



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±27.24 ACRES ALMONDS
±1/4 MI. FRONTAGE ALONG BUTTE CREEK



Cummings Ln.

50 HP ag. well & Creek Water Available

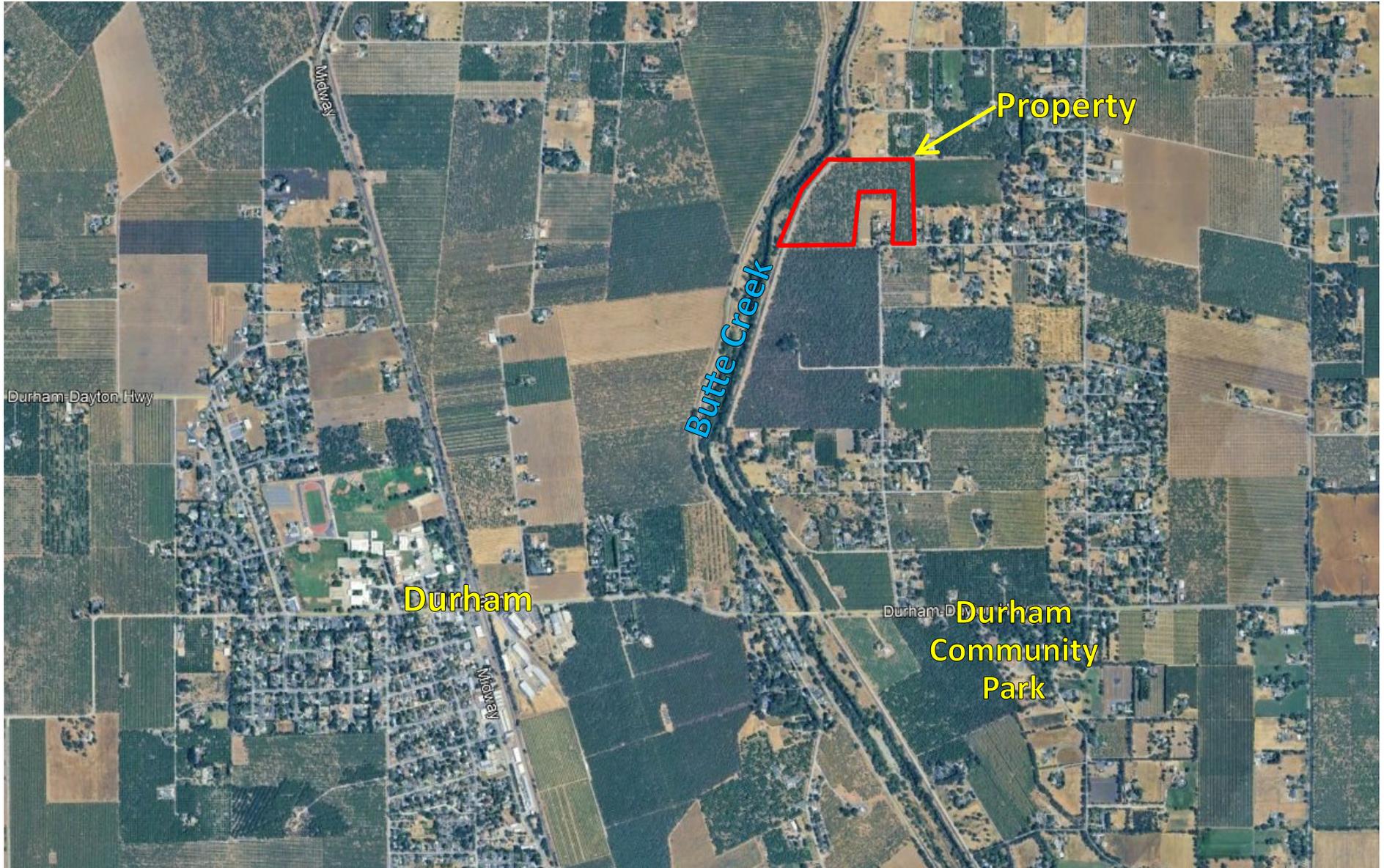
Kyle Dalrymple, Broker DRE #01857897
530-870-2732 - kyle@eltappraisers.com

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LOCATION:

Cummings Lane, ±1.00 mi. northeast of Durham.

SIZE:

27.24 assessed acres. APNs 040-650-003 & 040-650-002.

LAND USE:

±24.25 net acres of mixed age almonds. ±66.7% Nonpareil, ±16.7% Peerless & 16.7% Carmel. Mixed rootstocks. Younger trees all on Krymsk 86.

PRODUCTION:

±1,500-1,800 lbs./acre recent yield history.

WATER:

DUAL WATER SUPPLY - High volume ag. well in addition to rights to surface water from the Durham Mutual Water Company. R10 solid-set sprinklers.

SOILS:

100% Almendra & Conejo loam series (Class 1)

FEATURES:

±1/4 mile Butte Creek frontage and Durham School District! Great homesite.

PRICE: \$625,000 (±\$23,000/gross acre)

Call/Text/Email for more info or to schedule a tour.

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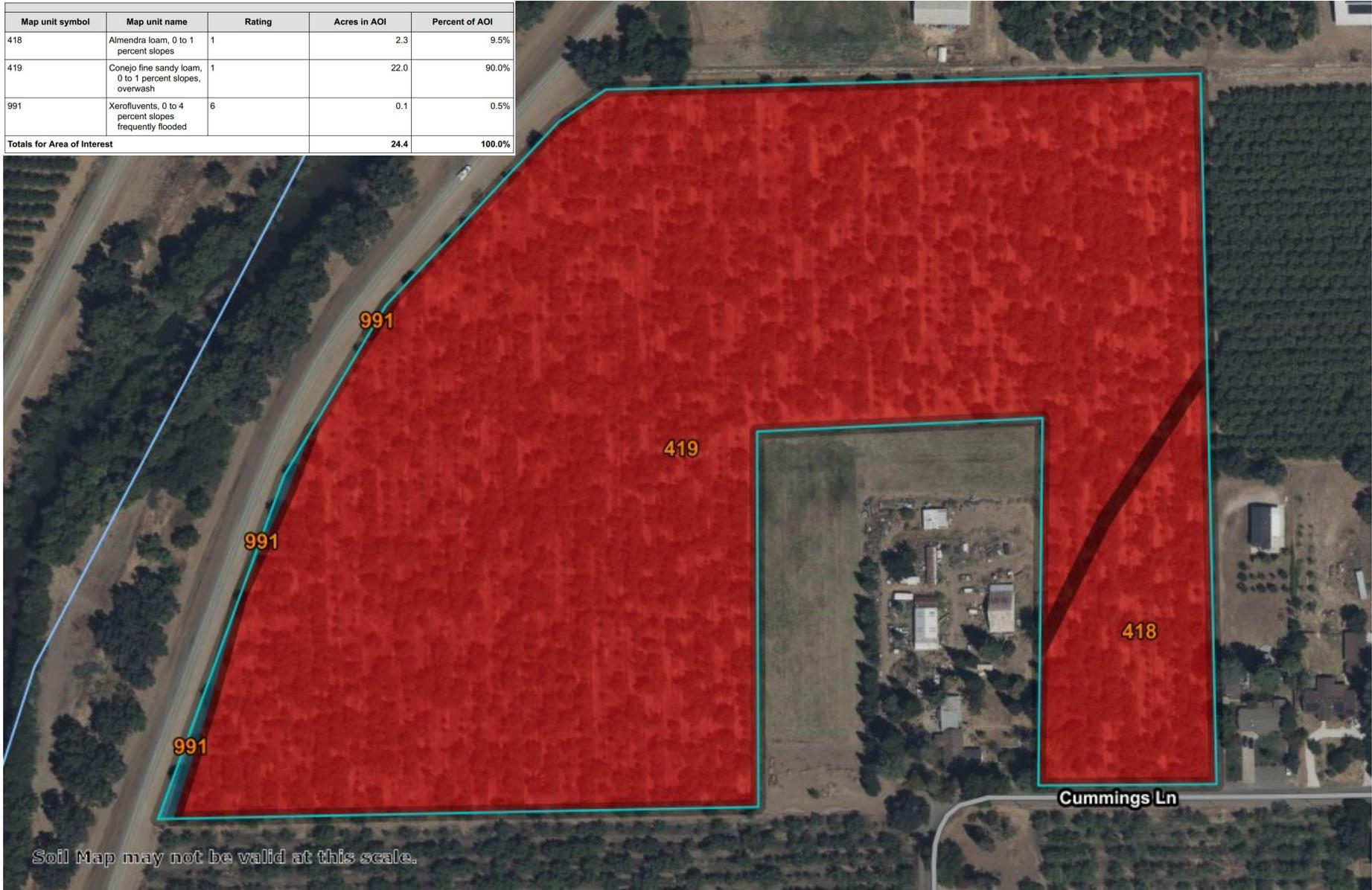
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
418	Almendra loam, 0 to 1 percent slopes	1	2.3	9.5%
419	Conejo fine sandy loam, 0 to 1 percent slopes, overwash	1	22.0	90.0%
991	Xerofluvents, 0 to 4 percent slopes frequently flooded	6	0.1	0.5%
Totals for Area of Interest			24.4	100.0%



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