

Sutter County Almonds

254.7 Assessed Acres
Sutter County, CA



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Location:

The property is located on the east side of Pacific Avenue in between the towns of Nicolaus and Pleasant Grove, Sutter County, California.

Legal:

The property is made up of two (2) parcels that total 254.7 assessed acres and is legally described as Sutter County Assessor Parcel Numbers:

- 33-220-010
- 33-250-006

Use:

The property is planted to 190 acres, more or less, of Almond Orchard that was planted in November of 2016.

Soils:

The soils on this ranch are Capay Silty Clay, 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 South Sutter water district which receives its surface water rights from Camp Far West Reservoir. Water is delivered to each tree by a new micro jet sprinkler irrigation system.

Varieties:

The orchard is planted to 2/3rds Nonpareil variety, 1/6th Monterey variety and 1/6th Wood Colony varieties on a 21 X 13 foot spacing and Root pack R rootstock.

Comments:

Call Cornerstone Land Company to set up a private tour of this property. This orchard is only a few short years from full production and should produce a small crop in 2019.

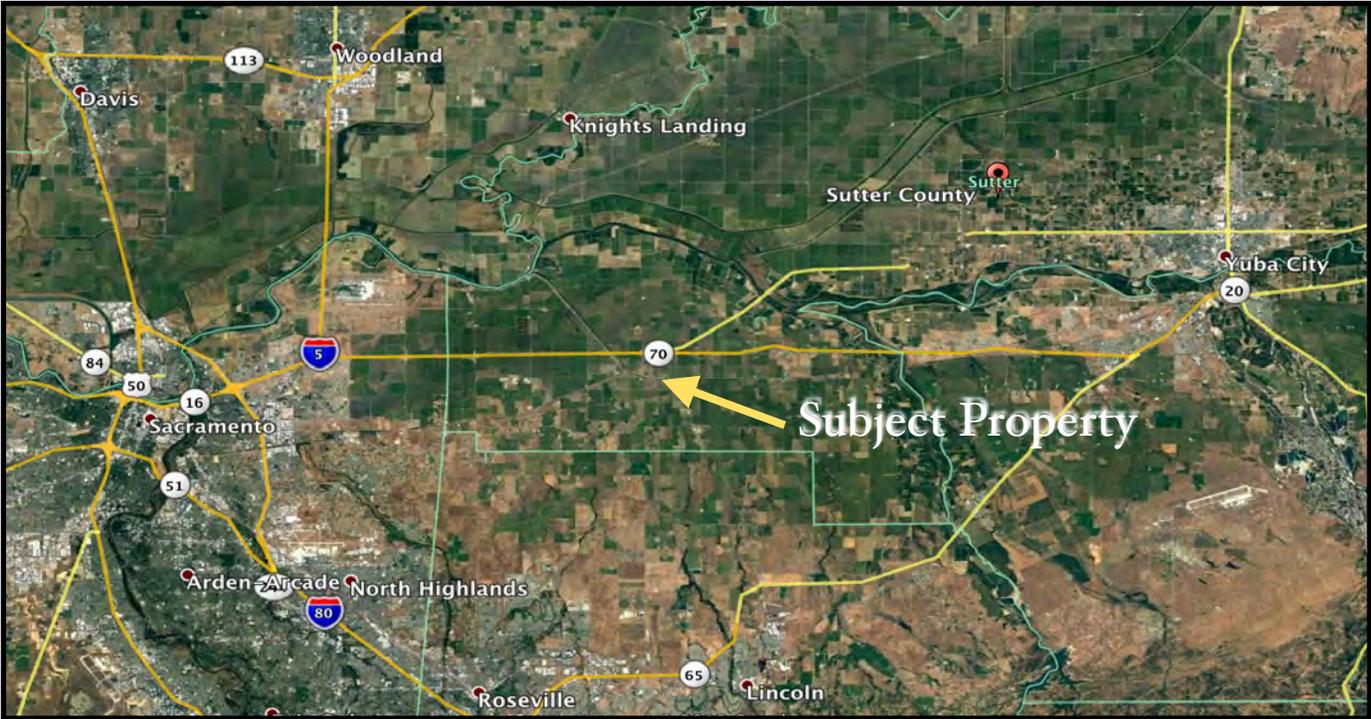
Price: \$5,150,000. Cash to Seller.



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Capay silty clay, occasionally flooded, 0 to 2 percent slopes	2	205.0	100.0%
Totals for Area of Interest			205.0	100.0%

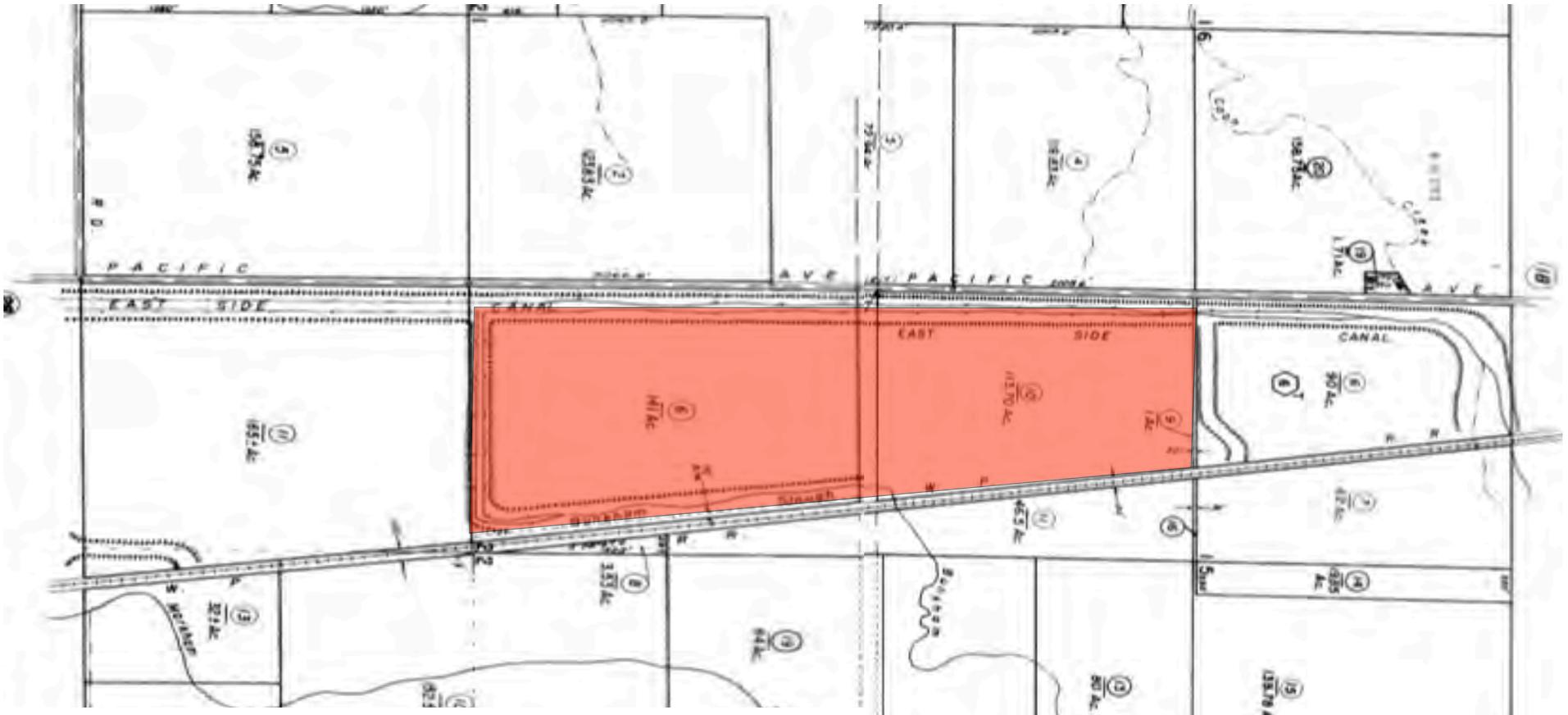
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For additional information please contact Cornerstone Land Company

Josh Cook & Gabe Foster

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