

STROMER REALTY COMPANY OF CALIFORNIA



30.19 ACRES
Olive Orchard
3730 N. Township Rd.
Yuba City, CA 95993
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

Logan Taylor | DRE # 02062799

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LOCATION: The property is located at 3730 North Township Road in Yuba City, California (The house is not included in the sale).

APN: 013-20-100 (30.19 Total Acres)

DESCRIPTION: The 30.19 acres features a mature olive orchard of the Arbequina variety with 1.5% of the orchard being Koroneiki pollenizers. The planting is on a 12-foot by 5-foot spacing with the support of a double-line trellis system.

WATER: The property has a submersible ag well that irrigates the single-line drip system in one set. The static water level is around 30 feet.

SOIL: This ranch consists of primarily class one soils. (See the attached soil map for more information)

SPECIAL CONDITIONS: This property has a building restriction, however, it can be removed.

ECONOMICS: A well-managed olive orchard can produce on average 5 tons/acre and each ton can produce 40 gallons of olive oil. Right now the market is around \$17/gallon. That amounts to a gross profit of \$3,400/acre. The cultural cost average is around \$1,500/acre, leaving a net profit of nearly \$2,000/acre. Name a crop that is producing better income and I'd be happy to plant it right now!

COMMENTS: This is an income-producing, low-labor, and easy-to-manage crop. In addition to the cash flow, this is an investment that is a hedge against inflation and offers significant depreciation. The growing demand for olive oil and a lack of new plantings guarantees this ranch a bright future!

PRICE: \$990,000



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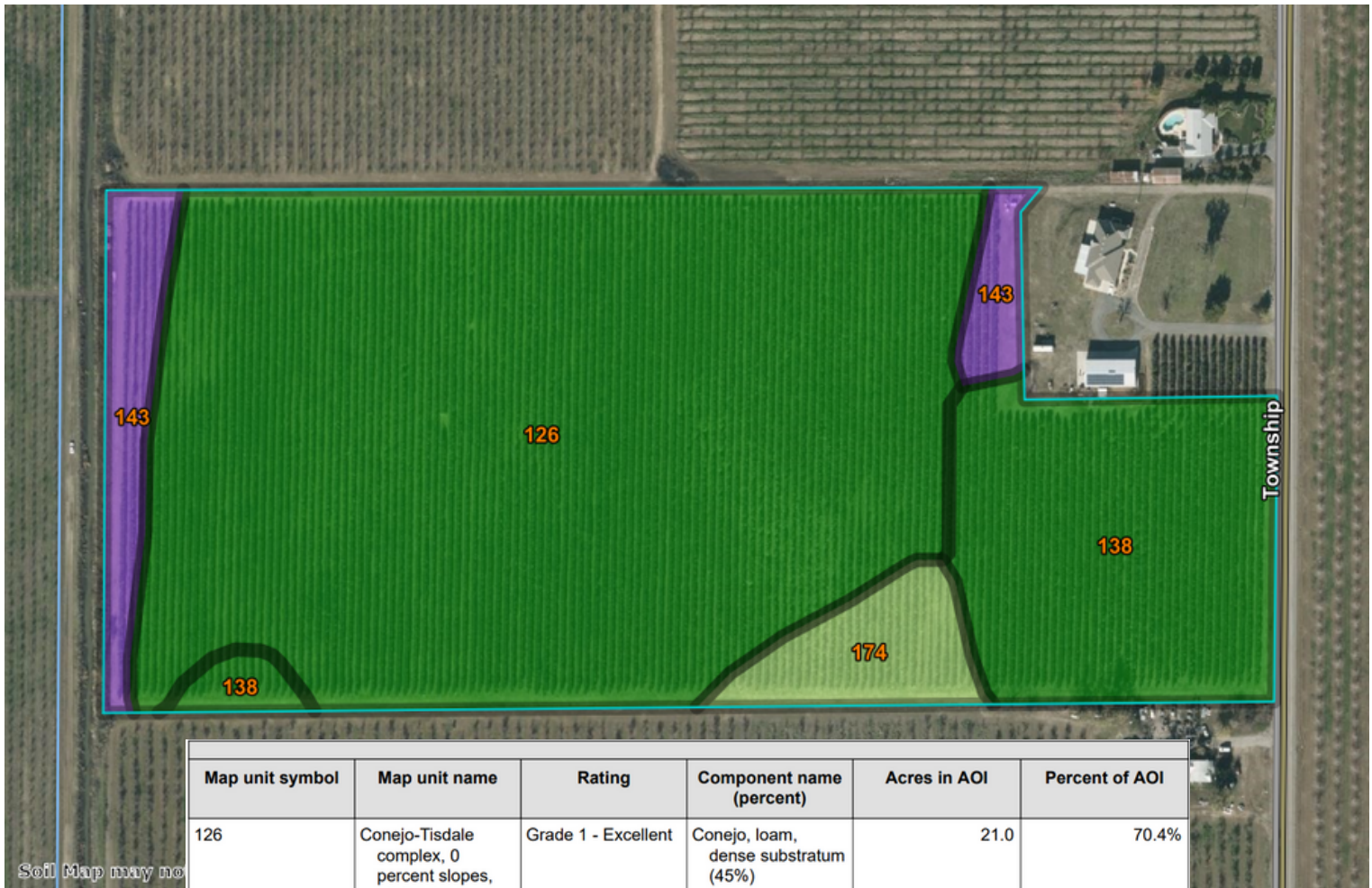
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
126	Conejo-Tisdale complex, 0 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam, dense substratum (45%)	21.0	70.4%
138	Liveoak sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Liveoak, sandy clay loam (85%)	5.6	18.9%
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	Grade 3 - Fair	Marcum, clay loam (45%)	1.9	6.2%
174	Tisdale clay loam, 0 to 2 percent slopes	Grade 2 - Good	Tisdale (75%)	1.3	4.5%
Totals for Area of Interest				29.8	100.0%

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