

# FOR SALE

## Greenbay Road

### Almonds & Rental Income



## 30± Acres

### Arbuckle, CA

**Clint Jewett, Broker Associate**

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# Property Information

## LOCATION

6944 Greenbay Road- On the west side of Interstate 5 and the south side of Greenbay Road, 3 miles south of Arbuckle in Colusa County.

## ASSESSOR PARCEL NUMBER

021-270-083

## DESCRIPTION

The property contains 30± acres with 28 acres planted to almonds and 0.7 acres of building site. The orchard is 25+ years old and is ready for redevelopment to an almond, pistachio, or olive orchard, or another ag related use that can benefit from the 1,400± feet of freeway frontage. Residence is a 2 bed/1 bath with interior updates and is currently rented. Two shops provide the owner with a workplace and storage of equipment and materials, or rent them and generate more income. This is a great opportunity to leave the city for rural life and acquire acreage along the freeway that will always appeal to the ongoing traffic.

### Property Snapshot

#### PRICE

\$930,000  
\$31,000/Acre

#### ACREAGE

30.0±

#### ORCHARD

25± years  
Nonpareil  
Carmel  
Butte

#### WATER

Colusa County WD  
Domestic well

#### ZONING

Exclusive  
Agriculture

#### Soils

Arbuckle Hillgate Complex

#### Buildings

Residence- 1,320± sf  
Shop- 1,200± sf  
Shop/Shed- 900± sf

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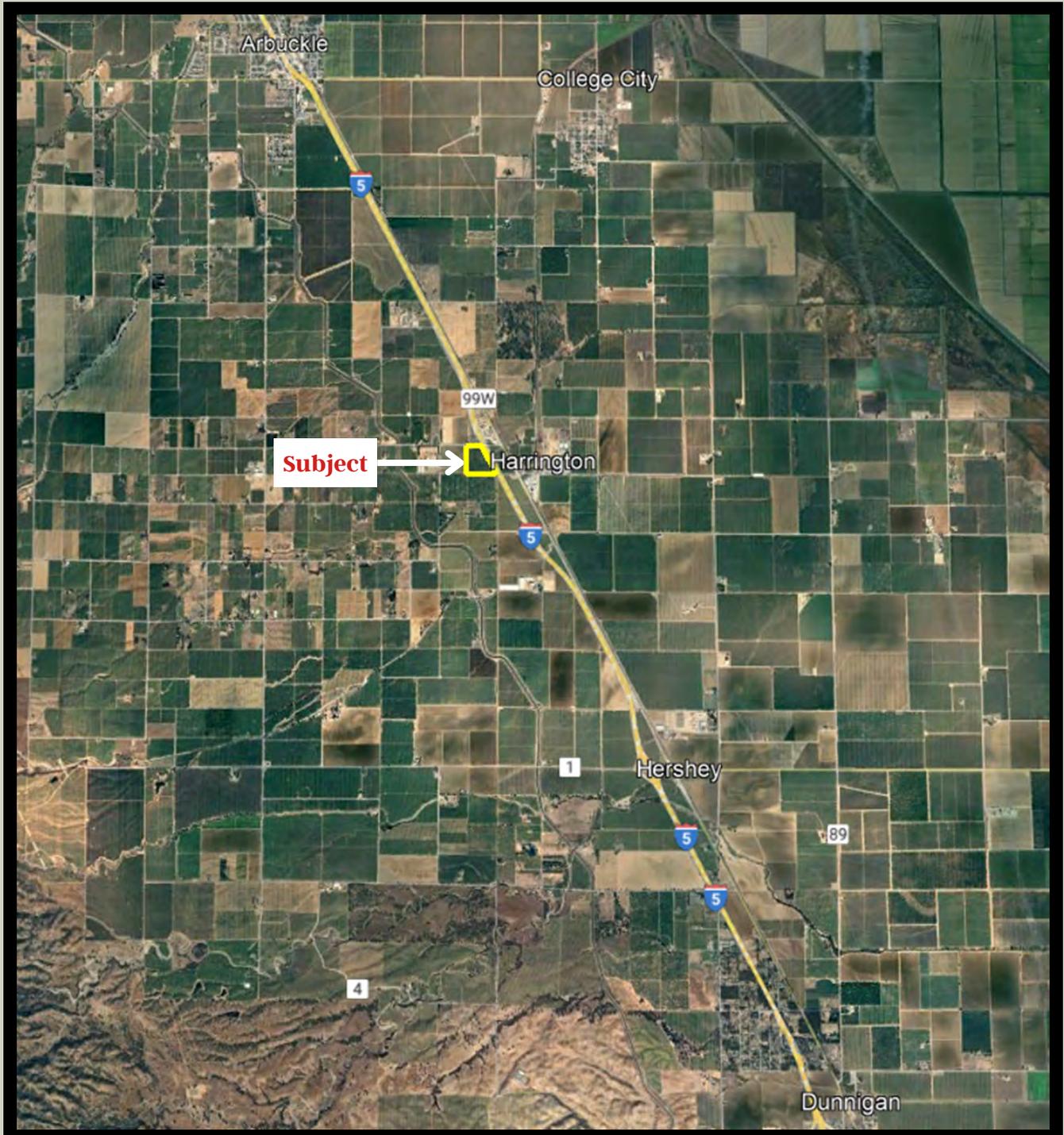
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# Area Map



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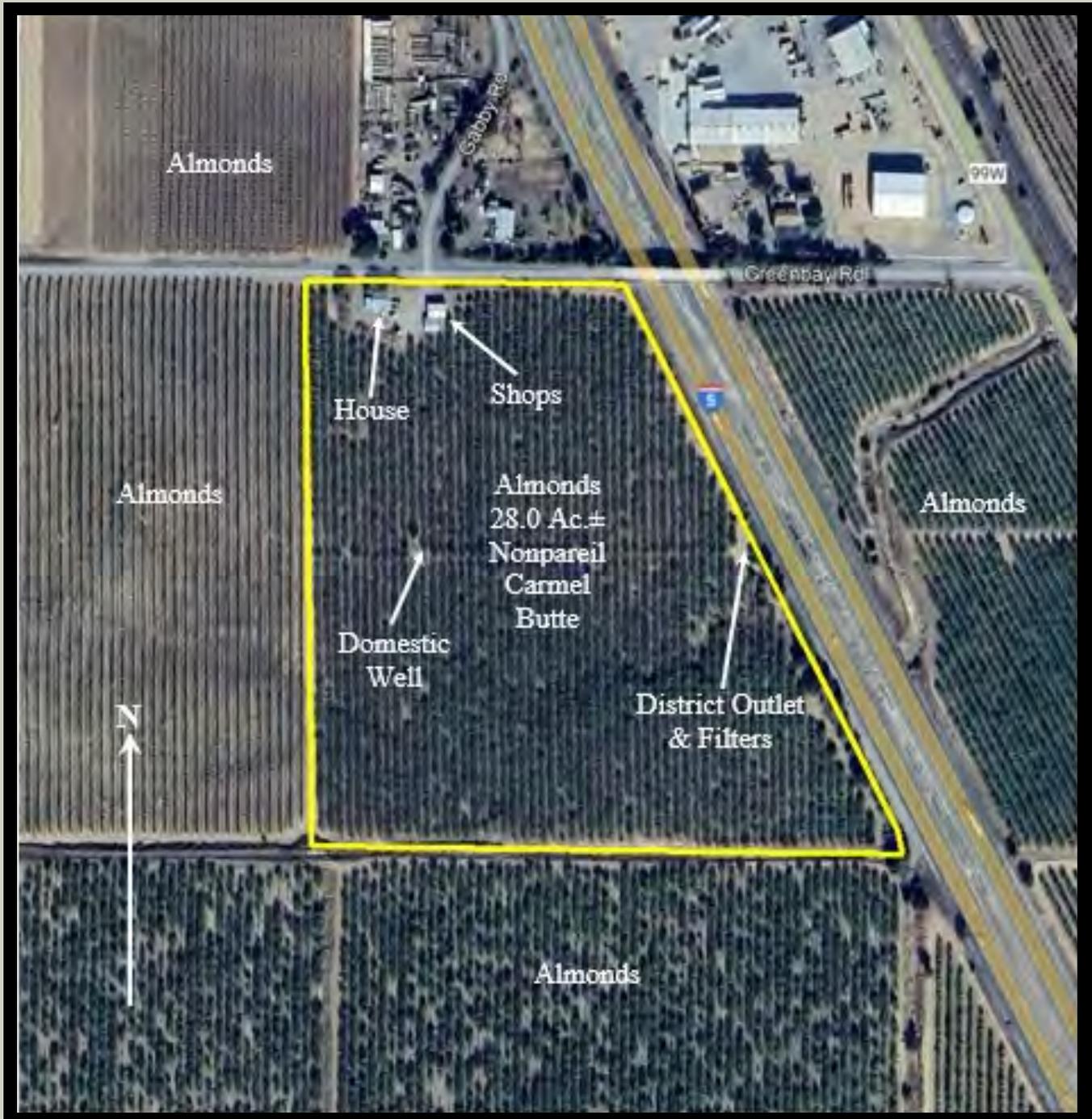
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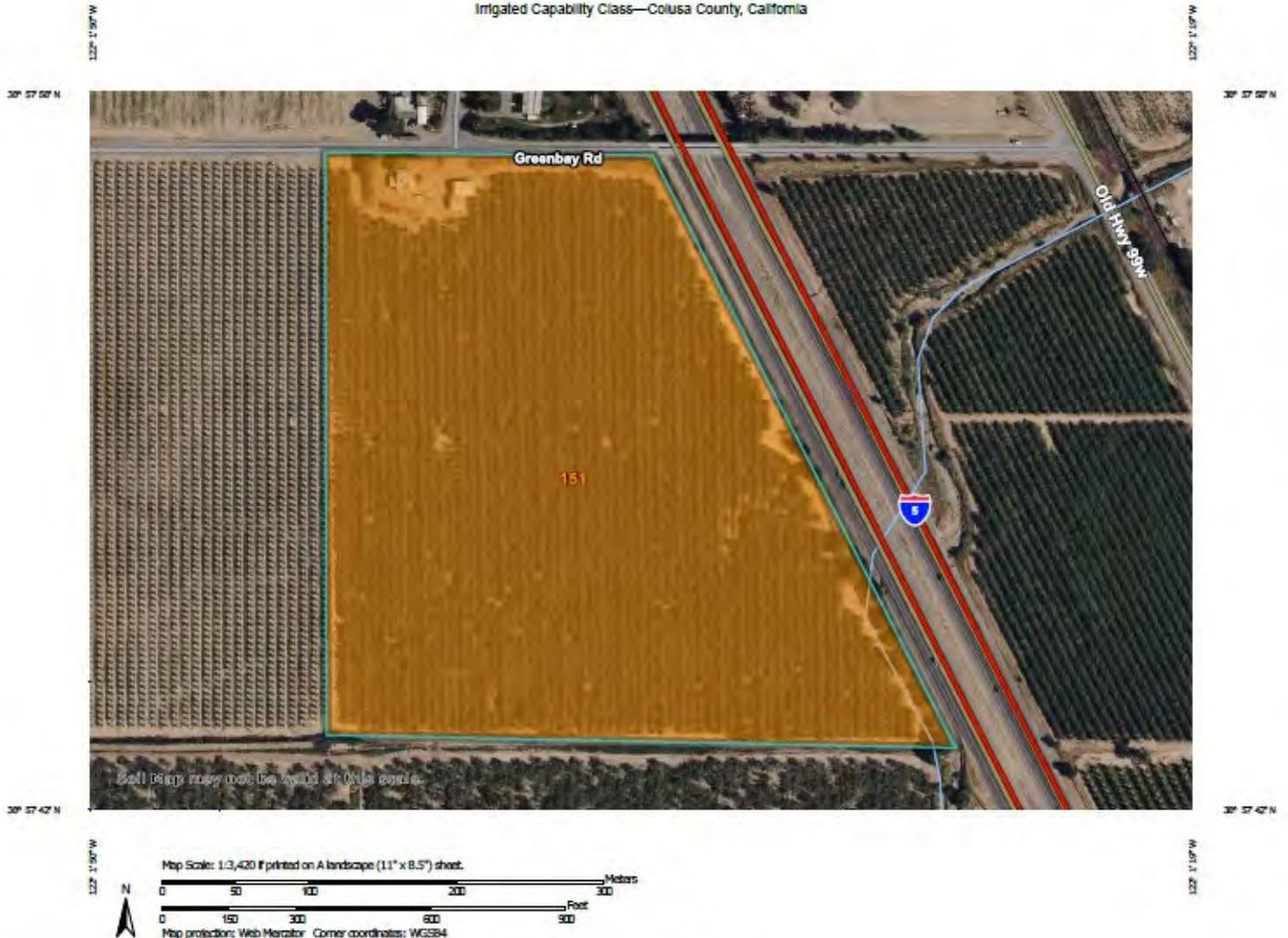
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# Soil Map

Irrigated Capability Class—Colusa County, California



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	31.9	100.0%
<b>Totals for Area of Interest</b>			<b>31.9</b>	<b>100.0%</b>

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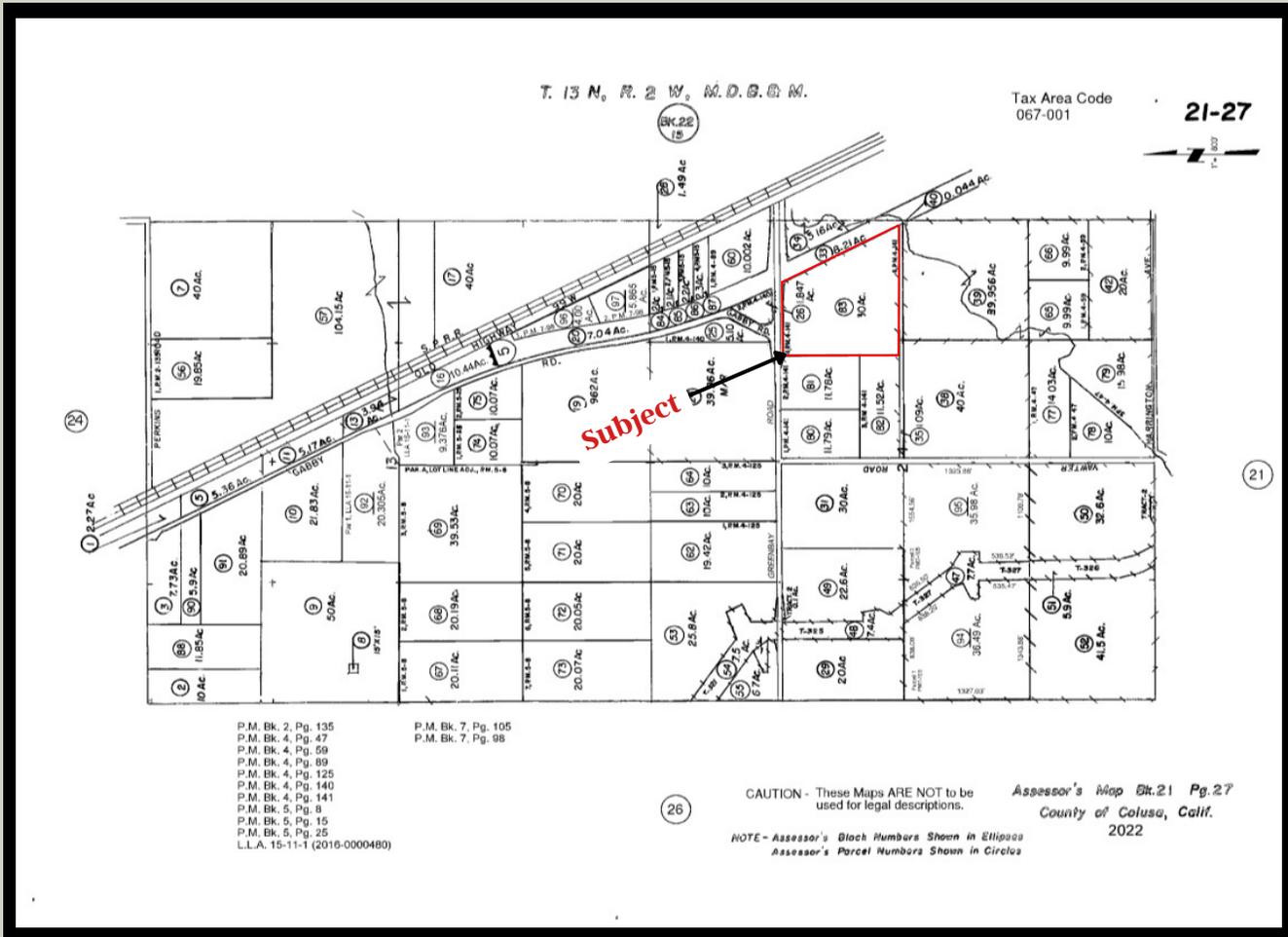
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# Assessor Map



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# Additional Pictures



**PLEASE NO  
TRESPASSING**



## Showing Appointment Required

Please call to schedule a private inspection or for additional information.



\*\* The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

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