



We **SELL** California
farms **with** a **HEART**
to change lives

Walnut and Prunes

150 Acres +/-, Sutter County

LOCATION

This property is located in the Rio Oso area and is prime for orchards. Property sits on the North side of Gallagher Rd. between Pleasant Grove Rd. and Brewer Rd. in Sutter County.

LEGAL

The property is made up of 2 parcels which totals 150 +/- assessed acres, and are further described as Sutter County APN #'s: 28-020-096, 28-230-066.

ZONING

The zoning for this property as designated by the county as AG- Agricultural.

USE

These parcels, 28-020-096, 28-230-066, consists of approximately 16 acres of Chandler walnuts planted in 2009, 14 Acres of Chandler walnuts planted in 2015, 16.5 acres of French prunes planted in 2000, 16.5 Serr Walnuts planted 1974. 18.5 acres of bare ground. 3 acres of French prunes planted in 2016, 30 acres of Serr walnuts planted in 1974, 20 acres of Chandler walnuts planted to RX1 rootstock in Spring of 2020.

*Note-Please contact agent for tree spacing details

SOILS

The soils on this ranch are well suited for orchard production.

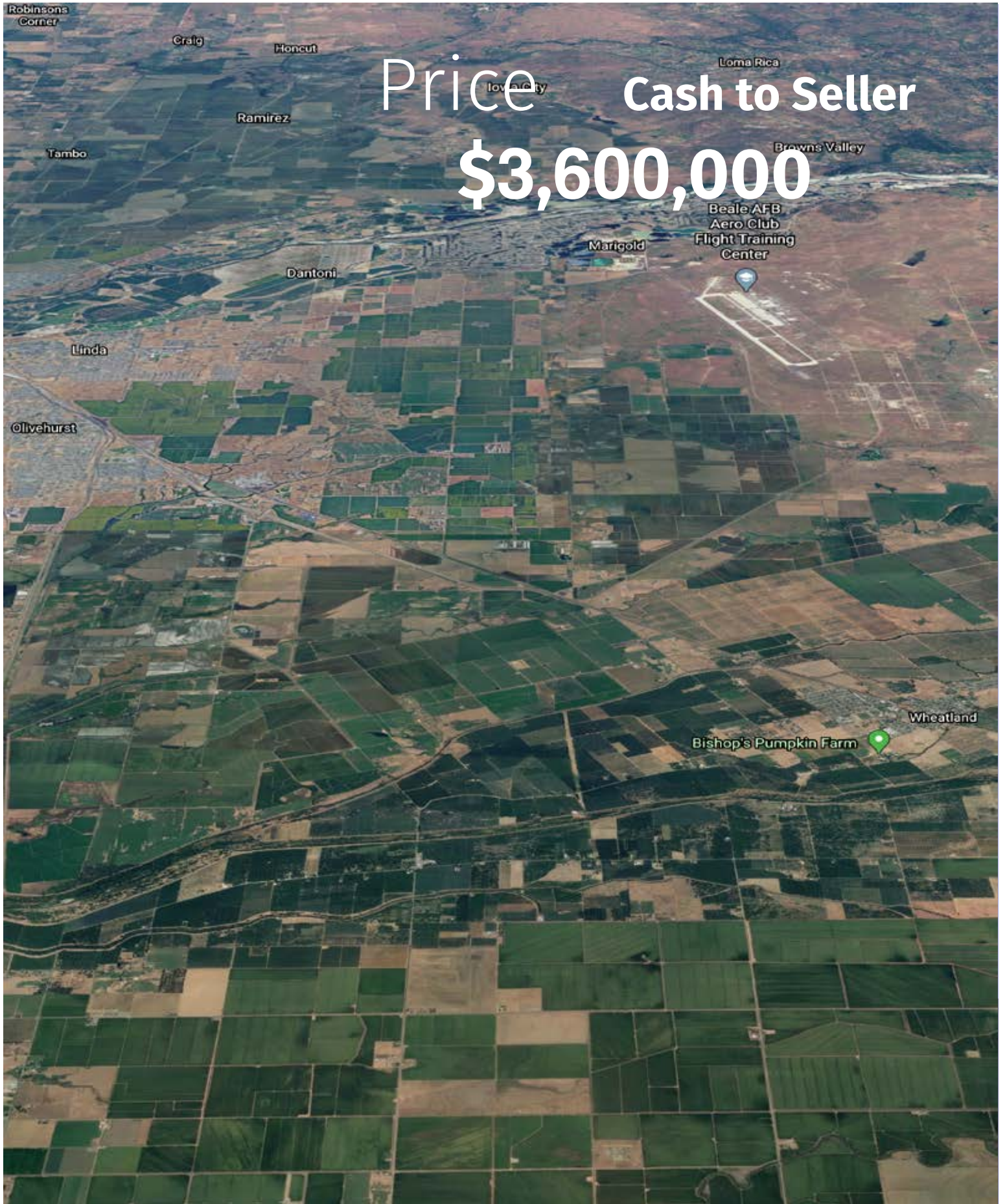
*Note-(See attached soil profile map)

WATER

For parcel 28-020-096 there are two sources of water tied together with a main line. On the South East corner is a well with 30 hp turbine pump and a Morrill filter. On the north end, is a 24 hp centrifugal pump that pumps water from Yankee Slough. This pump has a VFD as well as a Morrill filter.

For parcel 28-230-066 there are two sources of water tied together with a main line. On the East corner there is a 40 hp turbine pump with a Morrill Tornado filter and VFD. On the North end is a 25 hp centrifugal pump with Morrill filter.

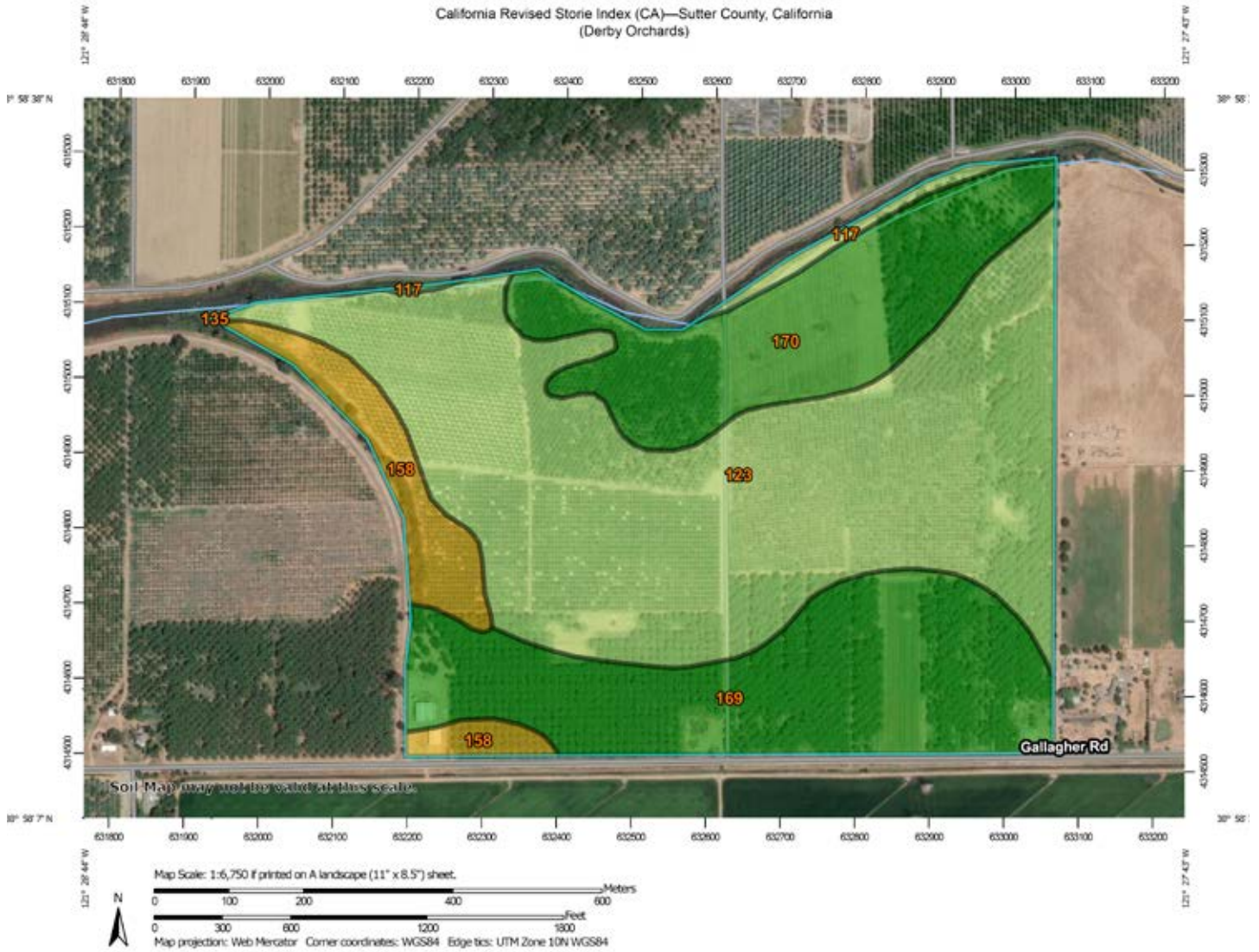
*note please contact agent for detailed irrigation methods and water production.



Price Cash to Seller
\$3,600,000



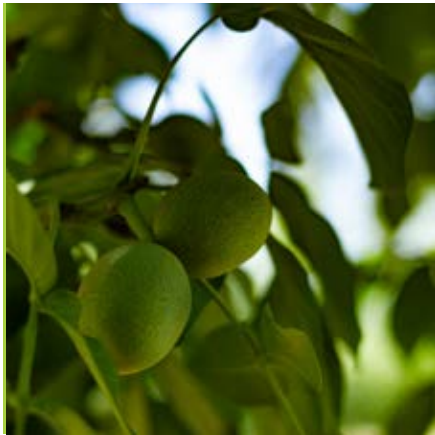
California Revised Storie Index (CA)—Sutter County, California
(Derby Orchards)



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Columbia, fine sandy loam (80%)	2.1	1.4%
123	Cometa loam, 0 to 2 percent slopes	Grade 2 - Good	Cometa, loam (75%)	78.3	51.5%
135	Holillipah loamy sand, frequently flooded, 0 to 2 percent slopes	Grade 3 - Fair	Holillipah, loamy sand, frequently flooded (80%)	0.0	0.0%
158	San Joaquin sandy loam, 0 to 2 percent slopes	Grade 4 - Poor	San Joaquin, sandy loam (75%)	9.7	6.4%
169	Snelling loam, 0 to 2 percent slopes	Grade 1 - Excellent	Snelling, loam (80%)	35.4	23.3%
170	Snelling loam, occasionally flooded, 0 to 2 percent slopes	Grade 1 - Excellent	Snelling, loam, occasionally flooded (80%)	26.6	17.5%
Totals for Area of Interest				152.0	100.0%

150 ACRES ± **SUTTER COUNTY**

THE PROPERTY IS MADE UP OF 2
PARCELS WHICH TOTAL 150 +/- ASSESSED
ACRES





Producing
More.
Connecting
More.
Changing
Lives.

Jason Evans | Agent

CA BRE Broker License No. 01966051

(530) 681-7346 jands@cornerstonelandco.com

Over **30+** transactions handled and has been involved in Land/Ag realestate since **2015**



Jason comes from a large family of loggers and farmers that have thrived in the Northern California area for many generations



Cornerstone Land Co

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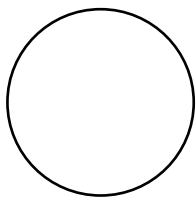
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In 2019 Cornerstone Land Co partnered with Buster Posey and donated \$30,000 towards pediatric cancer research in the goal of saving children's lives

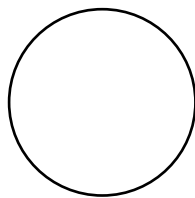
WHY CHOOSE US

We have successfully connected countless buyers and sellers in the California Ag Real Estate market.



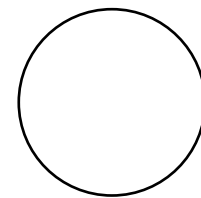
TRUSTWORTHY COMPANY

We know you want to buy and sell with a trustworthy company that has indepth knowledge of the industry and has a heart to give



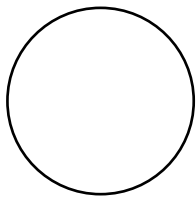
THE BEST DECISION

We know you think about making the best decisions. Let us be your Guide to feel confident in those decisions.



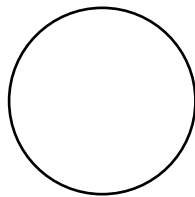
OUR GUIDANCE

We have the experience of helping countless people buy and sell quality farm land to secure the future of those they love.



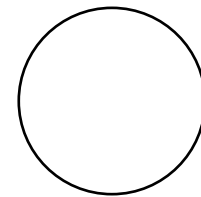
CALL TODAY

Call today to Schedule a Meeting, In our consultation we can do property valuation and stragety planning.



SUCCESS

Success looks like building your assets with quality strong resources and retirement with honor.



OUR COMPETTORS

You could end up buying or selling with another group that only cares about the sale and not your best interests.



Introduction Cornerstone Land Co

We understand you want to make the Best Decision for your family and farm.

We have successfully connected countless buyers and sellers in the California Ag Real Estate market.

CALL TODAY
SCHEDULE A MEETING

A close-up photograph of a person's hands, wearing a dark, ribbed sweater, gently holding a stalk of golden wheat. The background is a vast field of similar wheat stalks under a bright, slightly overcast sky. The overall mood is peaceful and connected to nature.

”

A HEART TO CHANGE LIVES

“

About Cornerstone Land Company

Cornerstone Land Company is a locally owned agricultural real estate brokerage firm located in Yuba City, California and is co-owned by four like minded individuals whom esteem the importance of family, giving back to the local community, and upholding a reputation built upon honesty, integrity, and results. Cornerstone specializes in the buying and selling of agricultural related properties including rice farms, almond orchards, walnut orchards, pistachio orchards, prune orchards, water rights properties, cattle ranches, ranchettes, and recreational properties in Northern California and has rapidly become recognized as a leader in agriculture land sales.