



94.95± Acres The Kohler Ranch

This property provides a new owner a great opportunity to capitalize on owning an existing Chandler walnut orchard that is coming into its prime producing years and develop the remaining 46 acres to an excellent walnut, almond or pistachio orchard. In addition, this property has all the components in place for a new owner to develop a nice huller and dryer on site.

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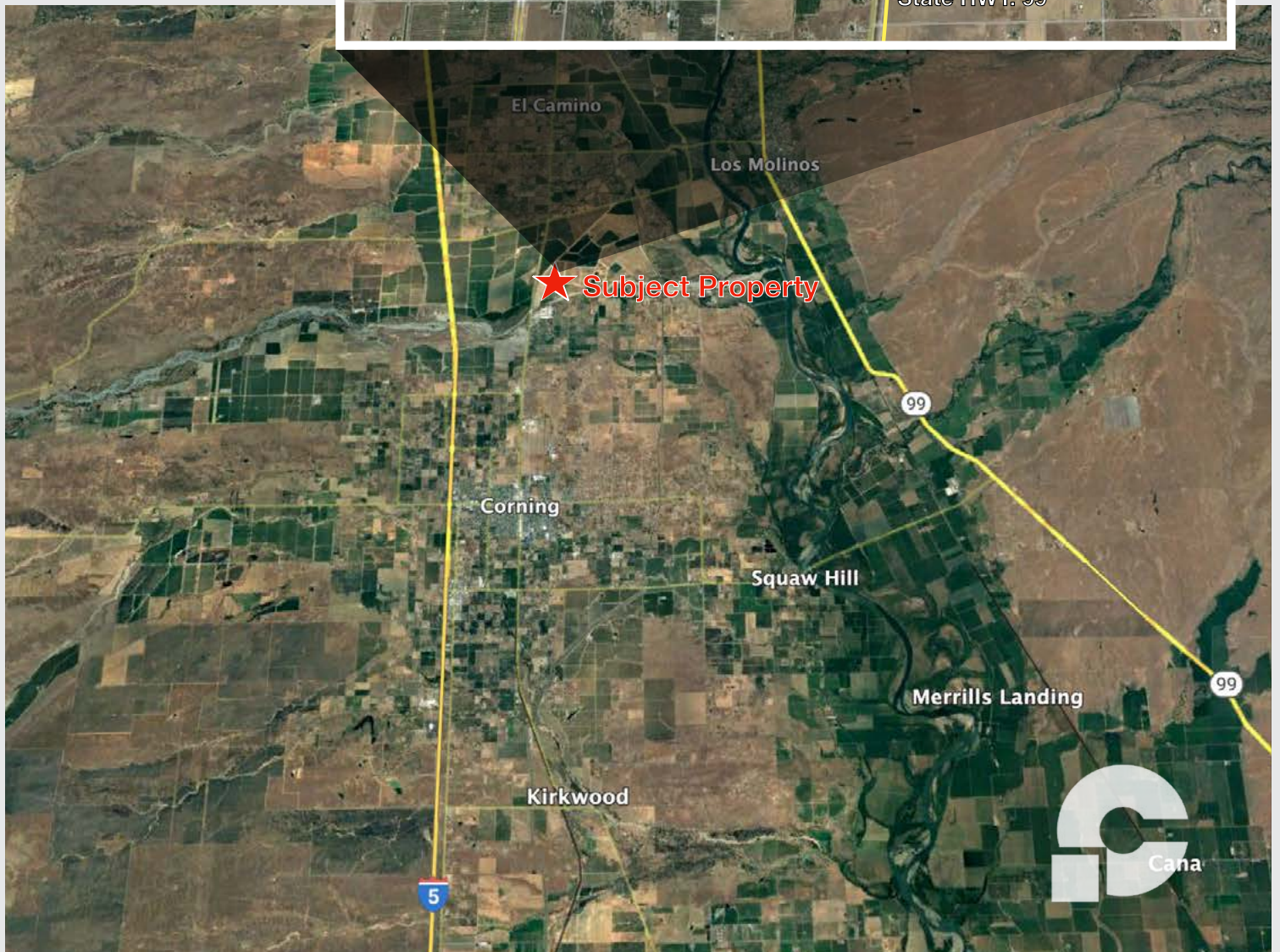
Josh Cook
BROKER / CO-OWNER
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530.300.5294

Gabe Foster
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BRE Lic. #01774496

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LISTING PRICE
\$2,399,000



The Kohler Ranch

94.95± Acre Ranch located approximately 3 miles north of Corning, CA

Location:

This property is located approximately 3 miles north of Corning, CA and is located on the east side of Hwy. 99 and north side of Thomes Creek.

Physical Address:

6580 99 W, Corning, California

Tehama APN:

067-100-003-000

Use:

The property is currently planted to 42 acres of Chandler Walnuts and 46 acres of open ground.

Orchard:

32 acres of 5- and 6-year-old Chandler walnuts with a spacing of 26'x15'. The 5 years old block are planted on VX211 and the 6-year-old block are planted on Paradox.

10 Acres of 10-year-old Chandler Walnuts planted on Paradox with a 26'x15' spacing. This block was grafted in the field.

Open Ground:

The 46 acres of open ground has been double-ripped and leveled for planting. It has been fumigated with Telone and has had several cover crops for reducing nematodes and promoting nitrogen.

Irrigation:

Solid set sprinkler.

Water:

The property receives water from a newly engineered Agriculture diesel well and produces approximately 2,500 GPM.

Well Size- 16"

Well Depth- 950' cased all the way down and sealed 80'

Standing Water Level- 60'

Pump Set- 282'

SGMA:

Subject property is located in Groundwater Basin 5-021.50 "Sacramento Valley-Red Bluff". **SGMA Basin Prioritization-Medium**

Improvements:

42' x 139' commercial shop building with restrooms and an office. The shop is serviced by both 220 volt and 480-volt wiring, and natural gas.

42' x 103' open warehouse w/ 5 dryer tunnels on the east side of the building.

Manufactured Home- 1650 square foot, 3 bedroom/2 bath built by Fleetwood in 1996. The home has been extensively renovated including repair of drywall and subfloor, new paint, new appliances, new lighting fixtures, and all new floor coverings and windows.

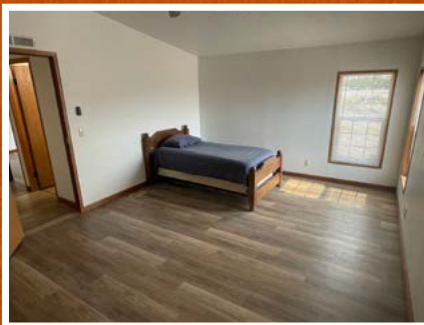
Comments:

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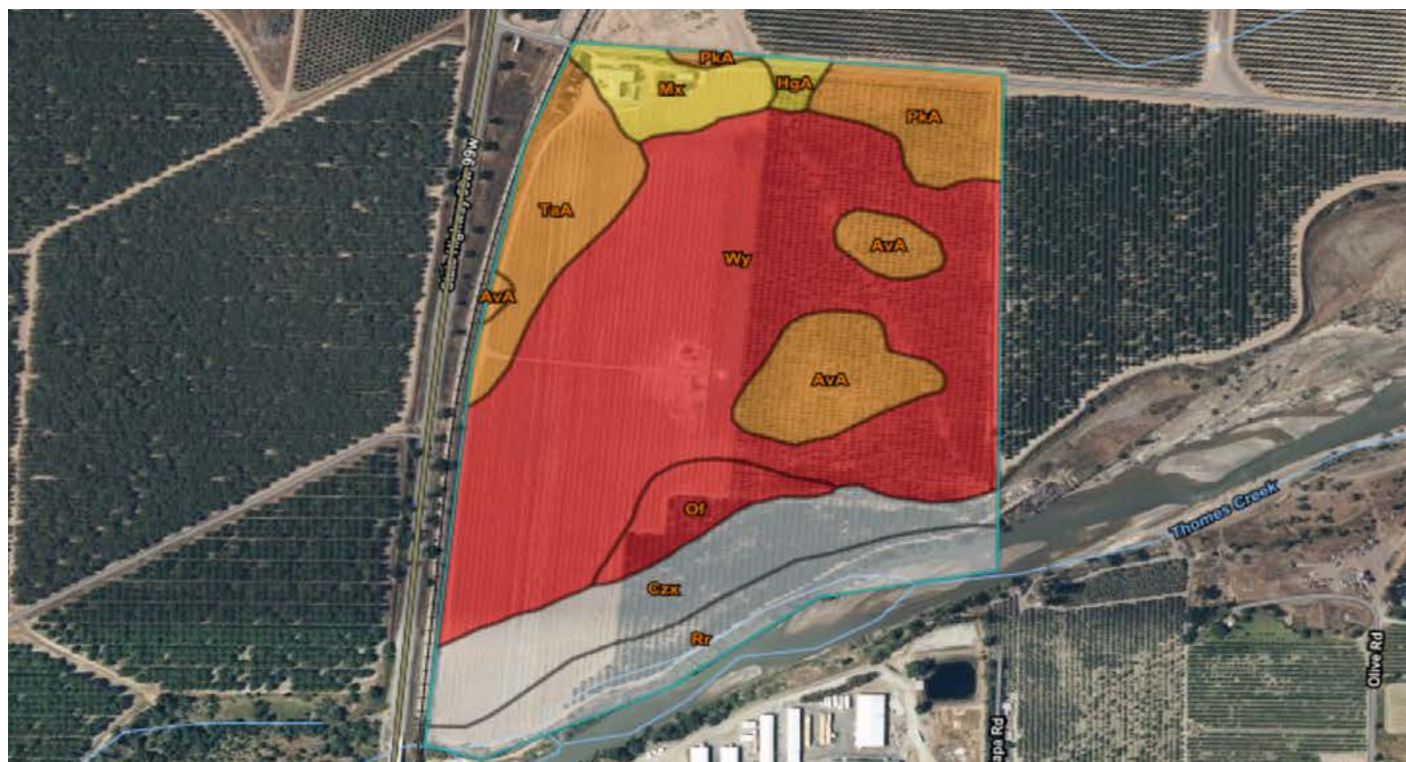
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SOIL REPORT

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	7.4	7.7%
Czx	Cortina complex		11.2	11.5%
HgA	Hillgate loam, 0 to 3 percent slopes	3	0.8	0.8%
Mx	Mada loam, 0 to 3 percent slopes, MLRA 17	3	3.9	4.1%
Of	Orland fine sandy loam	1	3.6	3.7%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	5.4	5.6%
Rr	Riverwash		9.0	9.3%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	7.3	7.6%
Wy	Wyo loam, 0 to 3 percent slopes	1	48.1	49.8%
Total for Area of Interest			96.6	100.0%



Site Map

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GABE FOSTER | FOUNDER/CO-OWNER

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Cornerstone Land Company closed over
\$105 million in sales transactions in **2020**



Gabe has over 15 years of commercial and agricultural related real estate experience and currently serves as the Chief Operating Officer for Cornerstone Land Company.

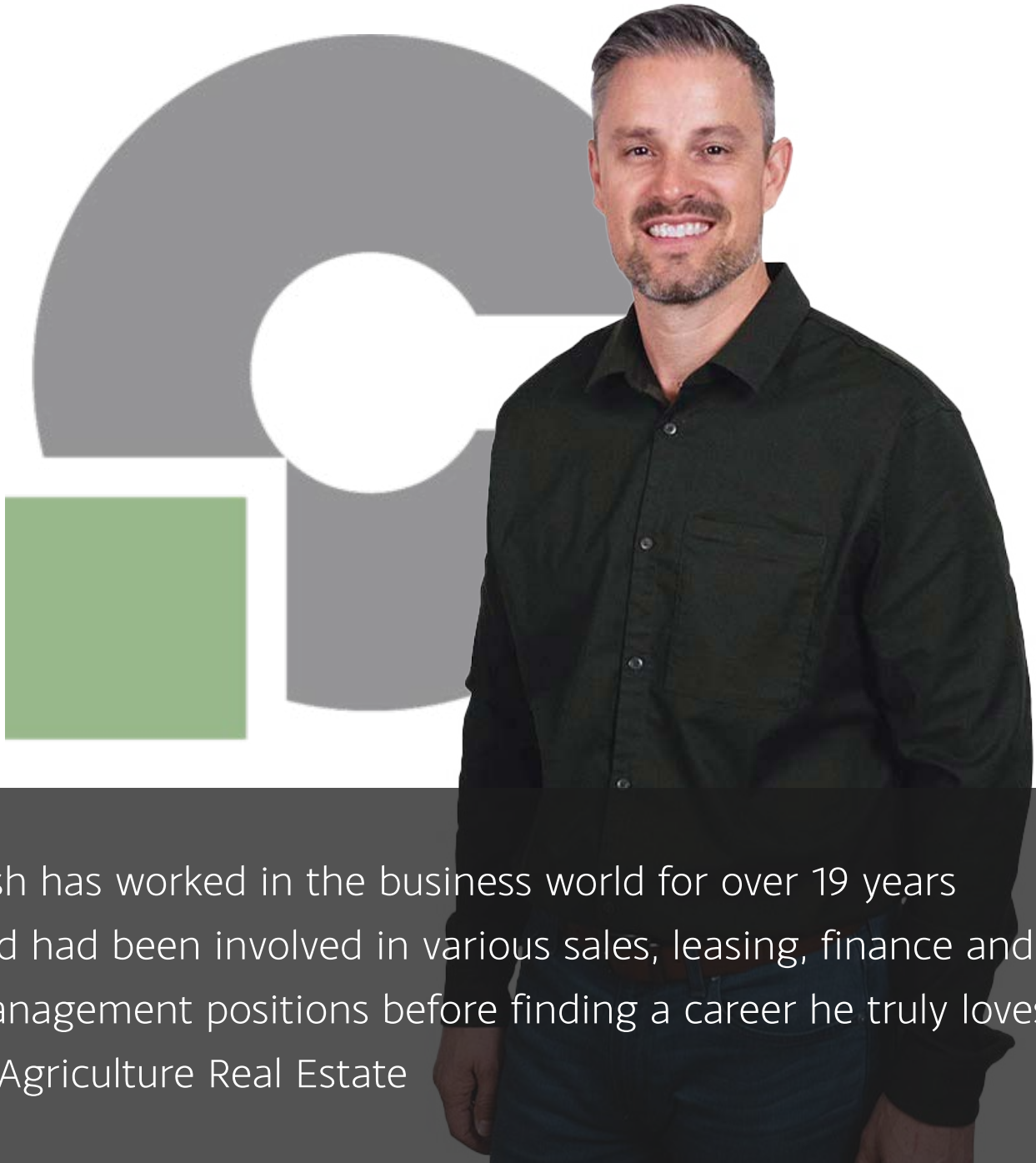
CALL (530) 300-0479

Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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