

PALERMO RANCH

Prune/Almond/Walnut Ranch For Sale/Lease in Butte County



SUTTER
EQUITIES



PROPERTY DESCRIPTION

This ± 230 gross assessed acre offering is a Prune/Almond/Walnut Ranch located in Palermo, CA. The Ranch is prime for production in a desirable farming area. It's irrigated with an abundance of water through 3 Ag wells on a micro-jet system. It consists of 6 separate parcels. The Walnuts are on a longer-term lease. The Prunes are high density with approximately 172 trees to the acre. Easy access to both ranches off of Lone Tree Road.

PRICE AND TERMS

The asking price for the ± 145 Acres of Prune/Almonds is \$3,900,000 (\$26,900 per gross acre) with the 2024 crop included in the purchase price subject to the Buyer's reimbursement of the Seller's cultural cost expense from 2023 post-harvest until the close of escrow.

± 85 Acres of leased Walnuts is \$675,000 (\$7,941 per gross acre). The Walnuts are leased for 25 years, total of 18 years remaining.



PROPERTY HIGHLIGHTS



Abundant Well Water



Tax Benefits



Prime for Production



Palermo, CA - Butte County



± 145 Gross Acres - Prunes/Almonds
Apn #: 025-170-014, 025-170-013, 025-170-012



± 85 Gross Acres - Walnuts (On a Long Term Lease)
Apn #: 027-220-001, 027-220-069, 027-220-070



The Prune/Almonds are irrigated by 2 wells and the Walnuts are irrigated with a separate well all on microjets. All 3 wells are on electric.



Zoned AG20





WELL LOCATION

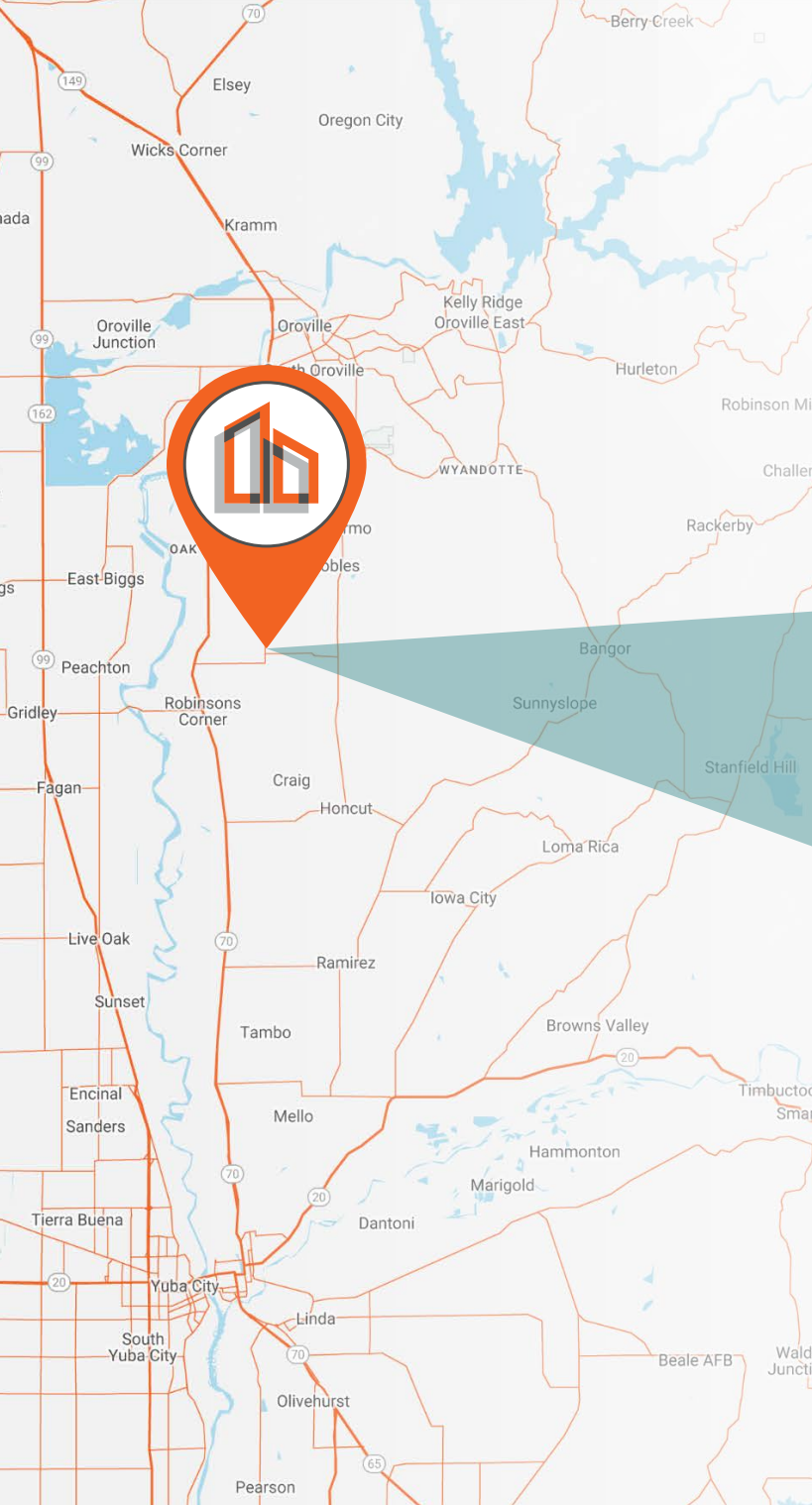
1

WELL LOCATION

2

WELL LOCATION

3



LOCATION

The property is located approximately 2 miles East of HWY 70 and 9 miles from the City of Oroville. It is located on both sides of Lone Tree Road. Just North of the intersection of Cox Lane /Lone Tree Road and 65 miles North of Sacramento.



WALNUTS

Planted 2017

Spacing - 25 x 16

Chandlers on RX 1

± 85 acres (leased)



PRUNES

Planted 2017/2018

Spacing – 18 x 13.5

French on Rootpac R

± 110 acres



ALMONDS

Planted 2021

Spacing – 15 x 20

Independence on Rootpac R

± 35 acres



SOIL MAP



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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

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

IRRIGATED CAPABILITY CLASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
130	Eastbiggs loam, 0 to 2 percent slopes	5	236.8	100.0%
Totals for Area of Interest			236.8	100.0%





SUTTER
EQUITIES

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