

# HAMMAN

## REAL ESTATE

---

Chandler Rd, Marysville, CA 95917  
10 acres Chandler Walnut Orchard

---



**\$425,000**

10 +/- acres of Chandler Walnuts in District Ten. 8.5 acres planted in 2009 the other 1.5 acres planted 2015. Production records show they are only going to continue to increase. Deep Ag well with newly installed 10HP pump single zone micro-sprinklers, 2 emitters per tree. Class 1 soil!



**Larry Hamman**

Sales Agent  
DRE# 01114484  
HAMMAN REAL ESTATE  
1791 Hwy 99  
Gridley, CA 95948  
Phone: 530.846.2567 ext. 205  
Cell: (530) 521-2600  
Email: [larryhamman@yahoo.com](mailto:larryhamman@yahoo.com)

# HAMMAN

## REAL ESTATE

---

- Subject Property:** From E. Gridley Rd head south on Hwy 70. Turn east off Hwy 70 on Chandler Rd. Turn onto paved road going north.  
Property is the 5<sup>th</sup> parcel on the right.
- Land Use:** 10 +/- acres Chandlers. (8.5 planted 2009, 1.5 planted 2015)  
Production report attached.
- Subject Area:** The neighborhood is primarily agricultural and residential ranchettes.
- Property ID:** Yuba County Parcel Number 003-030-015. Zoned AG use.
- Irrigation Source:** Deep well with 10HP pump, single zone micro-sprinklers with 2 emitters per tree.
- Soil:** See Attached Soil Report
- Price:** \$425,000

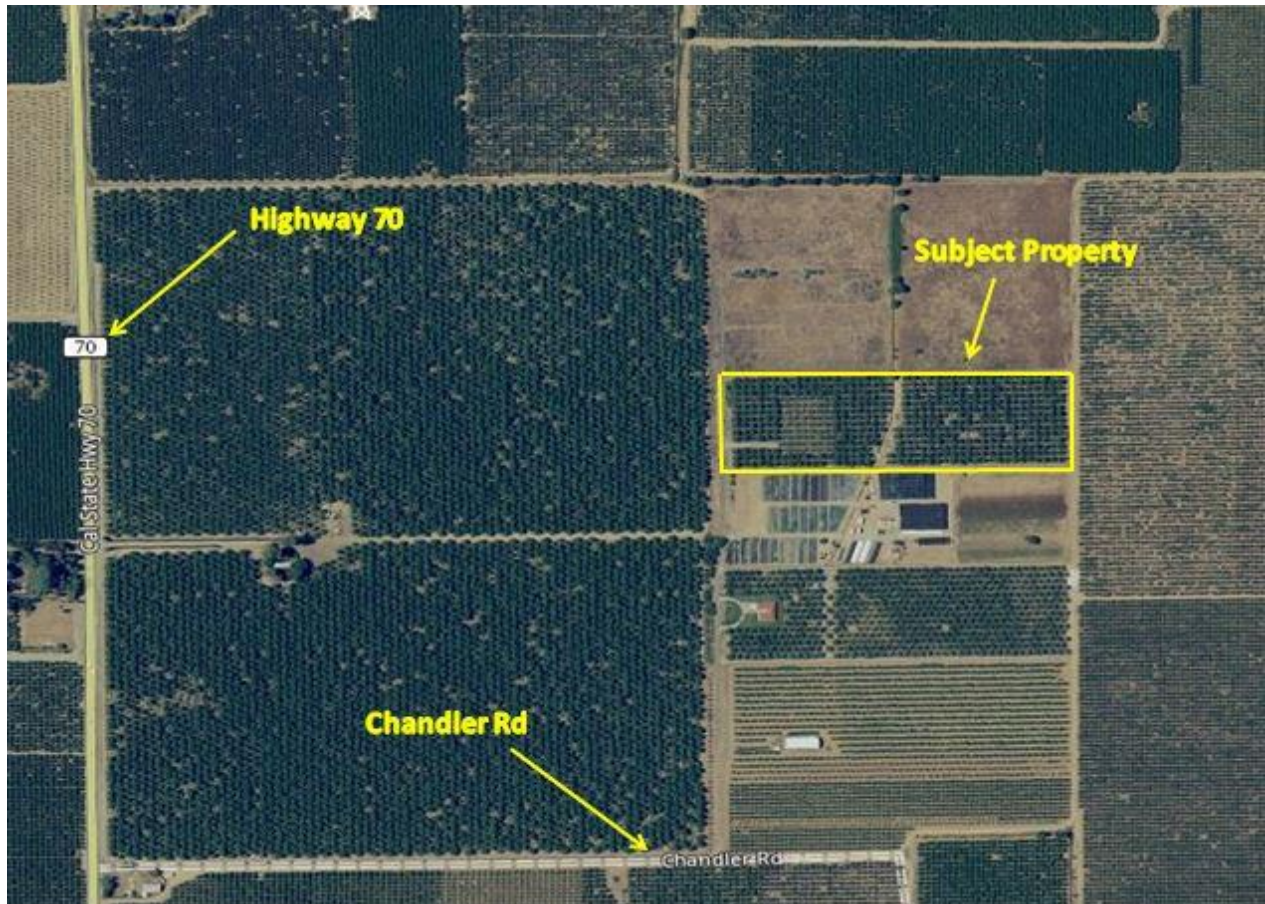


# HAMMAN

## REAL ESTATE

---

### SUBJECT PROPERTY



**Details include:**

- Easy Highway access
- Class 1 soil
- Micro-sprinklers with 2 emitters

# HAMMAN

## REAL ESTATE

---

### AREA MAP



**Directions:** From E Gridley Rd/Hwy 70:  
Head South on Hwy 70  
Turn East on Chandler Road for .5 mile  
Turn North on paved road 5<sup>th</sup> parcel on the right



# HAMMAN REAL ESTATE

## SOIL REPORT



## MAP UNIT LEGEND

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	0.1	1.4%
182	Kilaga clay loam, 0 to 1 percent slopes	10.1	98.6%
<b>Totals for Area of Interest</b>		<b>10.3</b>	<b>100.0%</b>

# HAMMAN REAL ESTATE

## PLOT MAP

TRACT A & TRACT B, PACIFIC HIGHWAY ORCHARDS

Tax Area Code  
64-131  
64-071

3-3



# HAMMAN

## REAL ESTATE

---

### PRODUCTION REPORT

<b>2013:</b>	Chandler 6,820 lbs
<b>2014:</b>	Chandler 13,081 lbs
<b>2015:</b>	Chandler 29,780 lbs
<b>2016:</b>	Chandler 35,580 lbs
<b>2017:</b>	Chandler 35,140 lbs
<b>2018:</b>	Chandler 35,280 lbs



#### ***Larry Hamman***

Sales Agent  
DRE# 01114484  
HAMMAN REAL ESTATE  
1791 Hwy 99  
Gridley, CA 95948  
Phone: 530.846.2567 ext. 205  
Cell: (530) 521-2600  
Email: [larrydhamman@yahoo.com](mailto:larrydhamman@yahoo.com)