 01050665

Stromer Realty Company of California

Buzz Gill | DRE # 01238633

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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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LOCATION

14002 Adreini Road

The subject property is located at south end of Adreini Road (see attached map).

ACREAGE AND PARCELS

The subject property consists of two separate legal parcels. One parcel consists of 25.37 acres and the other is 43.17 acres.

CROP VARIETY AND SPACING

The entire orchard is planted to Chandler variety walnuts, root stock is Vx211, and trees are spaced at 26x26.

WATER

There is a deep well with electric pump motor that is 20 hrsp. The well was tested and providing 2,600 gallons per minute. It is currently set at 500 gallons per minute for irrigation on the entire orchard. The entire orchard is irrigated via micro jet sprinklers.

SOILS

See attached USDA Soils Map.

IMPROVEMENTS

There are two (2) homes on the property, one on each parcel. The homes are 1,228 sq. ft. and 1,400 sq. ft. The homes were built in 1990 and 1993. Both homes are currently rented. Water is supplied by domestic well and each have sewer septic systems.

PRICE

\$1,700,000

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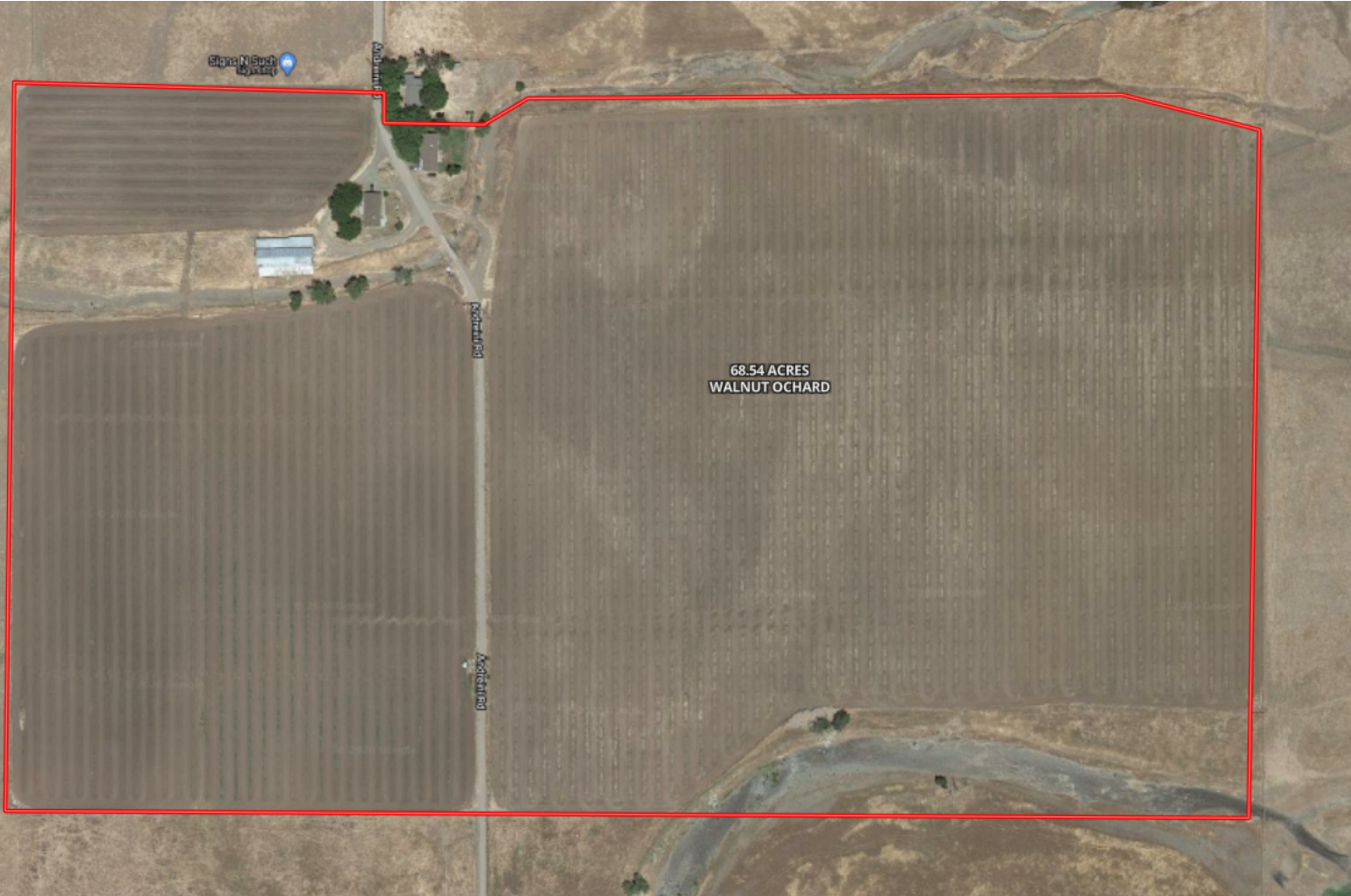
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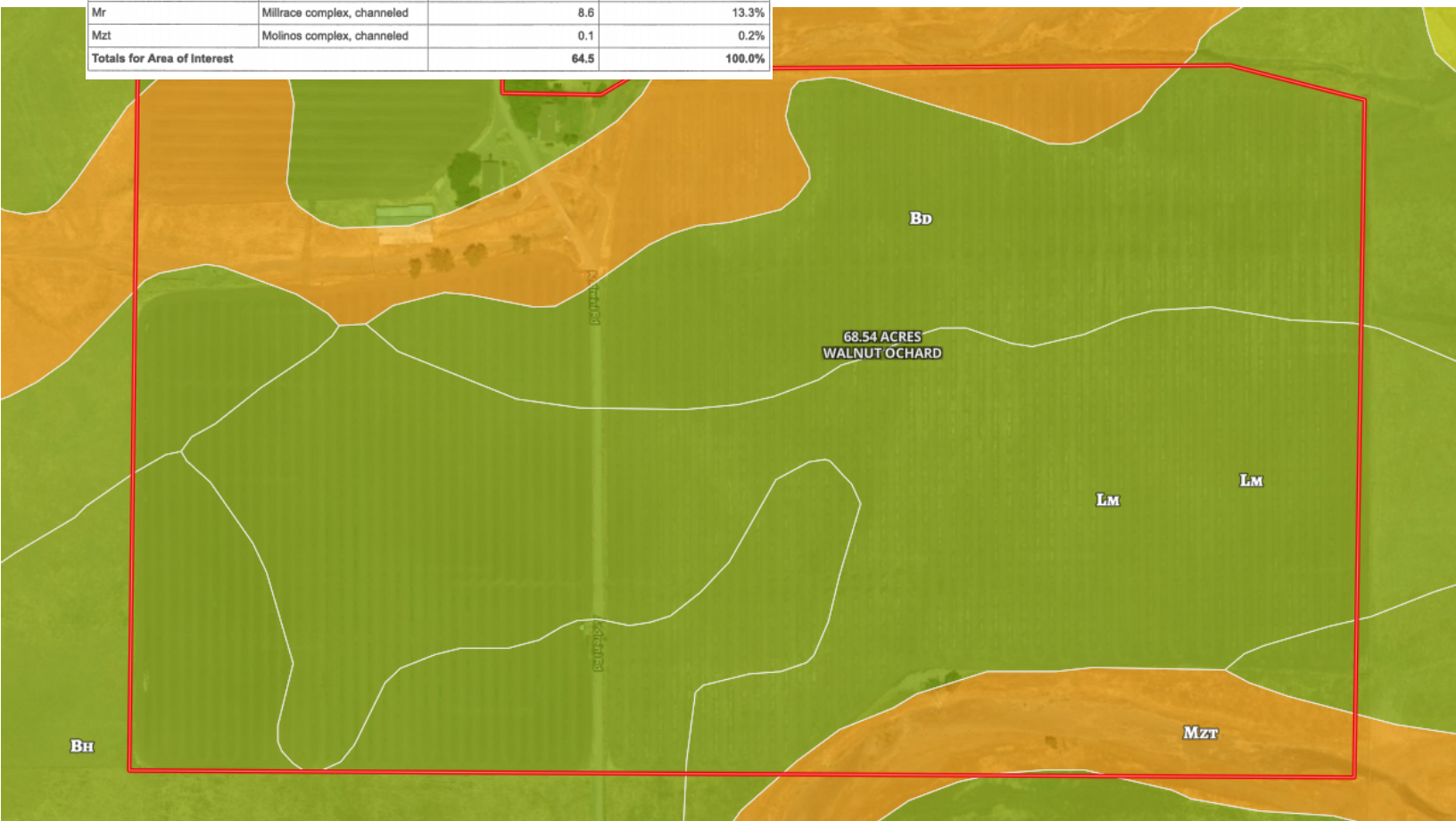


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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ag	Anita clay, deep	3.7	5.7%
Bd	Berrendos clay, hard pan substratum, 0 to 3 percent slopes	16.5	25.6%
Bh	Berrendos clay loam, hardpan substratum, 0 to 3 percent slopes	8.7	13.4%
Lm	Los Robles clay loam, moderately deep, 0 to 3 percent slopes	26.4	41.0%
Lo	Los Robles loam, 0 to 3 percent slopes	0.5	0.7%
Mr	Millrace complex, channeled	8.6	13.3%
Mzt	Molinos complex, channeled	0.1	0.2%
Totals for Area of Interest		64.5	100.0%



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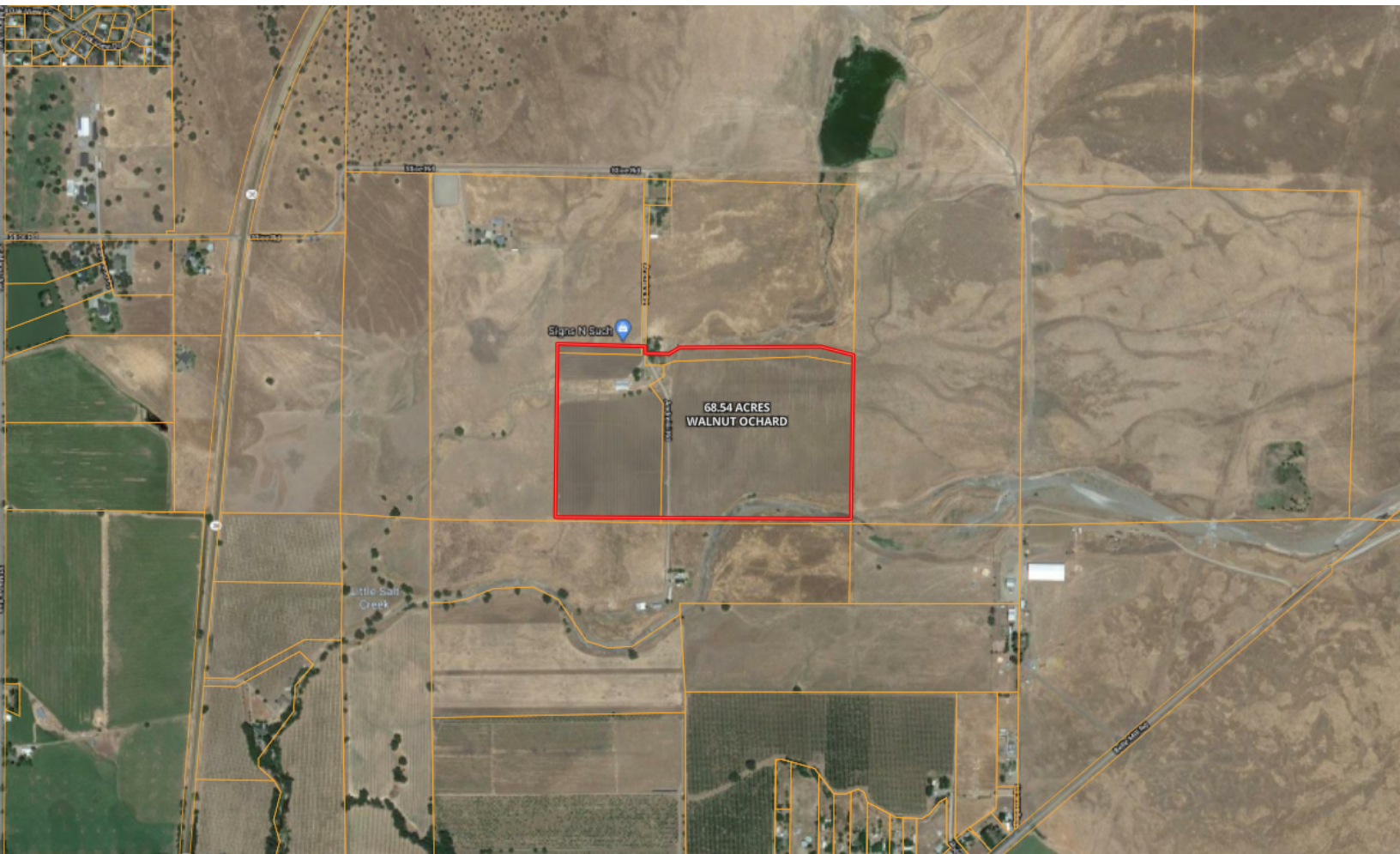
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