



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±80.00 Acres Irrigated Land in Durham

Prime Orchard Development – Dual Source Water



EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
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530.870.2732
ELT Ranch Properties, Inc.

*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

Executive Summary

Location: Property is situated along the east side of Esquon Road, south of Durham-Dayton Hwy., approximately 1.80 miles southeast of Durham, ±2.20 miles west of Highway 99 and ±5.00 miles south of Chico in Butte County.

Land Area/Property Size: ±80.00 Assessed Acres per Butte County Assessor

Land Use: Open, irrigated land that has historically been rotated between various field, row and forage crops. Land has been fallowed the last several years and has never been planted to an orchard.

Assessor's Parcel Number: 040-140-020

Williamson Act: The property **is** currently enrolled in the Williamson Act.

Soils: Soils are 100% Busacca clay loam (Class 2) per USDA Soil Survey.

Irrigation Supply: Dual source with both pumped groundwater from a 14" diameter on-site ag. well in addition to surface irrigation water from the Durham Mutual Water Company (Butte Creek diversion rights) with one of the Water Company's main irrigation canals running along the property's western boundary where a 10 HP electric lift pump is in place. Well needs new pump motor and electrical panel service.

Structural Improvements: None.

Comments: This is a high quality property with good soils and dual irrigation supply prime for orchard development, also located in a desirable area in close proximity to Durham, Chico and Hwy. 99.

Offer Price: **\$14,000 per assessed acre (\$1,120,000)**

Property Showing: Qualified buyers contact listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT PERMISSION FROM BROKER

Contact: Kyle Dalrymple at 530-870-2732 or email: kyle@eltappraisers.com

PROPERTY LOCATION MAP



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PROPERTY PLAT MAP



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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



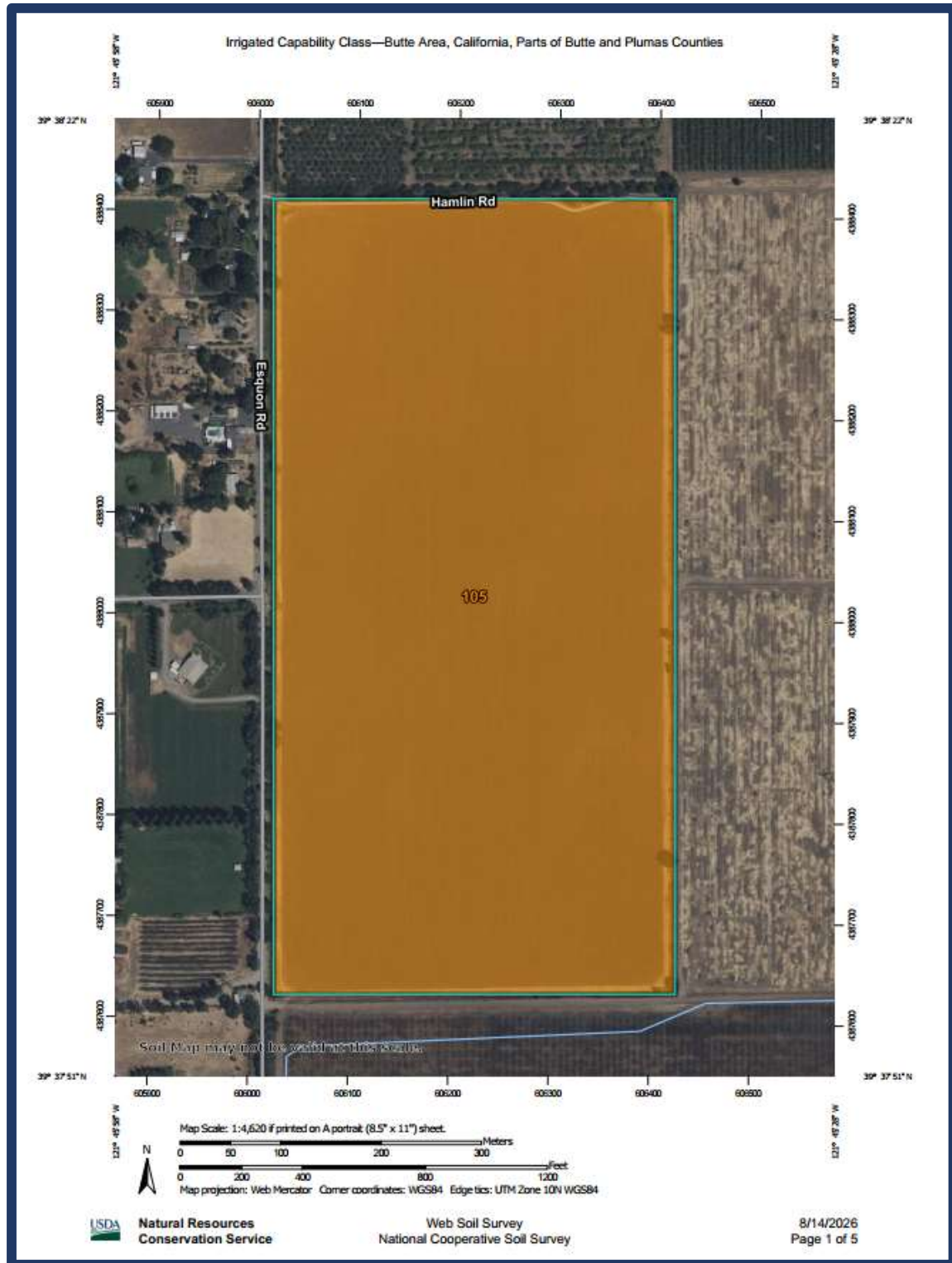
Lift Pump



Ag. Well

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SOILS



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Busacca clay loam, 0 to 1 percent slopes	2	78.4	100.0%
Totals for Area of Interest			78.4	100.0%

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