

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

Josh Cook

530.300.5294

josh@cornerstonelandco.com

BRE. Lic. 01872850



www.cornerstonelandco.com

90 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 9 parcels which total 90.0 assessed acres, more or less.

Use:

The entire 90 +/- acres consists 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 one well that has a 60 horse-power electric motor. The water is delivered under pressure to the trees by micro

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 9 parcels which could allow a buyer to have options of selling off parcels in the future as individual orchards or home sites.

Price:

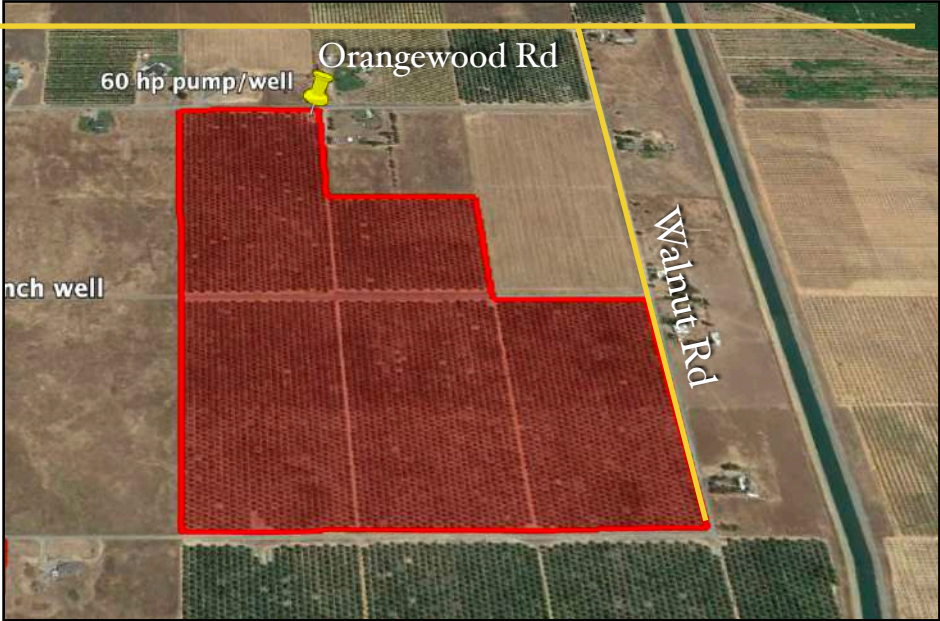
\$2,880,000. Cash to Seller.

Contact:

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	10.9	12.4%
Aw	Arbuckle gravelly 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%)	34.6	39.2%
HgB	Hillgate loam, 3 to 8 percent slopes	Grade 3 - Fair	Hillgate (85%)	5.7	6.5%
KpB	Kimball loam, 3 to 8 percent slopes	Grade 3 - Fair	Kimball (85%)	4.0	4.5%
Mx	Moda loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Moda (85%)	2.5	2.9%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	30.5	34.5%
Totals for Area of Interest				88.3	100.0%

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90± AC
9 Parcels

067-270-002.	10.00 AC	067-270-004	10.00 AC
067-270-005	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		





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

Josh Cook
530.300.5294

855 Harter Pkwy. Ste 360
Yuba City, CA 95993

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