

STROMER REALTY COMPANY OF CALIFORNIA



153 ACRES (M/L)
Almond Orchard
Yolo County, 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



Stromer Realty Company of California

Buzz Gill | DRE # 01238633

530.682.8485 (m) | buzz@stromerrealty.com

LOCATION: The subject property is located in the town of Zamora, where Interstate 505 meets up with Interstate 5.

APN: #054-020-013

EGRESS/INGRESS: The ranch is easily accessible via County Road 91B. There is a legal easement to the project. See attached map.

ALMOND ORCHARD:

- **West Block** (everything west of the creek)
 - 60 Acres
 - Butte (50%)
 - Padre (50%)
 - Planted in 2005
 - Mariani Root Stock
 - 21x11 Spacing
- **East Block** (everything east of the creek)
 - 80 Acres
 - Nonpareil (50%)
 - Monterey (25%)
 - Aldrich (25%)
 - Planted in 2005
 - Lovell Root Stock
 - 21x11 Spacing



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WATER: This property has one Ag well that is 688 ft. deep. The pump is set at 400 ft. and is powered by a 450hp John Deere 6-cylinder, 12.5-liter diesel motor. This engine was rebuilt in 2021.

IRRIGATION: The entire ranch is irrigated via a single-line drip.

SOILS: This ranch is made up of entirely class one soil. See attached soil map for more information.

PRODUCTION: Production records are available upon request.

COMMENTS: A property like this rarely comes on the market. This is a great-looking orchard with excellent soil in a prime location.

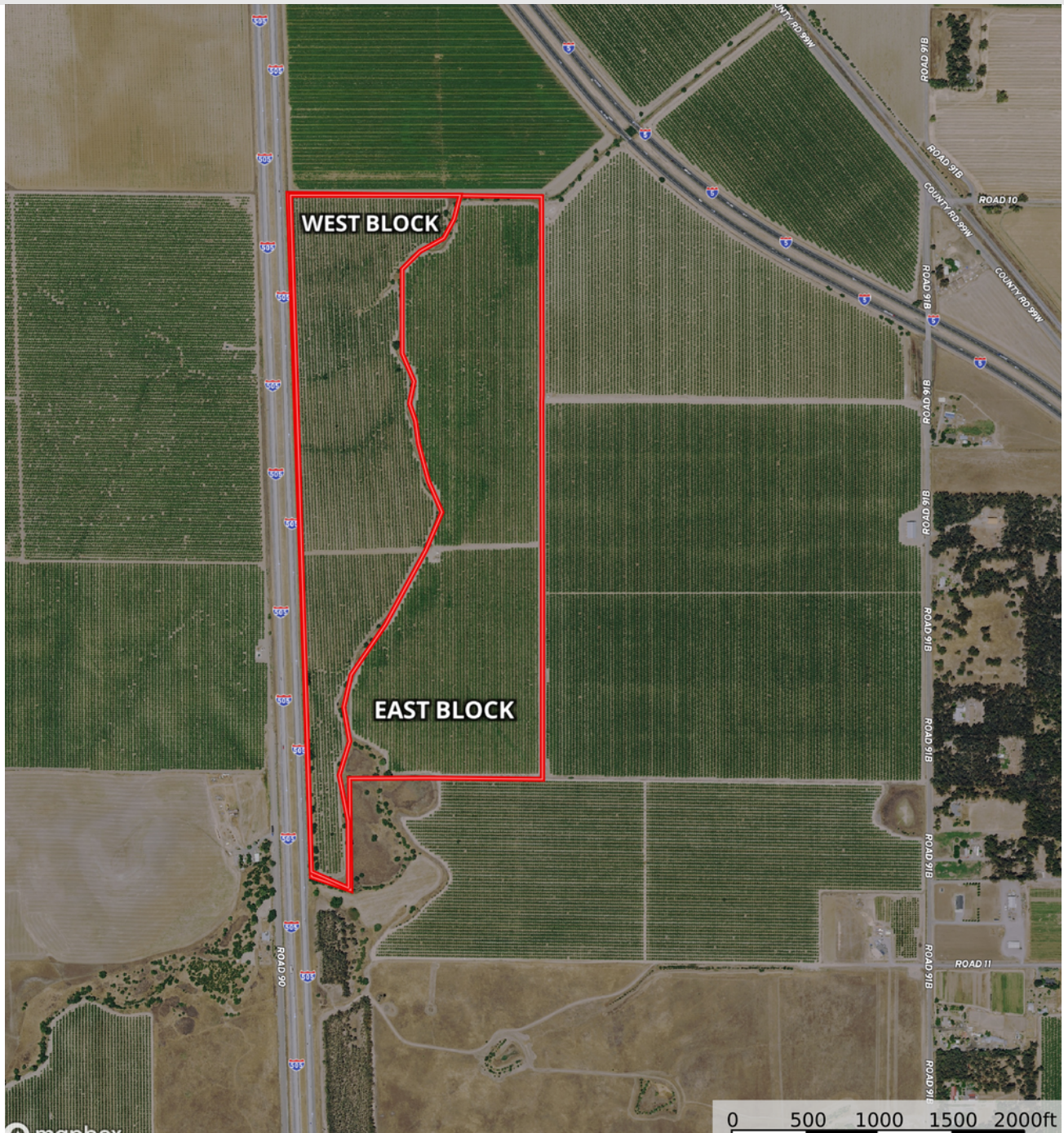
PRICE: \$3,366,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Rg	Rincon silty clay loam	Grade 1 - Excellent	Rincon (85%)	57.5	38.2%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	Grade 1 - Excellent	Tehama (85%)	61.3	40.7%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Yolo (85%)	31.9	21.1%
Totals for Area of Interest				150.7	100.0%

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