

# Butte County Orchard

30.82 Assessed Acres

Gridley, CA



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## Butte County Orchard

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Gridley CA

### **Location:**

The property is located on the north side of Metteer Avenue South East of Gridley, CA .

### **Legal:**

The property is made up of two (2) parcels that total 30.82 assessed acres and is legally described as Butte County Assessor Parcel Numbers:

- 024-210-036
- 024-210-046

### **Use:**

The property is planted to 22 acres of Chestnuts and 9 acres of Kiwis.

### **Soils:**

The soils on this ranch are Boga-Loamstone and Live Oak Sand Loam, which are rated Class 2 by the USDA Irrigated Capability Class. (See enclosed soil map)

### **Water:**

The property has two water sources and is currently irrigated with two on site pump and wells. In addition to the well water, the property is located in the Biggs-West water district.



### **Varieties:**

The Chestnut orchard is planted to Colossal variety on a 27 X 19 foot spacing.

### **Production:**

Production records available upon request.

### **Improvements:**

Huller and Cold Storage included in the sale.

### **Comments:**

Call Cornerstone Land Company to set up a private tour of this property. This orchard generates approximately \$250,000 of annual gross income and is situated in an excellent growing region of Northern California.

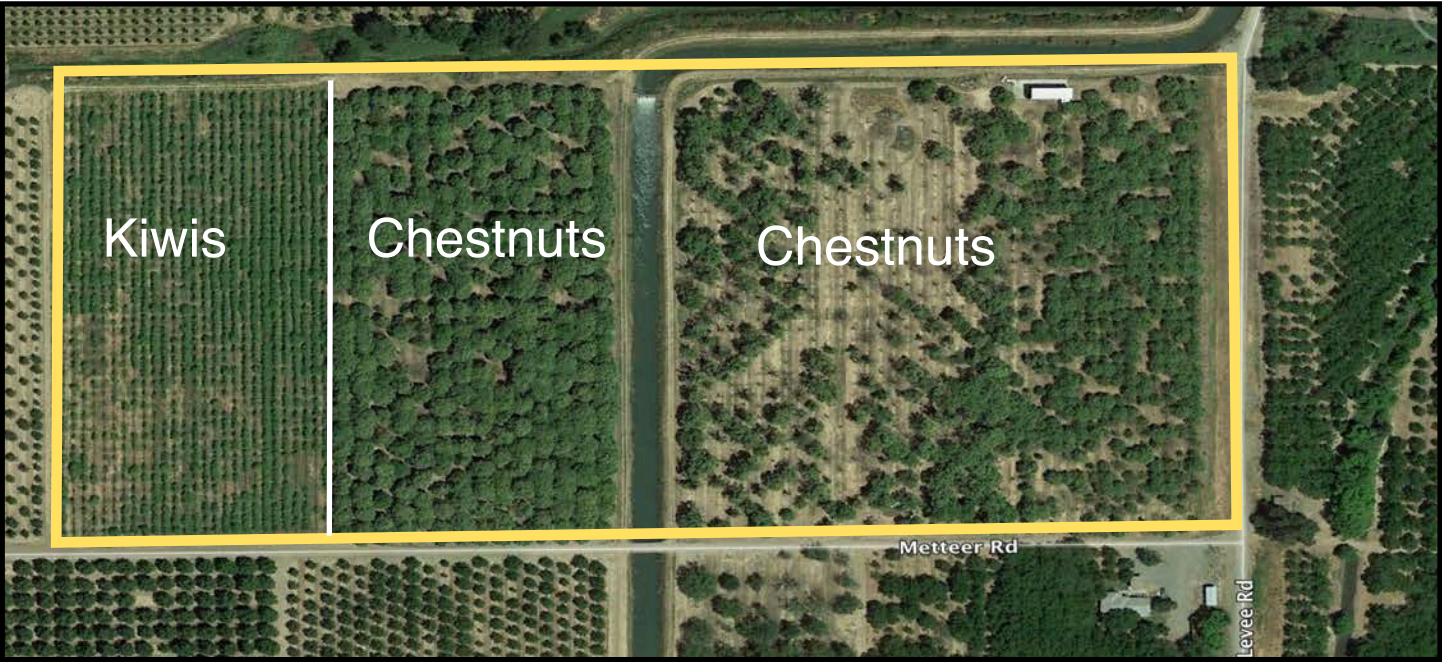
**Price:** \$1,400,000. Cash to Seller.



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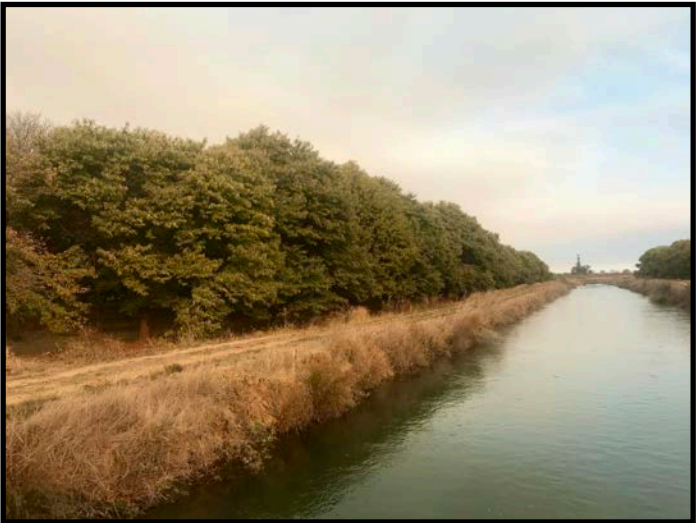


Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
121	Boga-Loemstone , 0 to 1 percent slopes	2	24.8	68.2%
138su	Liveoak sandy clay loam, 0 to 2 percent slopes	2	11.6	31.8%
<b>Totals for Area of Interest</b>			<b>36.4</b>	<b>100.0%</b>

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**Sutter County Assessor Parcel Numbers:**

- 024-210-036
- 024-210-046



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For additional information please contact Cornerstone Land Company

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