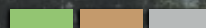




SUTTER
EQUITIES

80 Acres of 11th Leaf Almonds



25414 Post Avenue , Orland, CA 95963

Amar Cheema, CCIM
Broker

530.218.4768
acheema@sutterequities.com
License # 01445711

Daniel P. Ashby
Agent

916.716.3015
danashby@sutterequities.com
License # 01964257

1110 Civic Center
Ste 106 D
Yuba City, CA 95993

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**EXECUTIVE
SUMMARY**



\$2,800,000
(\$35,000 Per Acre)
80 Total Acres

THE OFFERING

Located just north of Hamilton City, this ranch is planted to 11th leaf Almonds. Varieties consist of Non Pareil, Aldrich, and Monterey. Newly updated single family home and large warehouse are currently leased. Property also features a large equipment shed and 2 wells.



TOTAL ACRES
80 Acres



ZONING
Agricultural



APN
091-200-012
091-200-013



BUILDINGS
2,025 Sq.Ft. 3 bdrm/2 bath ranch
Large equipment shed



WATER
2 wells



Producing Non Pareil,
Aldrich, and Monterey



Located in a desirable farming
county in Northern California





**MAP
OVERVIEWS**

AERIAL OVERVIEW MAP



POST AVE

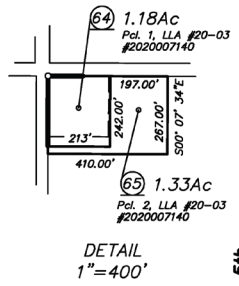
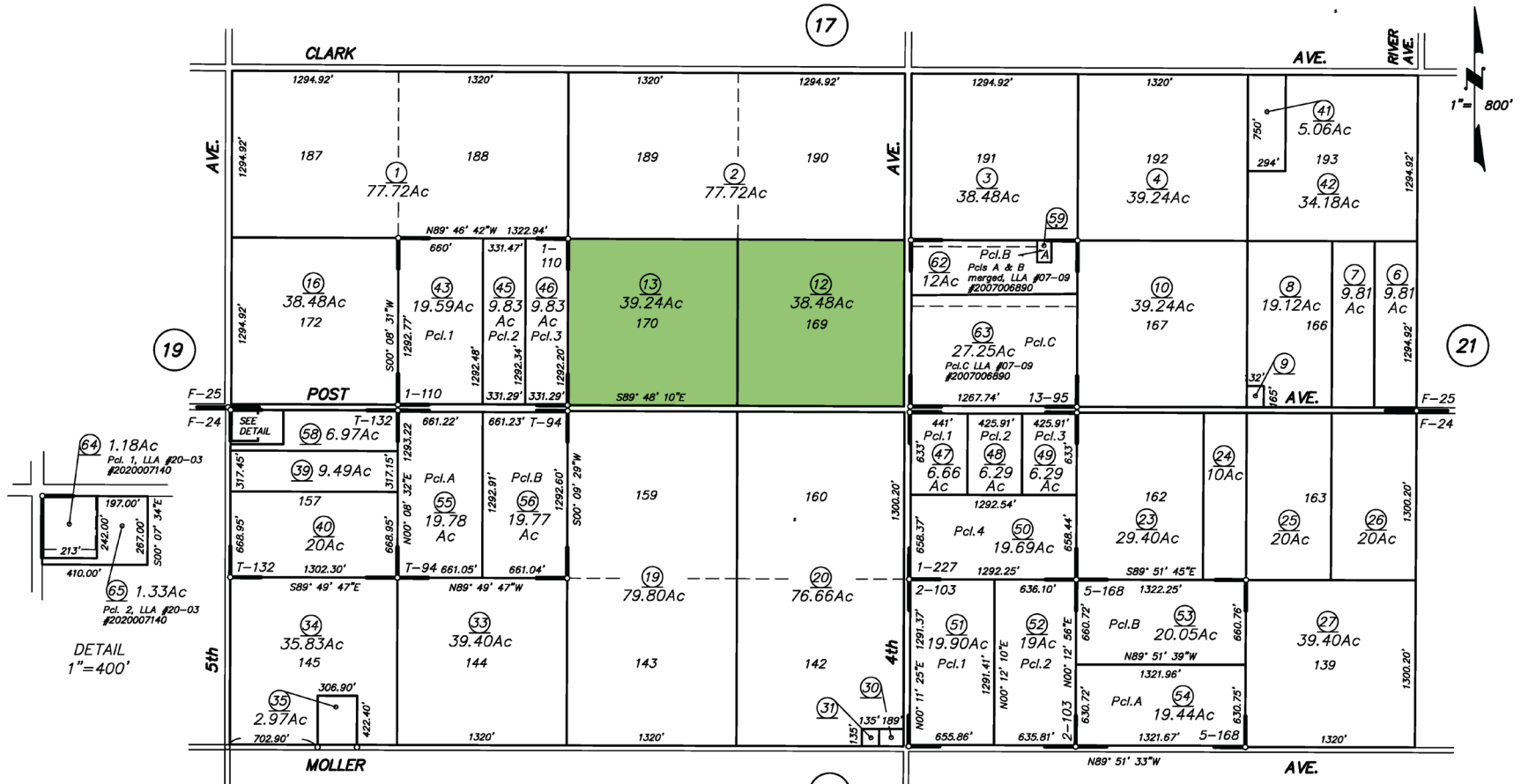
5TH AVE

4TH AVE

Provided by:

CAPAY RANCHO

91-20



P.M. Bk. 1, Pg. 110-P.M. No. 303
 P.M. Bk. 1, Pg. 227-P.M. No. 447
 P.M. Bk. 2, Pg. 103-P.M. No. 584
 P.M. Bk. 5, Pg. 168-P.M. No. 78-114
 P.M. Bk. 13, Pg. 95-P.M. No. 05-44

R.M. Bk. F, Pg. 24-Capay Rancho Sub. No. 2
 R.M. Bk. F, Pg. 25-Capay Rancho Sub. No. 3
 R.M. Bk. T, Pg. 94-Tract No. 78-1025
 R.S. Bk. T, Pg. 132

ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
08/25/2020 tkh	

Assessor's Map Bk. 91 -Pg. 20
 County of Tehama, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles



**LOCATION
OVERVIEW**



Orland is rural agricultural town located in Glenn County in the northern Sacramento Valley along Interstate 5 and US99W. It is situated sixty miles south of Redding and 100 miles north of Sacramento. The Sacramento River runs 10 miles east of Orland and Black Butte Lake sits 8 miles west. The Black Butte Lake dam drains into Stony Creek, which flows about a half-mile north of the Orland Arch.

The area offers a wide variety of outdoor activities. Orland has wide tree-lined streets, a safe and quiet environment and approximately 55 acres dedicated to public parks. Nearby Black Butte Lake is nestled between the basalt buttes and stretches nearly seven miles up to Stony Creek. Here, visitors can camp, fish, water ski, boat, swim, bird watch, or sail boat. Chico, home of a California State University, is twenty miles to the east on State Route 32. The main campus of Butte-Glenn Community College is also located east, in Oroville, but its Glenn County Center is located in Orland. The county seat, Willows, is located 15 miles to the south.





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