

**ARTOIS ALMONDS**  
**320 ACRES**  
**GLENN COUNTY**



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**320 ACRES**  
**GLENN COUNTY**



**Location:** The property is located on the southwest side of County Road P and County Road 30; it is approximately 7 miles southeast of the city of Orland, Glenn County, California.

**Legal:** The property is made up of four (4) parcels that total 320.94 assessed acres and are further described as Glenn County Assessor Parcel Numbers: 024-060-020, 024-060-021, 024-060-022, & 024-060-023.

**Zoning:** Agriculture AP-80. All parcels have existing Williamson Act Contracts.

**Use:** The entire property is planted to an Almond Orchard. Approximately 160 acres was planted in the fall of 2016 and approximately 160 acres was planted in early 2017. The orchard was developed with no expense spared.

**Soils:** The soils on this ranch are all Class #1 & Class #2 soils which include Tehama Loam, Hillgate Loam, and Arbuckle Gravelly Sandy Loam (See enclosed soil map)

**Water:** The property has excellent water quantity and quality deriving from two (2) sources. Each eighty (80) acre parcel has its own 16 inch well for a total of four (4) wells on the property. Water is delivered to the trees by micro sprinklers on a brand new designed irrigation system. In addition to the well water, the property is in the Orland Artois Water District and has district outlets on site. Finally, the property has four (4) large water holding reservoirs for easy water storage of well or district water. A property with dual sources of surface and well water is a rare find in today's market.

**Varieties:** Approximately 160 acres of the property is planted to 50% Nonpareil, 25% Wood Colony and 25% Aldrich variety almonds on Krymsk rootstock and 22 X 15 foot spacing. The remaining 160 acres is planted to Independence variety almonds on Nemaguard rootstock and 20 X 14 foot spacing.

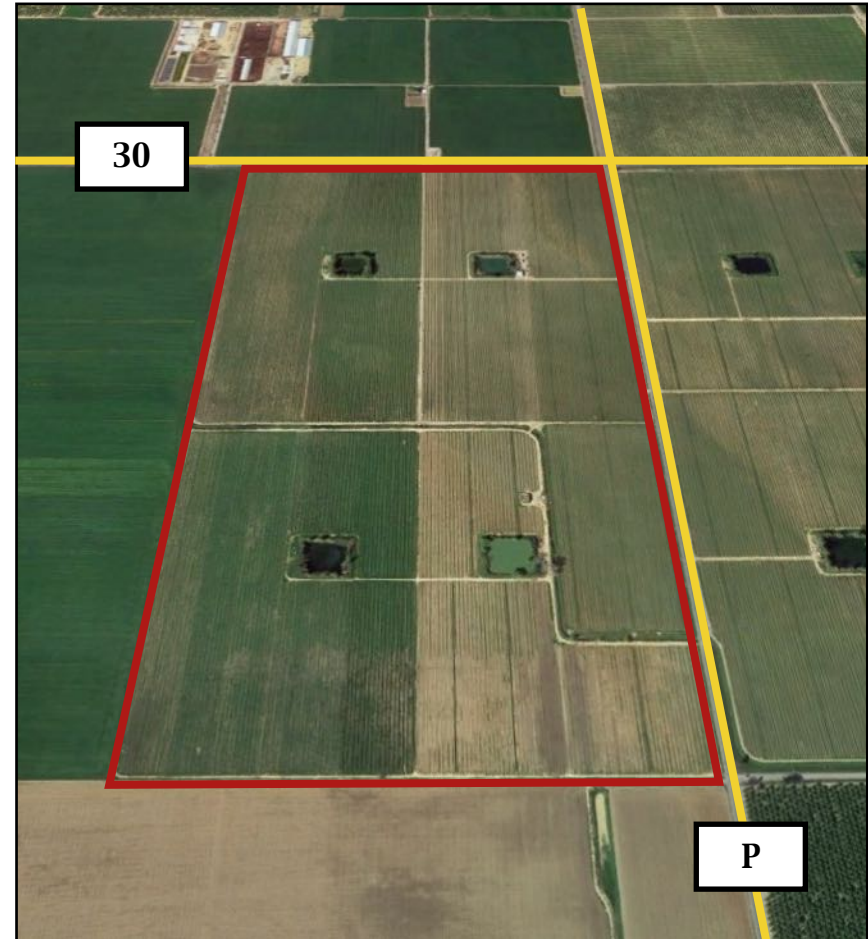
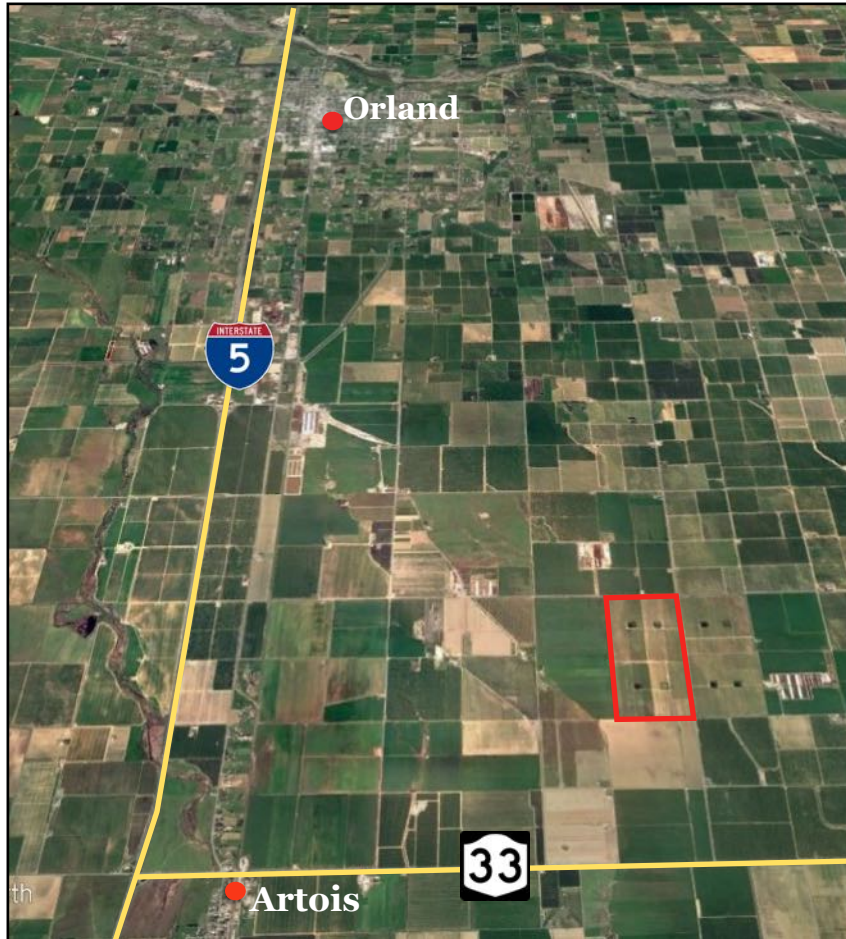
**Improvements:** The property has two shops. The newer shop is 2,400 square feet and has metal framing and siding on a concrete slab foundation. The structure is improved with electrical power and water and has two roll up doors. The older 1,189 square foot shop is wood framed with metal siding and a concrete slab foundation.

**Comments:** This property has all the attributes of a class one ranch. With its excellent soil, plentiful water and perfect climate for growing almonds, it will be a top producing orchard well into the future.

**Price:** \$8,960,000 Cash to Seller.



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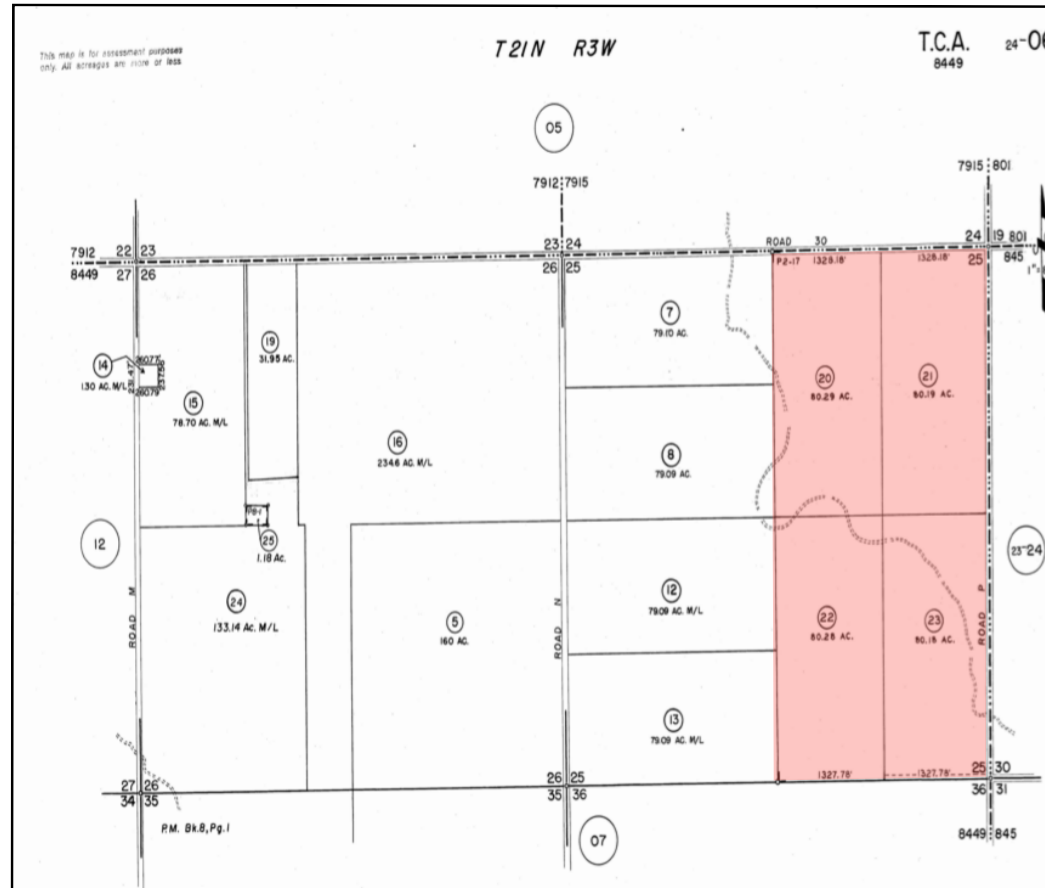
California Revised Storie Index (CA)— Summary by Map Unit — Glenn County, California (CA021)					
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
As	Arbuckle gravelly sandy loam, 0 to 2 percent slopes	Grade 2 - Good	Arbuckle (85%)	106.9	33.4%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	72.2	22.6%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	Grade 1 - Excellent	Tehama (85%)	31.2	9.8%
TcA	Tehama clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Tehama (85%)	94.5	29.6%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	14.8	4.6%
Totals for Area of Interest				319.6	100.0%



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**TAX MAP**





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**For additional information please contact Cornerstone Land Company**

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**BRE. Lic. # 01966240**

*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.*