

# STROMER REALTY COMPANY OF CALIFORNIA



77 ACRES M/L  
ALMOND ORCHARD  
DIXON, CA  
Lic. 01050665

**Stromer Realty Company of California**  
**Buzz Gill | DRE # 01238633**  
**530.682.8485 (m) | [buzz@stromerrealty.com](mailto:buzz@stromerrealty.com)**



*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)





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## **LOCATION**

Subject property is located in Dixon, CA on the corner of County Road, Bulkley Road, and Maxwell Lane.

## **INGRESS AND EGRESS**

Subject property is easily accessed via County Road and Bulkley Road (see attached map).

## **AGE AND VARIETIES**

The entire orchard was planted in January 2016. The varieties are Butte/Padre 50/50.

## **GROUND PREP**

20 (yards per acre) of chicken manure was spread through the entire orchard prior to being deep ripped. The property was slip plowed 6 ft. deep three different ways. Subject property was laser leveled with slope to the south. In addition, prior planting 10 (yards per acre) chicken manure was spread in the berms the trees were planted on.

## **ROOTSTOCK AND SPACING**

The entire orchard is planted on Krymsk 86 rootstock. Spacing is 20x14.

## **WELL AND IRRIGATION**

There is a 660 depth well with 16-inch casing and 200 hp electric pump. The well is producing 2,500 gpm. The entire orchard is irrigated via microjet sprinklers on one set. The new well was developed by Canepa & Sons, Inc. last April.

## **SOILS**

See attached soils map.

## **PRODUCTION**

2018 - 57,804 lbs.

2019 - 144,627 lbs.

2020 - 163,852 lbs.

## **LEASEHOLD SALE**

This is a leasehold sale. This lease has 20 years remaining with an additional 5-year extension. Leasehold is 16-17% gross proceeds to lessor and remainder to lessee. Copy of the lease will be provided to qualified buyer.

## **COMMENTS**

This is a beautiful looking almond orchard that was developed with no expense spared and its best years still ahead. It is strategically located just a few miles from the downtown cities of Davis and Dixon, California.

**SALE PRICE: \$1,040,000 — Plus 2021 culture costs**

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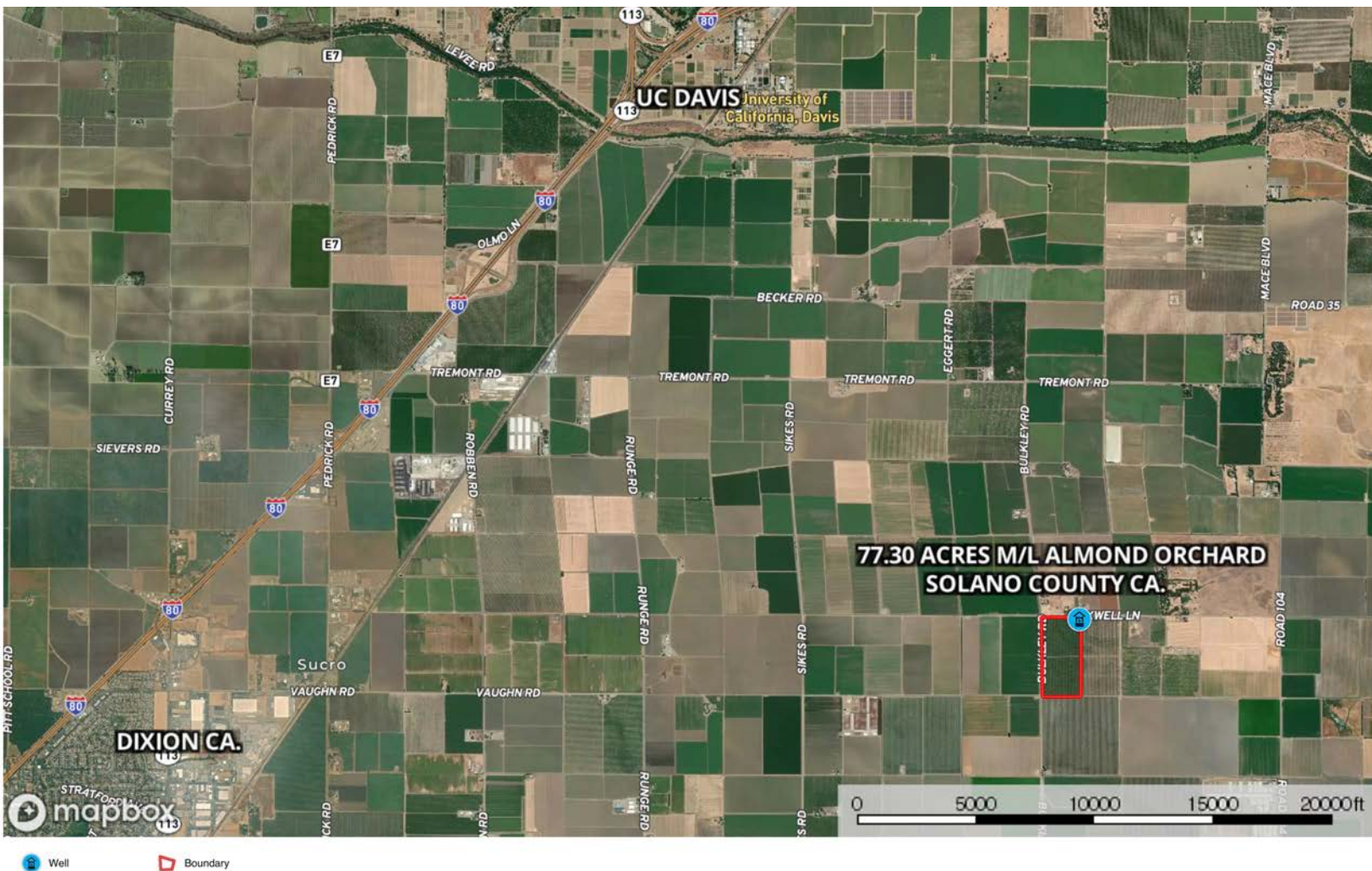
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AoA	Antioch-San Ysidro complex, 0 to 2 percent slopes	12.9	17.0%
Ca	Capay silty clay loam, 0 percent slopes, MLRA 17	17.3	22.8%
Cc	Capay clay, 0 percent slopes, MLRA 17	45.7	60.2%
Totals for Area of Interest		75.9	100.0%



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**A & L WESTERN AGRICULTURAL LABORATORIES**

1311 WOODLAND AVE #1 • MODESTO, CALIFORNIA 95351 • (209) 529-4080 • FAX (209) 529-4736



REPORT NUMBER: 20-148-065

CLIENT: 3314-D

SUBMITTED BY: JOHN MEDHURST

SEND TO: APPLIED BIO-CONTROL  
P.O. BOX 118  
WATERFORD, CA 95386-

GROWER: ACOSTA RANCH INC.

DATE OF REPORT: 05/29/20

**IRRIGATION WATER ANALYSIS REPORT**

PAGE: 1

Sample ID	Lab Number	Sodium Na meq/L	Calcium Ca meq/L	Magnesium Mg meq/L	Carbonate CO <sub>3</sub> meq/L	Bicarbonate HCO <sub>3</sub> meq/L	Chloride Cl meq/L	Conductivity E.C. dS/m	pH	Copper Cu ppm	Iron Fe ppm	Manganese Mn ppm	Zinc Zn ppm
1	62172	2.48	2.59	6.17	0.00	8.20	1.89	1.24	7.7				

Sample ID	Phosphorus P ppm	Potassium K ppm	Nitrate NO <sub>3</sub> ppm	Sulfate SO <sub>4</sub> ppm	Boron B ppm	Dissolved Solids ppm	Adjusted S.A.R.	Langelier Saturation Index	NOTES:
1	0.11	1.2	29	44	0.53	826	1.31		<p>This report applies only to the sample(s) tested. Samples are retained a maximum of thirty days after testing.</p> <p><i>Rogell Rogers</i>  Rogell Rogers, CCA, PCA  A &amp; L WESTERN LABORATORIES, INC.</p>





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