

HIGH YIELDING PRUNE ORCHARD
57 ACRES
GLENN COUNTY



Exclusively Listed By:
Cornerstone Land Company



JOSH COOK
530.300.5294
JOSH@CORNERSTONELANDCO.COM
BRE. Lic. #01872850

GABE FOSTER
530.300.0479
GABE@CORNERSTONELANDCO.COM
BRE. Lic. #01774496

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Location: The property is located on the northeast corner of Wyo Avenue and Capay Road (6th Ave) near the little town of Capay, California and can be easily accessed through the main entrance located on Capay Road (6th Ave). The address of the property is 4686 6th Ave, Orland, CA 95963.

Legal: The property is made up of one (1) parcel that totals 57.65 assessed acres and is further described as Glenn County Assessor Parcel Number: 037-170-003-000

Use: Approximately 47 +/- acres of the property is planted to a high yielding prune orchard. 38 +/- acres are fully mature producing prunes and 9 +/- acres will be 5th leaf this year. There are also 5 acres +/- of open ground and a 1,526 square foot home located on the property.

Soils: The soils on this ranch are all Class #1 & Class #2 soils according to the California Revised Web Soil Survey. Soil types on the ranch include Arbuckle Gravelly Loam and Kimball Loam. (See enclosed soil map)

Water: The orchard is irrigated from an agricultural well and water is delivered to the trees by a buried drip irrigation system.

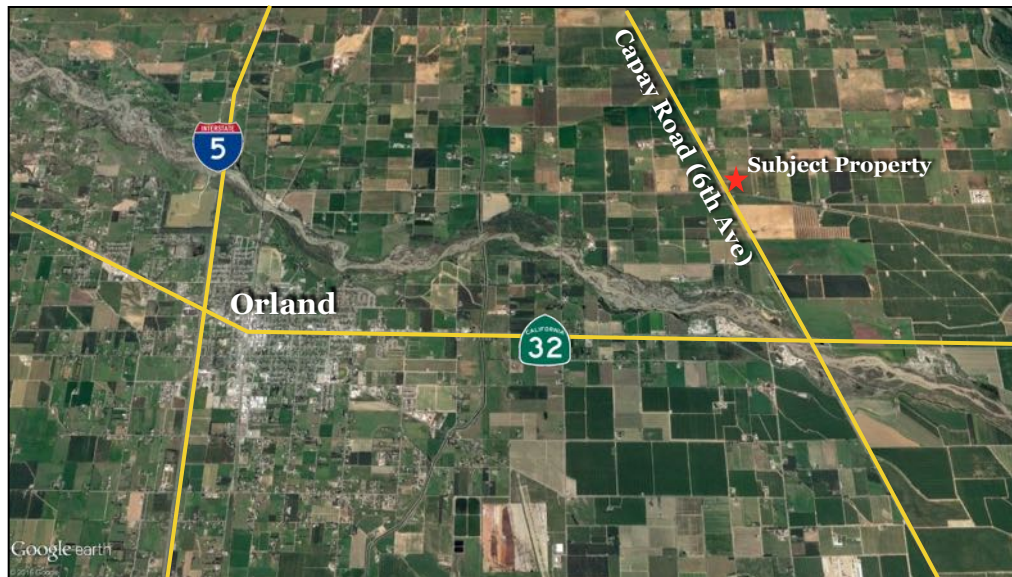
Production: This orchard has had excellent production history. Five year yield history is as follows:

- 2012 – 3.3 dry tons per acre
- 2013 – 1.2 dry tons per acre
- 2014 – 3.9 dry tons per acre
- 2015 – 3.5 dry tons per acre
- 2016 – 1.2 dry tons per acre (despite statewide crop failure)

Comments: This property will make a great investment for somebody looking to step into immediate cash flow. It is in a great area for orchards and should continue to offer great production.

Price: \$1,395,000. Cash to Seller.

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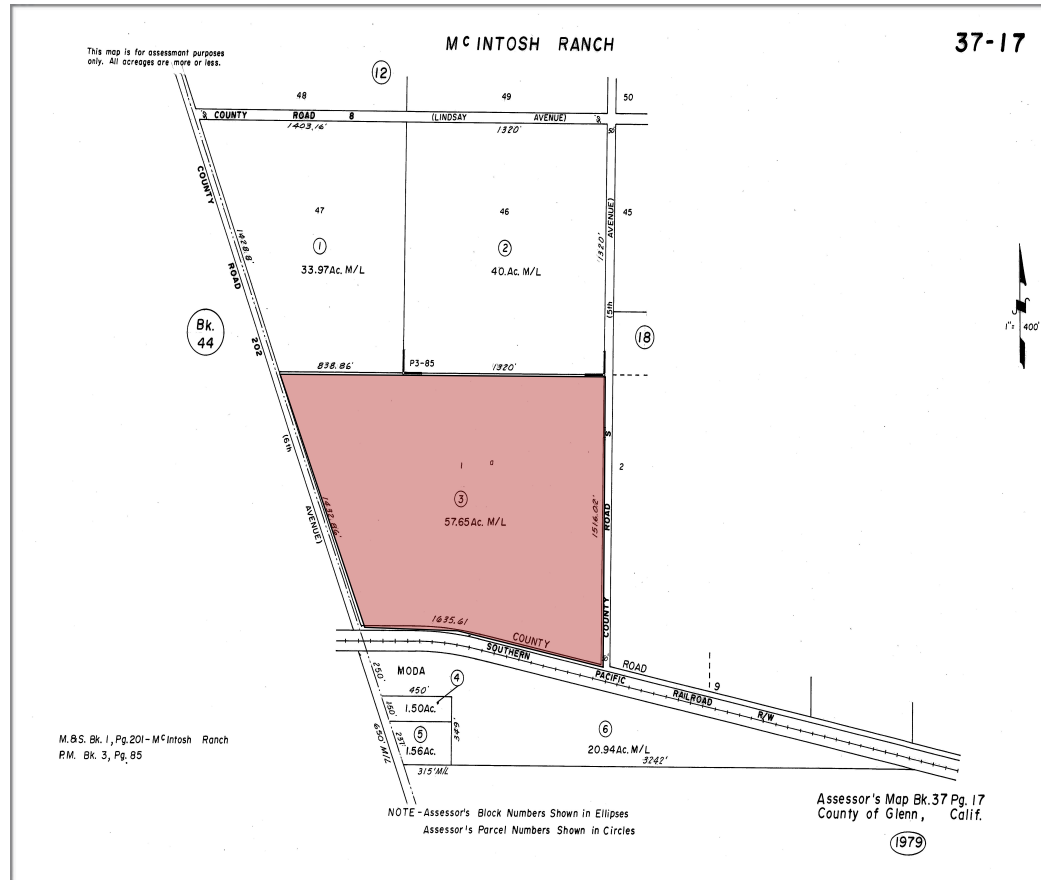


California Revised Store Index (CA)— Summary by Map Unit — Glenn County, California (CA021)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	26.3	46.9%
AoB	Arbuckle gravelly loam, 2 to 8 percent slopes	Grade 3 - Fair	Arbuckle (85%)	0.4	0.7%
Kb	Kimball loam, 0 to 2 percent slopes	Grade 2 - Good	Kimball (85%)	29.3	52.3%
Totals for Area of Interest				55.9	100.0%

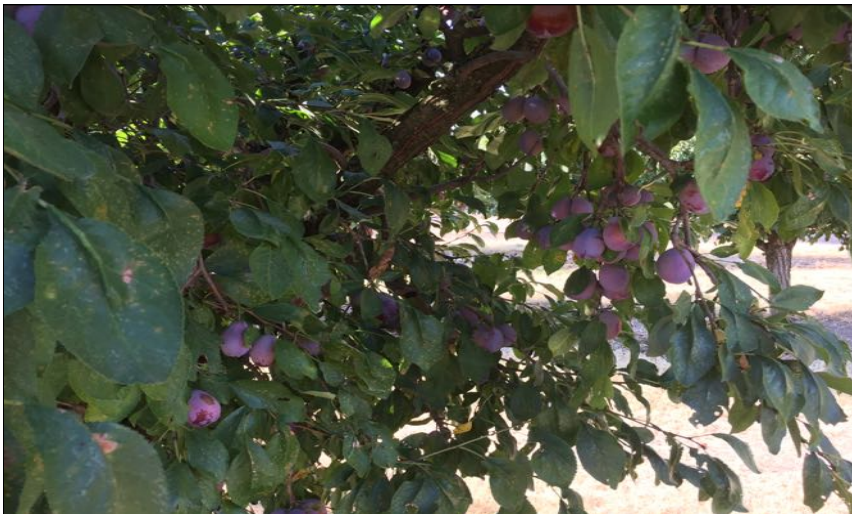
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Tax Map



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For additional information please contact Cornerstone Land Company

**1510 Poole Blvd. Ste. 301
Yuba City, CA 95993
530.491.0102
www.cornerstonelandco.com
BRE. Lic. # 01966240**

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