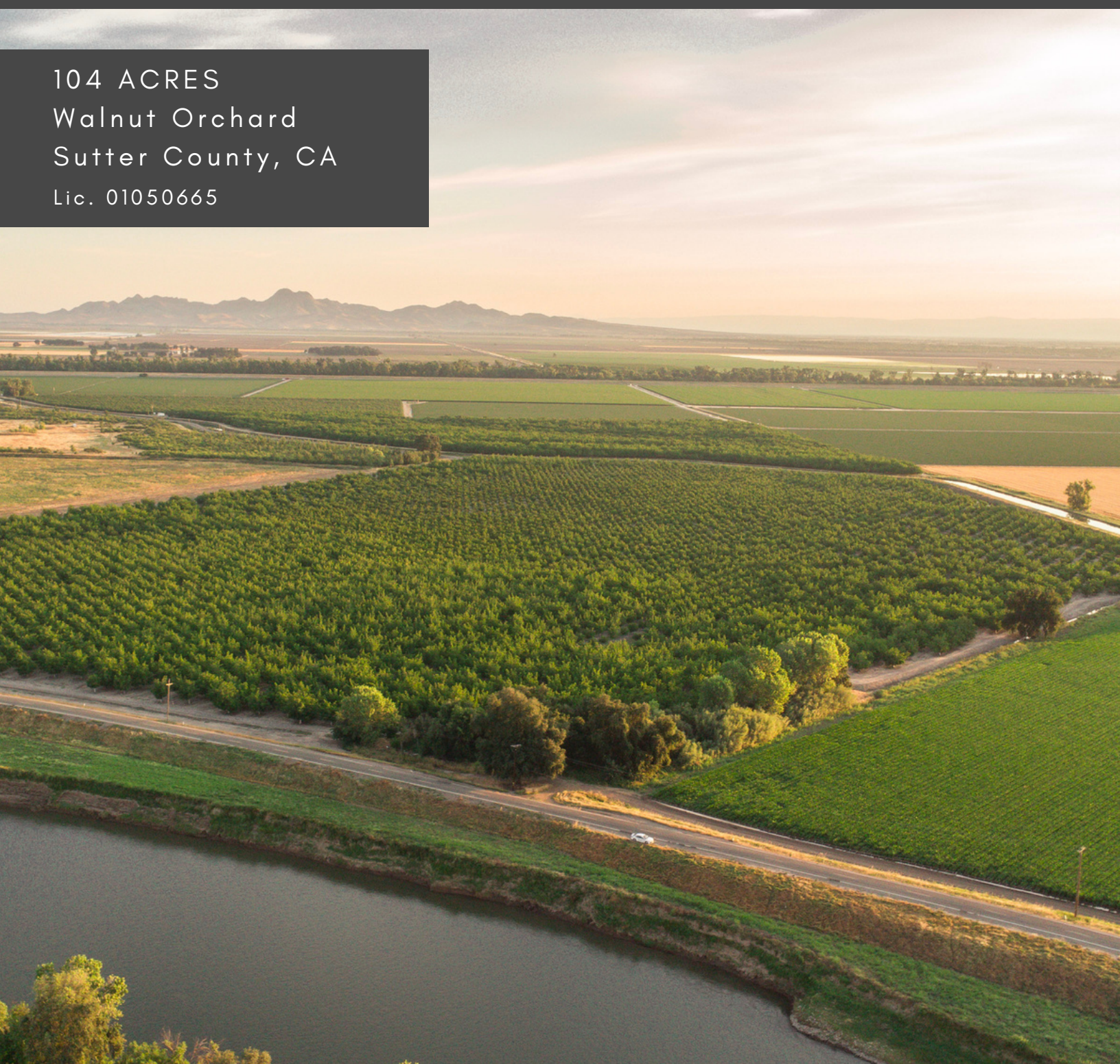


STROMER REALTY COMPANY OF CALIFORNIA



104 ACRES
Walnut Orchard
Sutter 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

Nick Wallander | DRE # 02167571

530.588.1430 (m) | nick@stromerrealty.com

LOCATION: This property is located off Cranmore Road in Meridian, California.

APN: 024-010-017

ORCHARD: This walnut orchard features 104 total acres and 98 farmable acres.

- 71 Acres
 - Chandlers
 - Planted in 2014
 - 26x26 spacing
 - VX211 Rootstock
- 27 Acres
 - Livermore Reds
 - Planted in 2020
 - 26x26 spacing
 - VX211 Rootstock

WATER: This ranch has dual source water. In addition to the 50 hp pump that was installed in 2013, it has riparian rights to the Sacramento River. The orchard is irrigated using a microsystem that was installed in 2014.

SOILS: The property is comprised of entirely class two soils, known as Shanghai Silt Loam and Columbia Fine Sandy Loam. (See attached soil map on page four for more information)

COMMENTS: This fantastic river ranch has a surplus of water with its pre-1914 riparian rights. These trees are healthy and young, pictures don't do them justice. The V-Ditch and pumps have been in place to help keep the orchard dry anytime of year. The ranch can only be toured on the weekends or the weekdays after 4pm with the listing agent.

PRICE: \$1,450,000



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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Columbia, fine sandy loam (80%)	21.6	21.6%
144	Nueva loam, 0 to 1 percent	Grade 2 - Good	Nueva, loam (85%)	0.1	0.1%
162	Shanghai silt loam, 0 to 2 percent slopes	Grade 2 - Good	Shanghai, silt loam (85%)	78.0	78.3%
Totals for Area of Interest				99.6	100.0%

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