



## YUBA COUNTY WALNUT ORCHARD

**68±** Total  
Acres

Orchard properties in this neighborhood rarely become available for sale. This property has excellent soil and water and will always give an owner the best attributes to obtain excellent tree crop yields. In addition, the property is located in an area that has seen development in recent years.

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

Exclusively Listed by

**Josh Cook**

Broker/Owner

CA BRE Broker License #01872850

530.300.5294



LISTING PRICE  
**\$2,525,000**



# YUBA COUNTY WALNUT ORCHARD

993 Country Club Road, Olivehurst, CA 95961

## 68± Total Acres

### Location:

This property is located in a highly desirable orchard growing area and has an address of 993 Country Club Road, Olivehurst, CA 95961.

### Legal:

The property is made up of 4 parcels, which, according to Yuba County, total 67.44 assessed acres +/- . The parcels are identified by Yuba County as APN #'s: 014-370-009, 014-370-013, 014-370-040 & 014-370-049.

### Zoning:

The zoning for this property is Agriculture with the county designated use as Orchard.

### Use:

The property is all planted to walnut orchards. (\*See the planting map for details on ages and varieties.) Most of the property is planted to Chandler walnut orchards. In addition, there is a small block of Howard and Franquette variety walnuts

### Soils:

The soils on this ranch are excellent and perfectly suited for orchard production.  
(See attached soil profile map)

### Water:

The orchards are irrigated by three electric wells. Two wells are located on the main block on the north side of Country Club Road. Each parcel is irrigated at one time using both wells. The irrigation system is tied together for all three parcels. In addition, there is a third well located on the southwest 10 acres. The groundwater is excellent and plenty of water is available.

### Yard:

The property has a .35 acre fenced equipment yard which is very convenient for farm equipment storage on-site.

### Comments:

Orchard properties in this neighborhood rarely become available for sale. This property has excellent soil and water and will always give an owner the best attributes to obtain excellent tree crop yields. In addition, the property is located in an area that has seen development in recent years. Please call Broker for a private tour of the property.

Josh Cook

BROKER / CO-OWNER

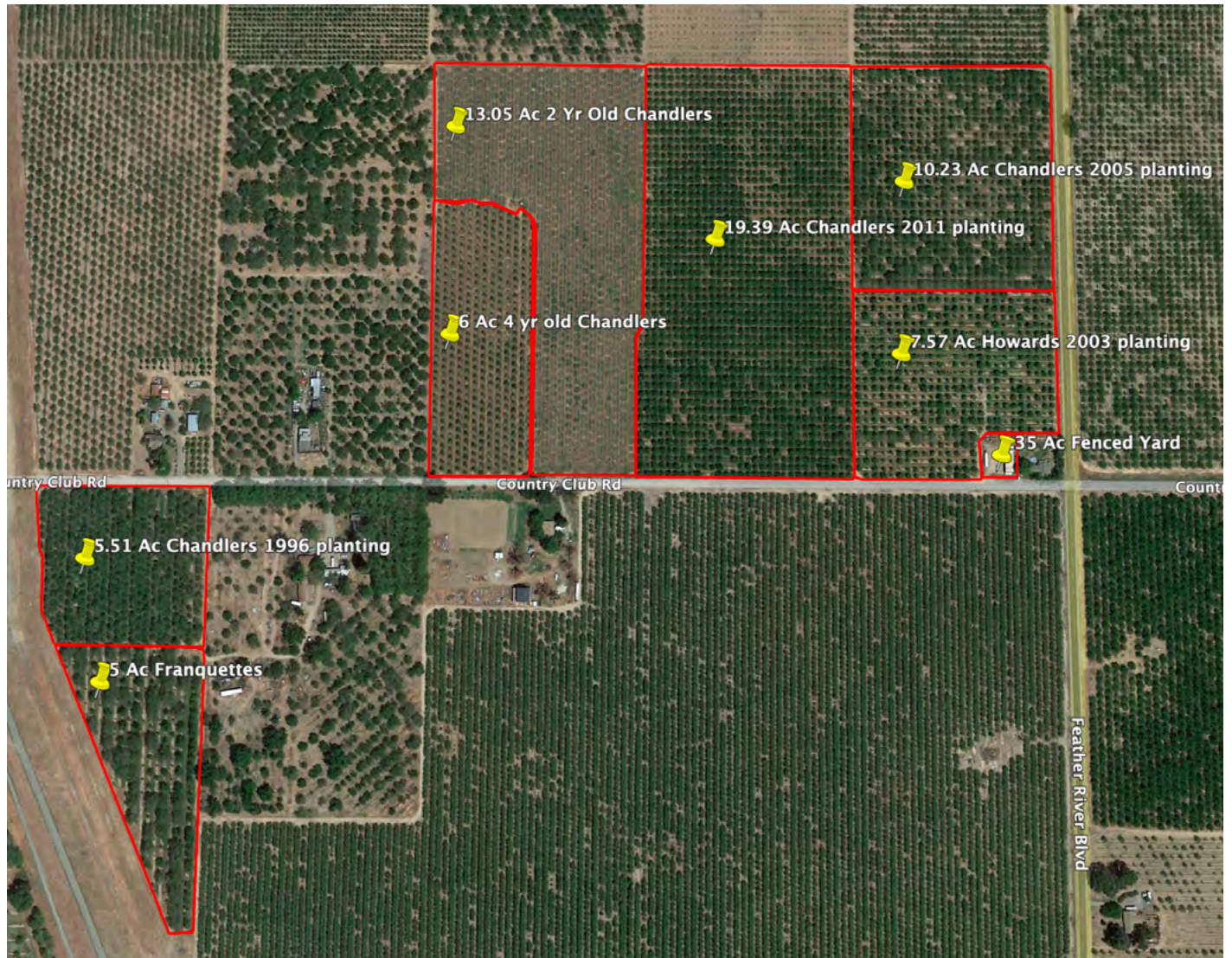
**530.300.5294**

BRE Lic. #01872850



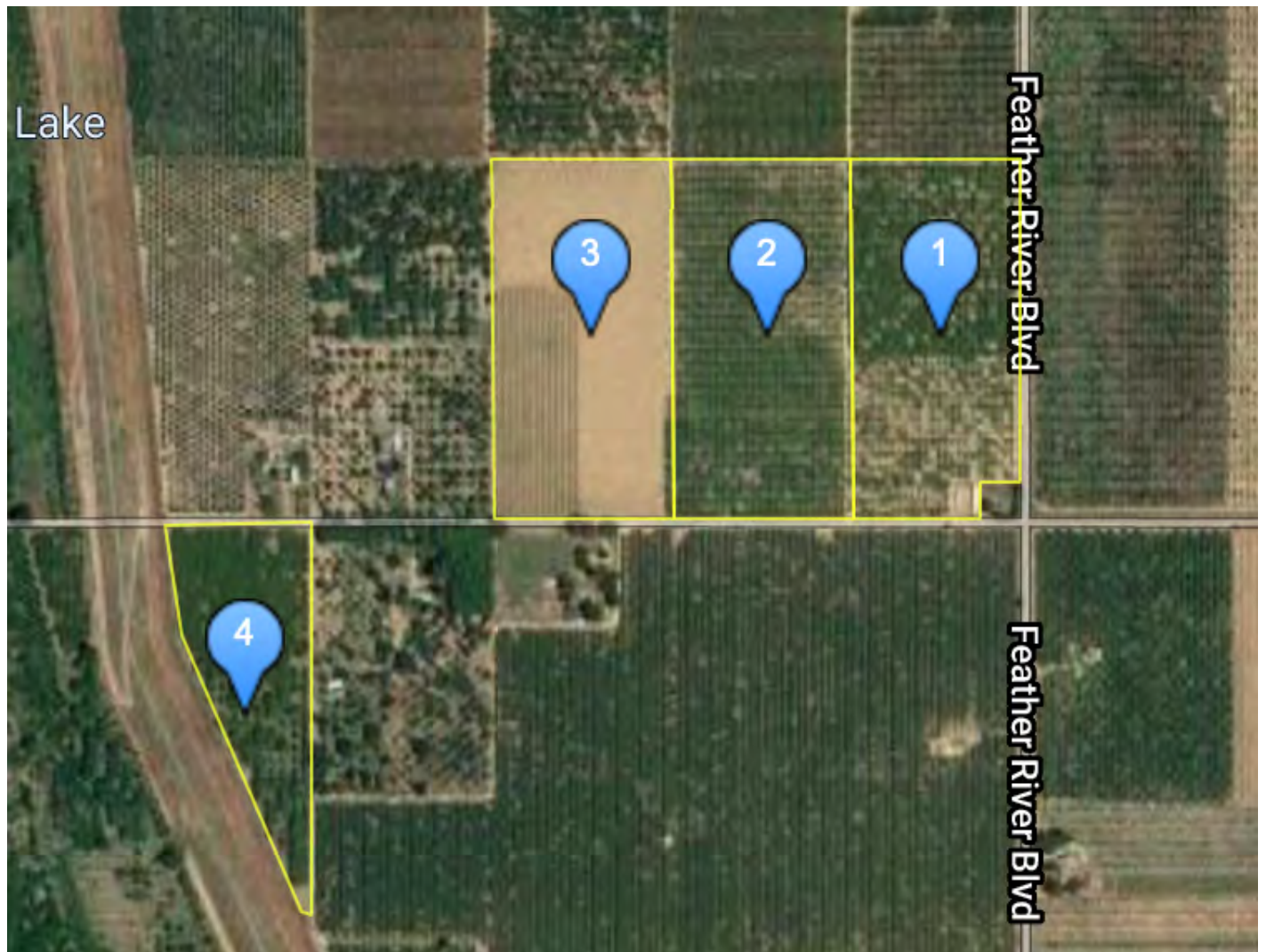
# PLANTING MAP

993 Country Club Road, Olivehurst, CA 95961



# PARCEL MAP

993 Country Club Road, Olivehurst, CA 95961

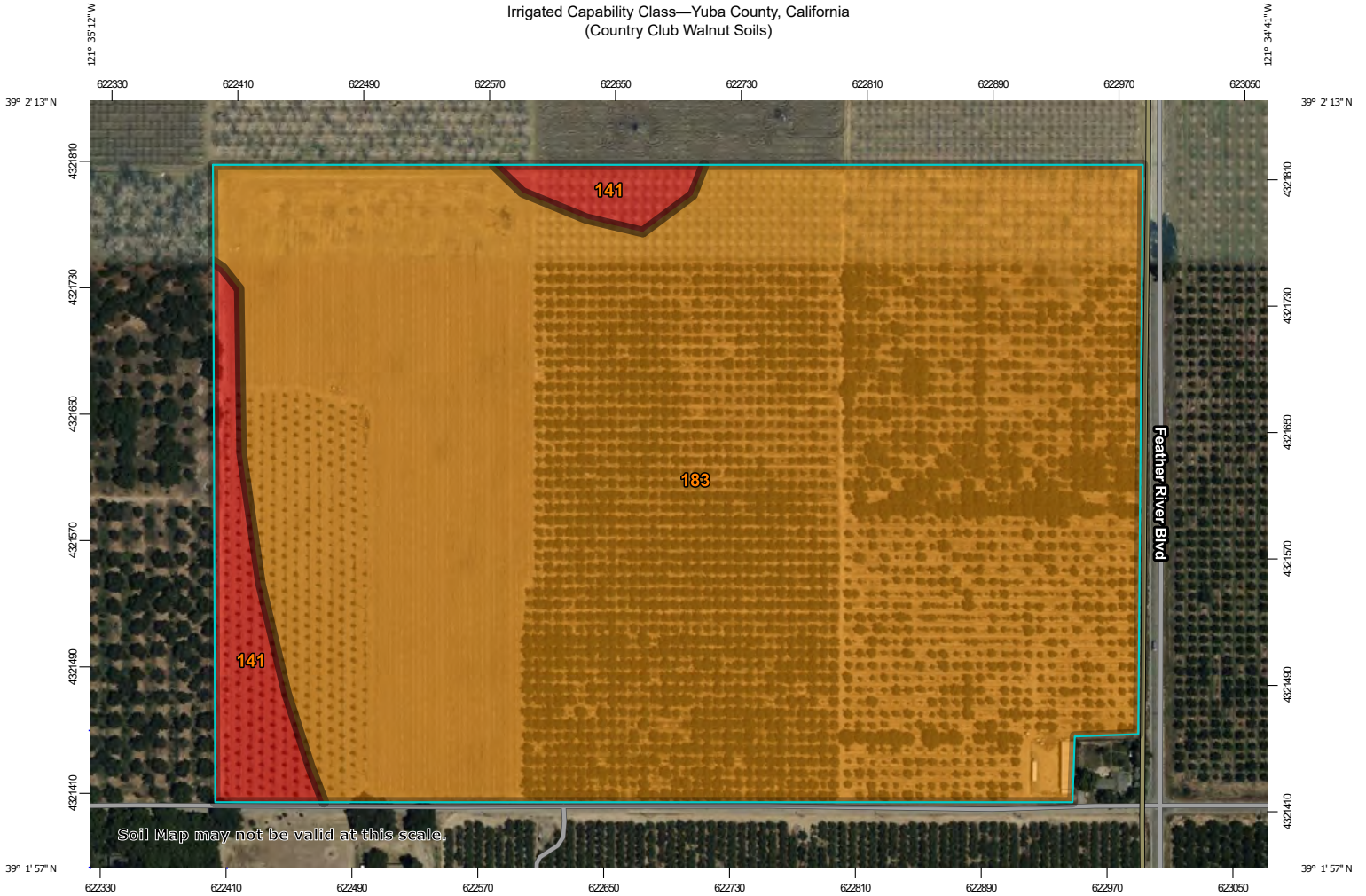


#	APN	Address
1	014370040000	993 Country Club Rd Olivehurst, CA 95961
2	014370013000	879 Country Club Rd Olivehurst, CA 95961
3	014370009000	797 Country Club Rd Olivehurst, CA 95961
4	014370049000	518 Country Club Rd Olivehurst, CA 95961

# SOIL MAP

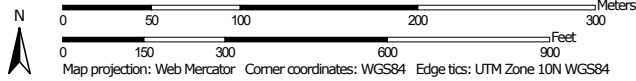
993 Country Club Road, Olivehurst, CA 95961

Irrigated Capability Class—Yuba County, California  
(Country Club Walnut Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:3,420 if printed on A landscape (11" x 8.5") sheet.



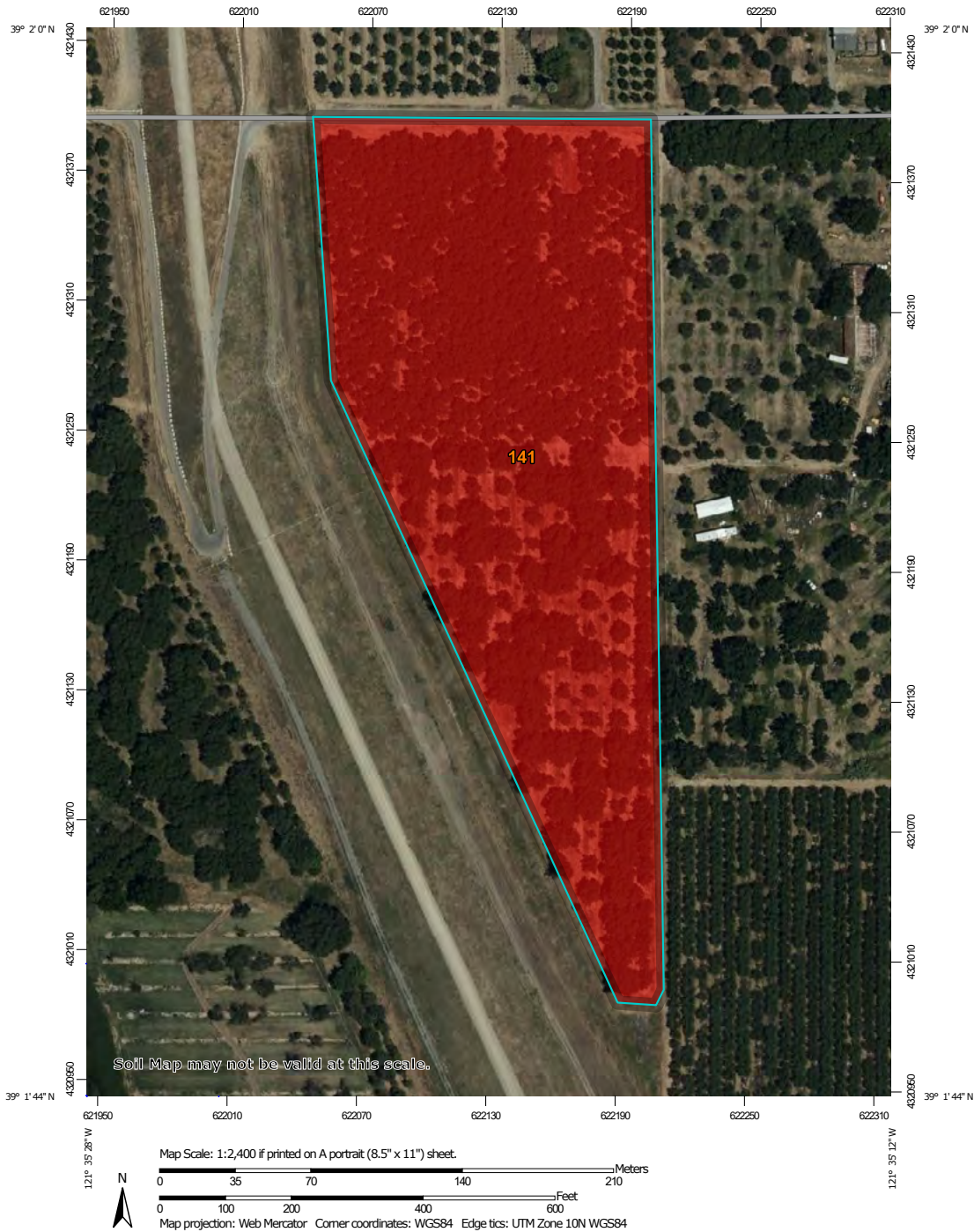
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	1	3.5	5.9%
183	Kilgale clay loam, hardpan substratum, 0 to 1 percent slopes	2	55.0	94.1%
<b>Totals for Area of Interest</b>			<b>58.5</b>	<b>100.0%</b>



# SOIL MAP

993 Country Club Road, Olivehurst, CA 95961

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	1	10.7	100.0%
<b>Totals for Area of Interest</b>			<b>10.7</b>	<b>100.0%</b>




# SOIL MAP

993 Country Club Road, Olivehurst, CA 95961










## MAP LEGEND

### Area of Interest (AOI)










 Area of Interest (AOI)

### Soils



#### Soil Rating Polygons


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yuba County, California  
Survey Area Data: Version 15, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 6, 2018—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.





# SOIL MAP

993 Country Club Road, Olivehurst, CA 95961

## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive land forming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

# Josh Cook | Broker/Co-Owner

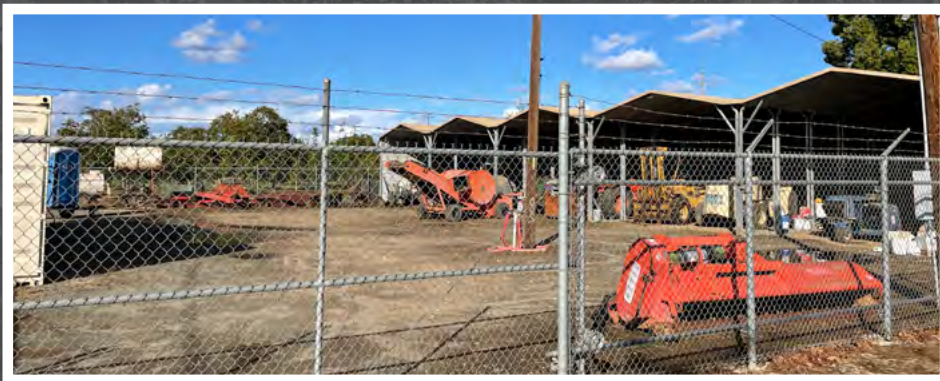
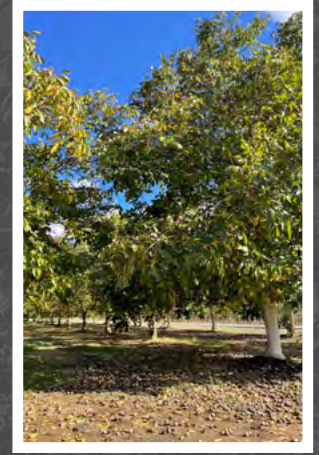
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**Cornerstone Land Company** closed over **\$105 million** in sales transactions in **2020**



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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