

# STROMER REALTY COMPANY OF CALIFORNIA



134 Acre Walnut Ranch  
Cana Highway Chico, Ca 95973  
Lic. 01050665



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591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)



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**DRE # 02062799**



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**LOCATION:** The property starts where the paved road turns to gravel at the west end of Cana Highway in Chico, California. It is only a fifteen-minute drive from downtown Chico.

**INGRESS/EGRESS:** This ranch can be easily accessed via Cana Highway.

**WALNUT ORCHARD:** 134.24 Total Acres

- **BLOCK 1 (APN: 047-030-014)**
  - 40 Acres
  - Grafted to Chandlers in 1977
  - 40HP pump, 3,000 GPM
  - Solid set sprinkler (R10) system runs on two sets
  - Five rows of Livermore trees on the north side
- **BLOCK 2 (APN: 047-040-015)**
  - 20 Acres
  - Livermore (Reds)
  - Planted in 2010 on NCB rootstock
  - 13'x26' spacing
  - Shared 40HP pump
  - Solid set sprinkler (R6)
- **BLOCK 3 (APN: 047-030-016)**
  - 20 Acres
  - Livermore (Reds)
  - Planted in 2020 on VX211 rootstock
  - 25'x25' spacing
  - 120' deep well
  - Shared 15HP pump
  - Solid set sprinklers system, one micro sprinkler per tree

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- **BLOCK 4 (APN: 047-030-017)**
  - 23 Acres
  - Grafted to Chandlers in 1995
  - 120' deep well
  - 15HP submersible pump (2022)
  - Buried hose sprinkler system
- **BLOCK 5 (APN: 047-030-017)**
  - 30 Acres
  - Chandlers
  - Planted in 1998 on NCB rootstock
  - 26'x13' tree spacing
  - 50HP pump
  - Solid set sprinkler (R10) system

• **PRODUCTION:**

	2017	2018	2019	2020	2021
<b>BLOCK 1</b>	174,504	138,745	134,049	128,629	140,702
<b>BLOCK 2</b>	56,511	56,352	49,631	65,362	62,729
<b>BLOCK 3</b>	n/a	n/a	n/a	n/a	none
<b>BLOCK 4</b>	104,719	74,100	77,480	62,320	56,080
<b>BLOCK 5</b>	131,720	125,520	112,740	115,380	121,660

**TAXES:** The ranch is in the Williamson Act. Improvements such as trees, wells, and irrigation systems offer massive amounts of depreciation. Please consult your CPA and hear about these tax advantages for yourself.

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**LEASES:** There are no leases on the subject property.

**OIL, GAS, & MINERAL RIGHTS:** All oil, gas, and mineral rights held by the seller will be transferred to the buyer at the close of escrow.

**WATER:** Two wells were drilled in 1960 and the other two were drilled in 1981. All four pumps and wells have been maintained at or above the industry standard and operate as if they were drilled yesterday. This orchard's close proximity to the Sacramento River provides ample recharge to its aquifer. Monitoring wells in the surrounding area have an exceptional history of maintaining their water levels. Additionally, the 30-foot static water level results in affordable pumping costs.

**SOILS:** The soil profile is mainly comprised of a class one sandy loam, known as Gianella loam. The uniformity maintains itself until a depth of 24 feet and beneath this fertile topsoil is a gravel rock stratum. This combination makes for ideal water drainage. See attached soil map below.

**AMENITIES:** At the northwest corner of the property you'll find a boat ramp and dock on a private fishing lake that boasts some of the best fishing in the state. Additionally, there is private access to the Sacramento River at the southwest corner of the ranch.

**COMMENTS:** This turn-key ranch is perfect for anyone looking to build their custom dream home. The large farms surrounding the property ensure your privacy. Neighbors are few and far between but will welcome you with open arms. This is a great opportunity to buy a farm that will be in your portfolio for generations. The significant tax advantages and phenomenal location make this an appreciating asset. This is a remarkable property and the low-maintenance, high-yielding trees make it an ideal investment.

**PRICE: \$3,800,000**

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
150	Columbia, 0 to 2 percent slopes, frequently flooded	Grade 4 - Poor	Columbia, stratified sand to fine sandy loam (85%)	9.2	7.0%
158	Gianella fine sandy loam, 0 to 1 percent slopes, occasionally flooded	Grade 1 - Excellent	Gianella, fine sandy loam, occasionally flooded (85%)	122.7	93.0%
<b>Totals for Area of Interest</b>				<b>132.0</b>	<b>100.0%</b>



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