

# 526.97 Acre Almond Orchard

**Colusa County, CA**



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BRE. Lic. 01872850





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### LOCATION

Property is located one-half (½) mile to the west of the intersection of Hahn and Lone Star Road on the north side of Hahn Road approximately two and one-quarter (2 ¼) miles to the north of the City of Arbuckle in the County of Colusa and State of California.

### DESCRIPTION

This offering is located in the desirable farming area of Colusa County, California and consists of 482.58 +/- net acres of producing almonds planted in 2009 and 2005 on Class I & II soil(s) and water is supplied via four (4) irrigation wells.

### LEGAL

Colusa County Assessor Parcel Number: 018-180-052; Portion(s) of Section(s) 14 and 15; Township 14 North; Range 2 West; MDB&M

### ALMONDS

#### Field 230

205.80 +/- net acres planted in 2005 (50% NP, 25% Carmel, 12.5% Butte, 12.5% Aldrich, Nemaguard Rootstock, 22' x 16' spacing)

#### Field 231

276.78 +/- net acres planted in 2009 (50% NP, 50% Monterey, Nemaguard Rootstock, 24' x 15' spacing)

### IRRIGATION

The property has a total of four (4) irrigation wells referred to as well no(s). 1, 2, 3, and 4. The irrigation

wells are equipped with a 200HP, 75 HP, 300 HP, and 300 HP respectively. (Please see the below summary of irrigation well information as provided by Seller.)

#### Well #1

200 HP, electric motor, 576' total well depth, drilled in 1984, 56' SWL, 84' PWL, 1,350 GPM as reported via prior pump test reports

#### Well #2

75 HP, electric motor, 324' total well depth, drilled in 1985, 33' SWL, 66' PWL, 650 GPM as reported via prior pump test reports

#### Well #3

300 HP gearhead, diesel engine, 600' total well depth, drilled in 2009, 70' SWL, 176' PWL, 3200 GPM as reported via prior pump test reports

#### Well #4

300 HP, electric motor, 1000' total well depth, drilled in 2016, 77' SWL, 2,500 GPM as reported via prior pump test reports

Field 230 is irrigated via a single drip line irrigation system & Field 231 is irrigated via a double line irrigation system.

### PRODUCTION

The five (5) year production history average is 2,342 lbs per net acre for the subject property. For Field 230, the five (5) year production history is 2,426 lbs per net acre with the average of 2,688 lbs per net acre for the NP variety. For Field 231, the five (5) year production history average is 2,342 lbs per net acre.

### SOILS

73 +/- % (102) Capay clay loam, 0% percent slope, low precip, MLRA 17, Class II

23 +/- % (193) Westfan gravelly loam, 0 to 2% slope, Class II

3 +/- % (127) Mallard clay loam, 0 to 1% slope, Class II

1 +/- % (188) Westfan loam, clay substratum, 0 to 2% slopes, Class I

### PRICE/TERMS

\$15,655,160 (All cash to be paid at the close of escrow).



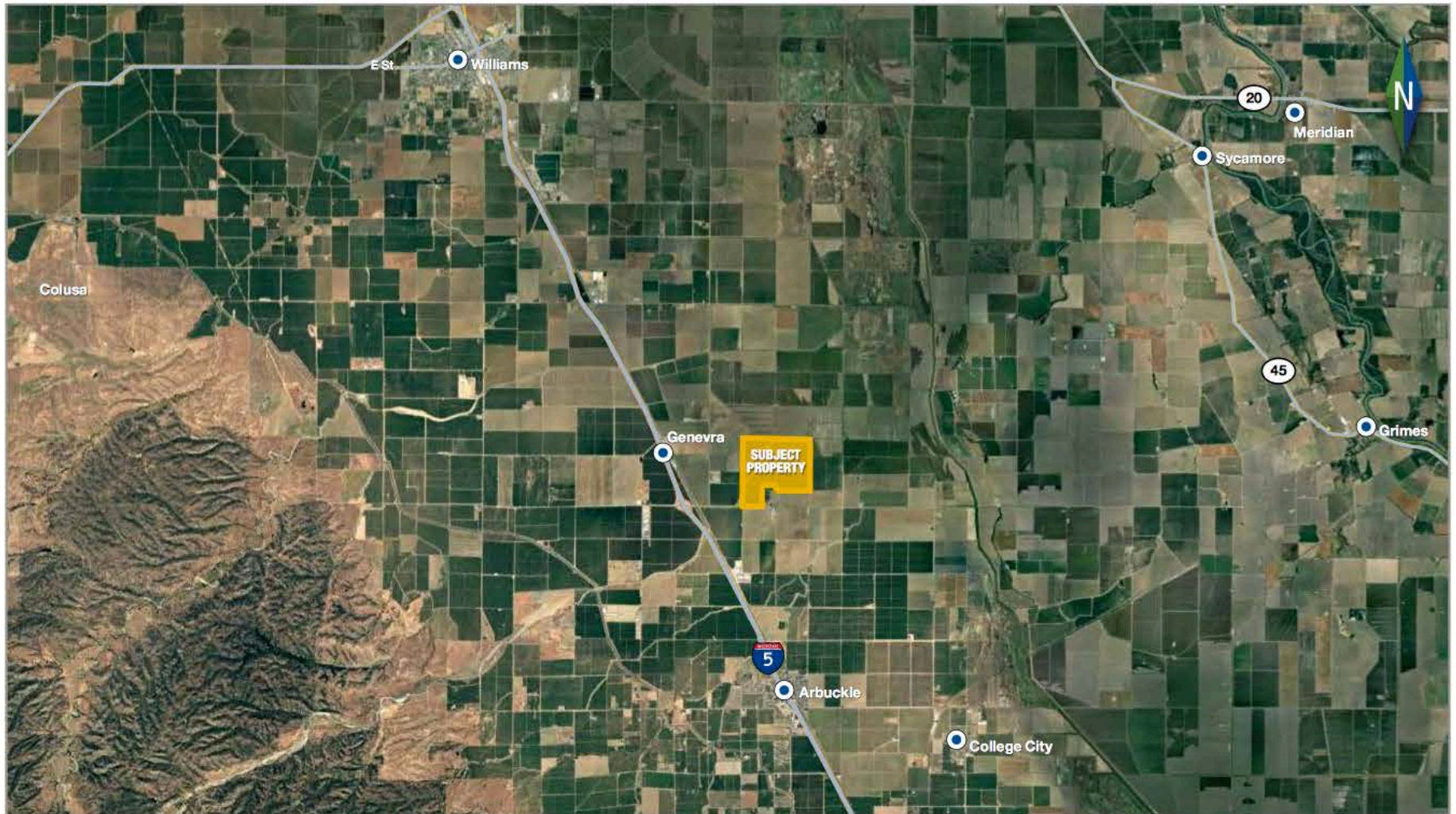


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## LOCATION MAP





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## AERIAL MAP



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## SOIL MAP



CALIFORNIA REVISED STORIE INDEX (CA)					
Map unit symbol	Map unit name	Rating	Component Name (percent)	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	Grade 2 - Good	Capay, clay loam (90%)	395.6	73.2%
			Capay, clay (5%)		
			Capay, clay loam, occasionally flooded (1%)		
127	Mallard clay loam, 0 to 1 percent slopes	Grade 2 - Good	Mallard, clay loam (85%)	14.2	2.6%
			Capay, clay loam (7%)		
188	Westfan loam, clay substratum, 0 to 2 percent slopes	Grade 1 - Excellent	Westfan, loam, clay substratum (80%)	3.4	0.6%
			Westfan, loam (10%)		
193	Westfan gravelly loam, 0 to 2 percent slopes	Grade 2 - Good	Westfan, gravelly loam (80%)	127.3	23.5%
			Arand, very gravelly sandy loam (5%)		
			Mallard, clay loam (4%)		
<b>Totals for Area of Interest</b>				<b>540.4</b>	<b>100.0%</b>

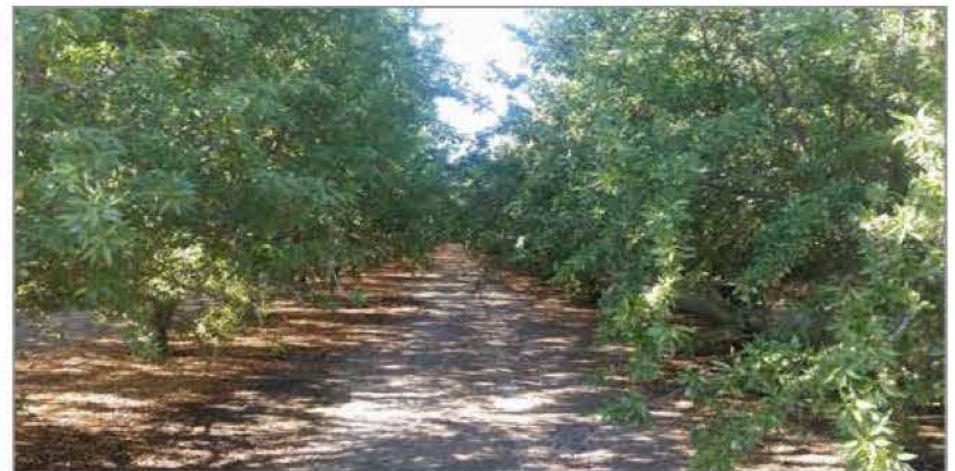


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## PHOTOS





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For additional information please contact Cornerstone Land Company

Josh Cook

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*Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.*