

8th Leaf Chandler Walnut Orchard
– 140.07 Acres +/-,
Tehama County, CA



Josh Cook

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BRE. Lic. 01872850



www.cornerstonelandco.com

140.07 Acre Walnut Orchard
Tehama County, CA

Location:

This property is located on the south side of Orangewood Road a few miles to the north east of the city of Corning in Tehama County, California.

Legal:

The property is made up of 14 parcels which total 140.07 assessed acres, more or less.

Use:

The property consists of approximately 130 +/- acres of Chandler walnut orchard planted in 2012 on paradox rootstock. 2019 marks the 8th leaf of this orchard. Spacing on the orchard is 26 X 26 and the orchard canopy should fill in completely in the next few growing years as the orchard enters high production.

Soils:

The soils on this ranch are well suited for orchard production. (See attached soil profile map)

Water:

The orchard is irrigated by two wells and water is delivered to the trees by micro sprinklers.

Zoning:

The zoning for this property is Agriculture with the county designated use as Orchard.

Comments:

This is a great opportunity to purchase this orchard as it moves into the peak years of profitability. There are 14 parcels which could allow a buyer to have options of selling off parcels in the future as individual orchards or home sites. This orchard is available in its entirety or in separate blocks of 90 and 50 acres.

Price:

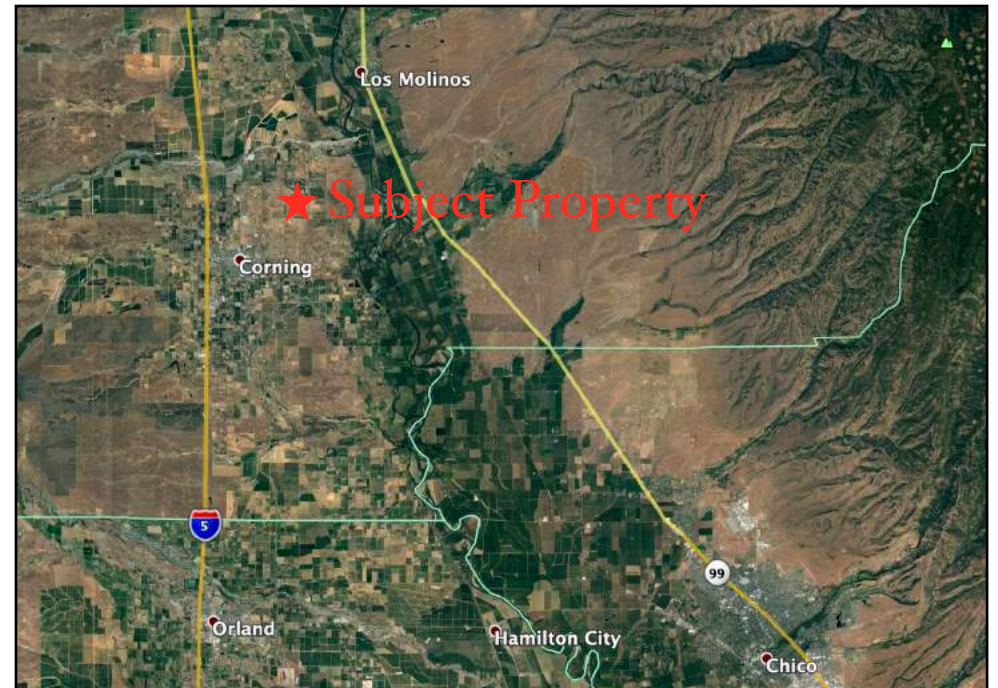
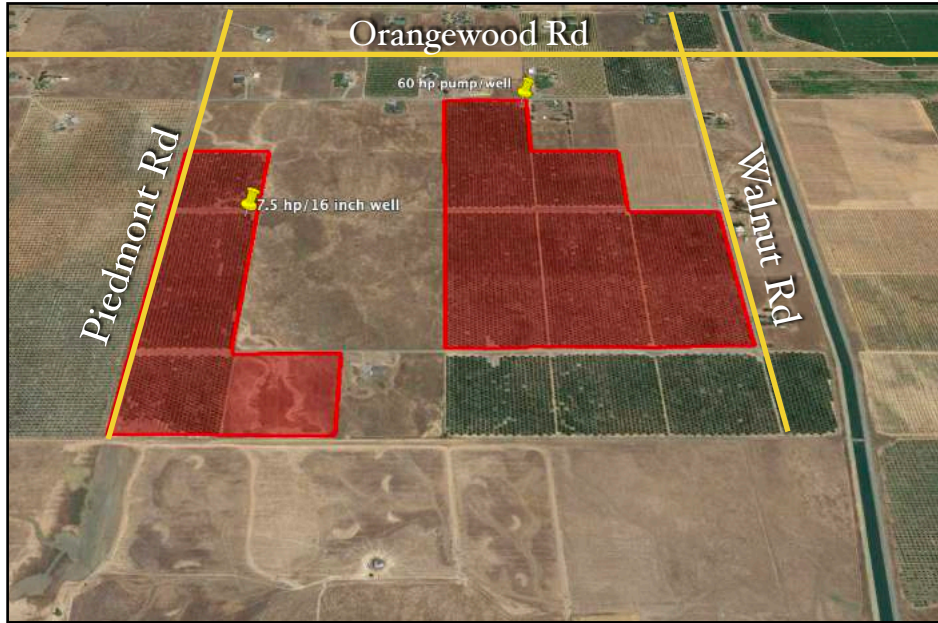
\$4,100,000. Cash to Seller. \$29,285 per acre.

Contact:

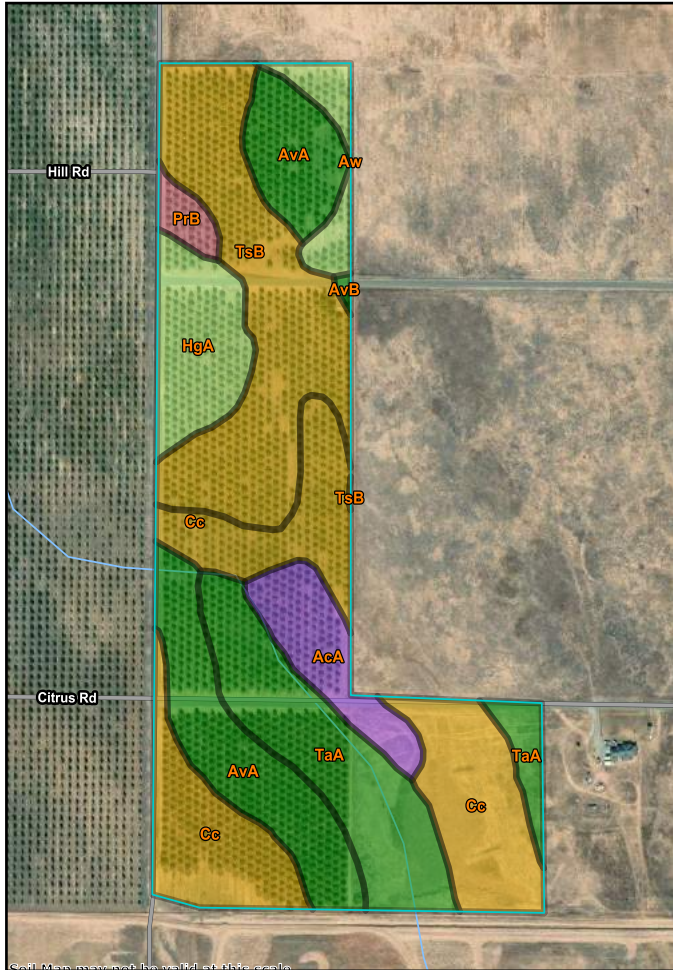
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AvA	Arbuckle gravely loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	15.4	10.8%
AvB	Arbuckle gravely loam, 0 to 8 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	0.1	0.1%
Aw	Arbuckle gravely loam, clayey substratum, 0 to 3 percent slopes	Grade 2 - Good	Arbuckle (85%)	0.0	0.0%
HgA	Hillgate loam, 0 to 3 percent slopes	Grade 2 - Good	Hillgate (85%)	41.3	28.8%
HgB	Hillgate loam, 3 to 8 percent slopes	Grade 3 - Fair	Hillgate (85%)	13.3	9.3%
KoB	Kimball gravely loam, 3 to 8 percent slopes	Grade 4 - Poor	Kimball (85%)	0.4	0.3%
KpB	Kimball loam, 3 to 8 percent slopes	Grade 3 - Fair	Kimball (85%)	23.6	16.5%
Mx	Moda loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Moda (85%)	9.2	6.4%
PkA	Perkins gravely loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Perkins (85%)	0.4	0.2%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	37.9	26.5%
TsB	Tuscan loam, 1 to 5 percent slopes	Grade 4 - Poor	Tuscan (85%)	0.2	0.1%
W	Water	Not Applicable for Storie Index	Water (100%)	1.5	1.1%
Totals for Area of Interest				143.3	100.0%

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140.07± AC
14 Parcels

067-270-002.	10.00 AC	067-270-004	10.00 AC
067-270-005	10.00 AC	067-270-007	10.00 AC
067-270-067	10.00 AC	067-270-071	10.00 AC
067-270-072	10.00 AC	067-270-073	10.00 AC
067-270-074	10.00 AC	067-270-075	10.00 AC
067-270-076	10.00 AC	067-270-077	10.070 AC
067-270-078	10.00 AC	067-270-084	10.00 AC





For additional information please contact Cornerstone Land Company
www.cornerstonelandco.com

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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.