

For Sale

Goodman Ranch

318 Acres, Live Oak, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Location: The property is located North of Bigelow Road on the North East edge of the Sutter Buttes.

Acreage: m/l 318 deeded acres

APN's: AP# 08-040-005
08-040-006
08-040-029
08-040-035
08-040-041
08-040-052
08-040-054
08-040-055

Crops: There are approximately 170 acres planted to almonds and 140 acres planted to rice.



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Age/Variety:

- 40% NP, 40% Price, Mission 10%, Peerless 10%, mixed ages, solid set, m/l 70 acres
- Orchard to be planted in 2023 50% NP, 50% Monterey 20 x 20 spacing, solid set, m/l 5 acres
- 50% NP, 50% Monterey, 25% Peerless, 2021/2022, 24x16 spacing, solid set, m/l 2.5 acres.
- 50% Butte, 50% Padre, 2005, 20x18 spacing, flood, m/l 20 acres
- 33% Mission, 33% Butte. 33% Padre, 2007, 18x17 spacing, solid set, m/l 7.5 acres.
- 50% NP, 50% Monterey, 2010, 20x18 spacing, solid set, m/l 15 acres.



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Age/Variety Continued:

- 66% NP, 33% Carmel, 2013, 20x18 spacing, solid set, m/l 15 acres.
- 66% NP, 33% Price, 2015, 24x16, solid set, m/l 6.5 acres.
- 50% Butte, 50% Padre, 2017, 20x16 spacing, drip, m/l 7.5 acres.
- 66% NP, 33% Monterey, 2018, 20x16 spacing, drip, m/l 8 acres.
- 66% NP, 33% Monterey, 2019, 20x16, drip, m/l 6.5 acres.
- 50% NP, 50% Monterey, 2020, 24x16, solid set, m/l 5 acres.



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Soils: See attached soils report.

Water Source:

The ranch has 6 deep wells, (electric), and multiple domestic wells.

Improvements:

-2000 sq. ft. home built in 1985, 3 bed, 2 bath, with 30x40 metal building.

-2200 sq. ft. home built in 1955, 4 bed, 2.5 bath, with 40x60 shop, 60x80 storage building and multiple additional outbuildings. Recent major interior remodel.

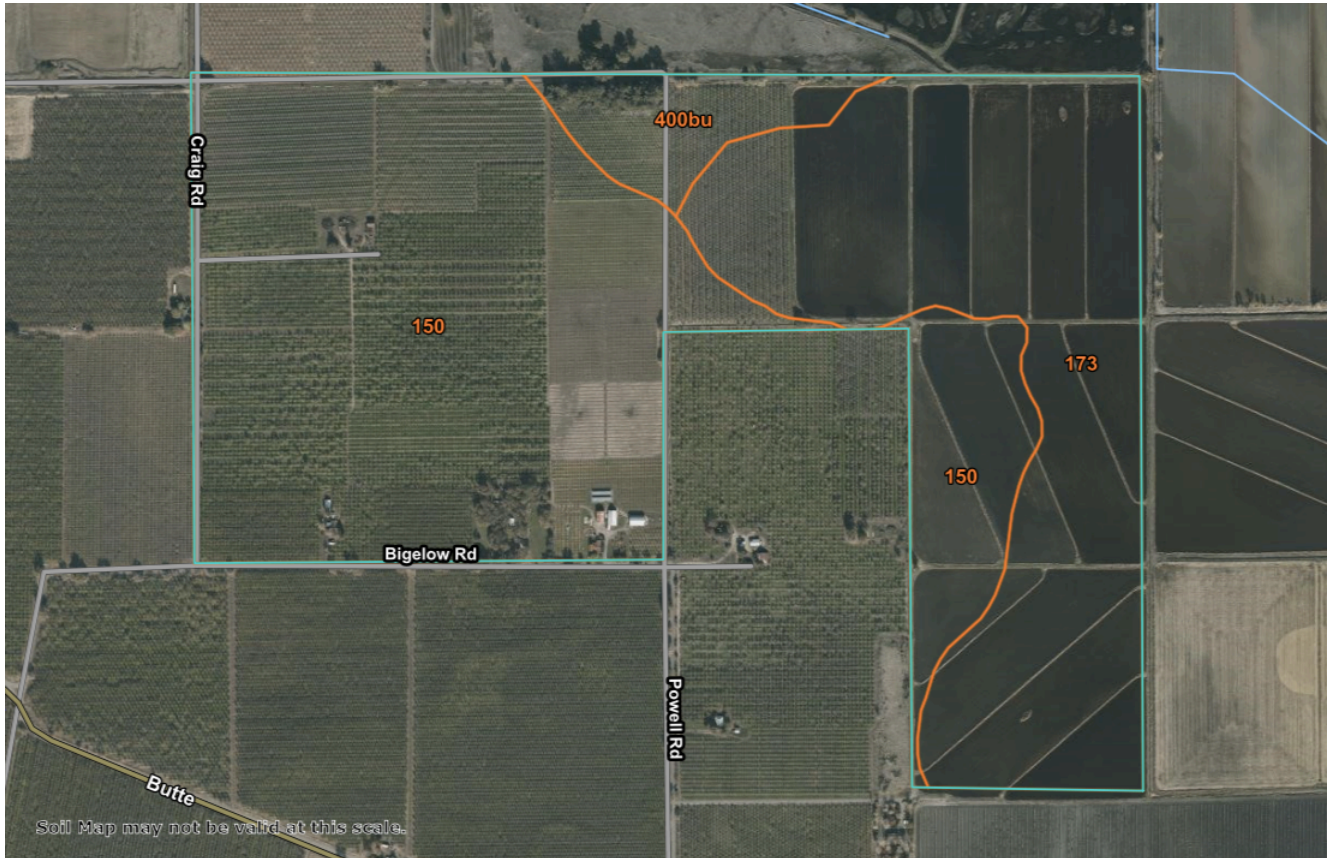
Power: The power is supplied by PG&E with a 59.52 kWdc solar bank to help offset the power costs on the orchard wells and the main home.

Price: \$7,800,000.00

All information provided within brochure was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

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Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
150	Olashes sandy loam, 0 to 2 percent slopes	185.3	57.6%
173	Subaco clay, 0 to 2 percent slopes	119.2	37.0%
400bu	Subaco taxadjunct, 0 to 1 percent slopes	17.5	5.4%
Totals for Area of Interest		321.9	100.0%



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Production Records

Variety	Almond Crop History						
	2016	2017	2018	2019	2020	2021	
Nonpareil	34593	28863	32715	29702	81923	49319	
Price	39082	13979	36003	18662	37629	19535	
Peerless	9923	6238	0	8730	9866	7460	
Mission	8602	10017	6503	7185	11610	7936	
Carmel	6422	5967	4006	2014	7381	3457	
Monterey	4430	5264	6058	4820	10270	10581	
Neplus	1999	1269	0	0	0	0	
Butte/Padre	31610	34004	28128	13355	44178	37319	
Total	136661	105601	113413	84468	202857	135607	



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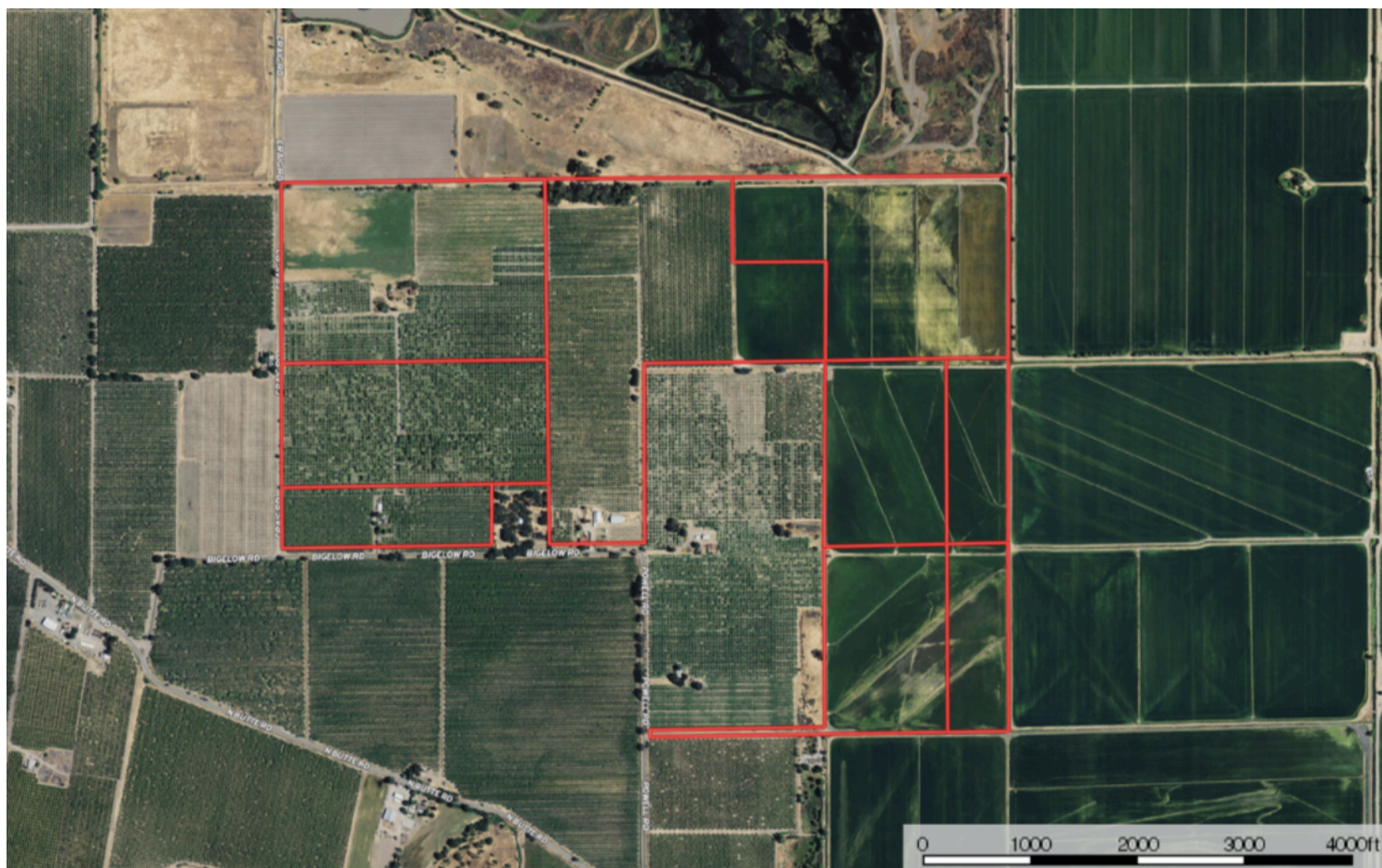
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Parcel Map



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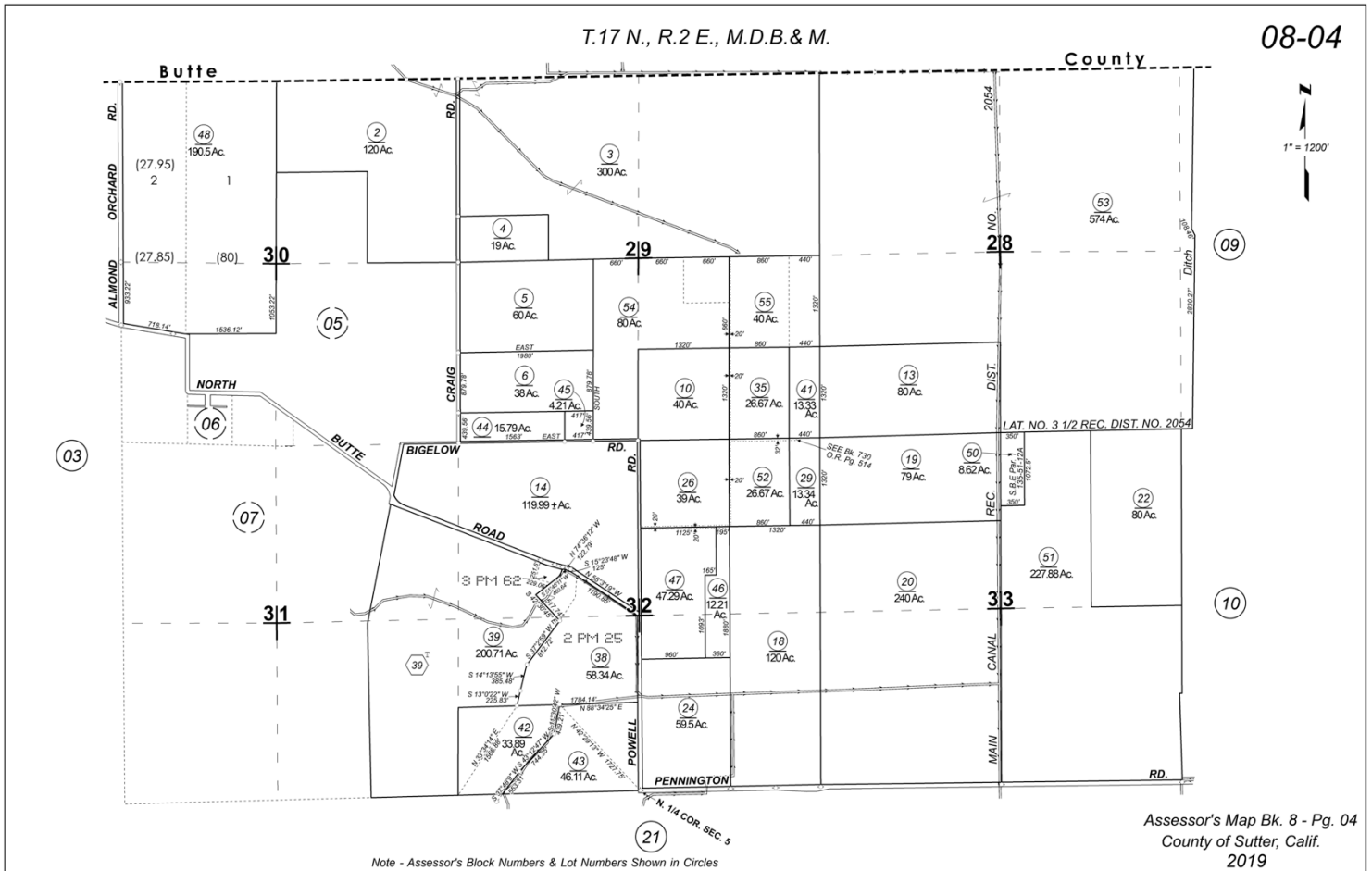
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Assessor's Parcel Map



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