

STROMER REALTY COMPANY OF CALIFORNIA



70 ACRES
Almond Orchard
22271 County Road 98
Woodland, CA 95695
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

Chuck Kryski | DRE # 01718080

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LOCATION: This property is located at 22271 County Road 98, Woodland, California. Only six miles south of downtown Woodland and eight miles north of downtown Davis.

ALMOND ORCHARD: This beautiful ranch is 70 total acres with 65 acres of almonds planted in 2016. The varieties are 50% Non-pareil, 25% Carmel, and 25% Winters. The orchard is planted on a Krymsk 86 rootstock.

WATER: This ranch has two sources of water. In addition to the Ag Well, the ranch is also in the Yolo County Flood Irrigation District. The surface water irrigation system has not been set up, but one could utilize the district water with the addition of minimal infrastructure.

IRRIGATION: The ranch is irrigated via micro-sprinklers and operates in two sets.

SOILS: The entire ranch is comprised of class two soil, specifically Capy Silty Clay. (please see attached soil map)

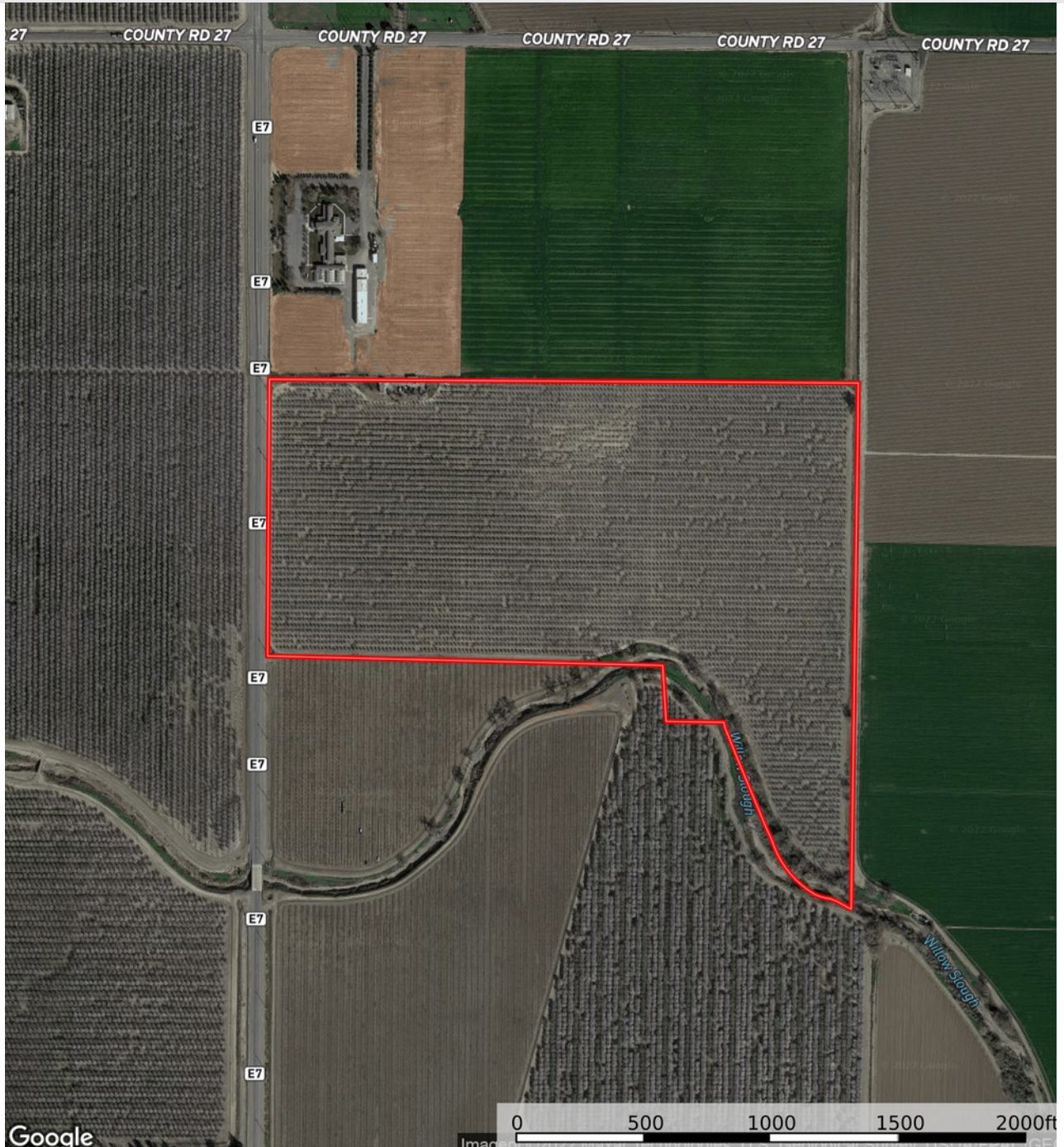
IMPROVEMENTS: There is a well-maintained 1,400 sq. ft. three (3) bedroom, one (1) bathroom rental home. The tenants help maintain the property and would be happy to continue the existing arrangement. There are also two shipping containers that are included in the sale that serve as excellent equipment storage.

COMMENTS: This ranch is only 15 minutes from either the Woodland or Davis Downtown, making it the perfect location between two growing cities. In addition to the phenomenal area, no expenses were spared in the development of this ranch. This lucrative investment will be simple to manage. Here's an opportunity to put your money into agriculture that will immediately generate cash flow and is bound to appreciate.

PRICE: \$1,890,000



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ca	Caply silty clay, 0 percent slopes, MLRA 17	2	61.2	100.0%
Totals for Area of Interest			61.2	100.0%



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