



30 Acres +/-
2nd Leaf
Independence
Almond Orchard

We **SELL** California
farms **with** a **HEART**
to change lives

Price

Cash to Seller

\$875,000

\$29,166 PER ACRE

Dantoni



Arboga



2nd Leaf Independence Almond Orchard 30 Acres +/-, Yuba County

LOCATION

This property is located on the south side of Mage Avenue in the heart of Yuba County between the HWY-65 and the HWY-70 interchange. The property lies on the south edge of the community of Olivehurst, California.

LEGAL

The property is made up of 3 parcels which total 30 assessed acres, more or less and are further described as Yuba County APN #'s: 014-220-006, 014-220-007 & 014-220-015.

ZONING

The zoning for this property as designated by the county is RE - Residential Estate. This zoning would potentially allow for residential lots. Agriculture is an approved use for the property.

USE

The property consists of approximately 28 +/- acres of Independence almond orchard planted in October of 2018 on Rootpak R rootstock. 2020 marks the 2nd leaf of this orchard. Spacing on the orchard is 21 X 13 feet. The property was developed with ripping in 3 directions.

SOILS

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

WATER

The orchard is irrigated by one private well with a 15 horsepower submersible electric pump and water is delivered to the trees by double drip line irrigation.

COMMENTS

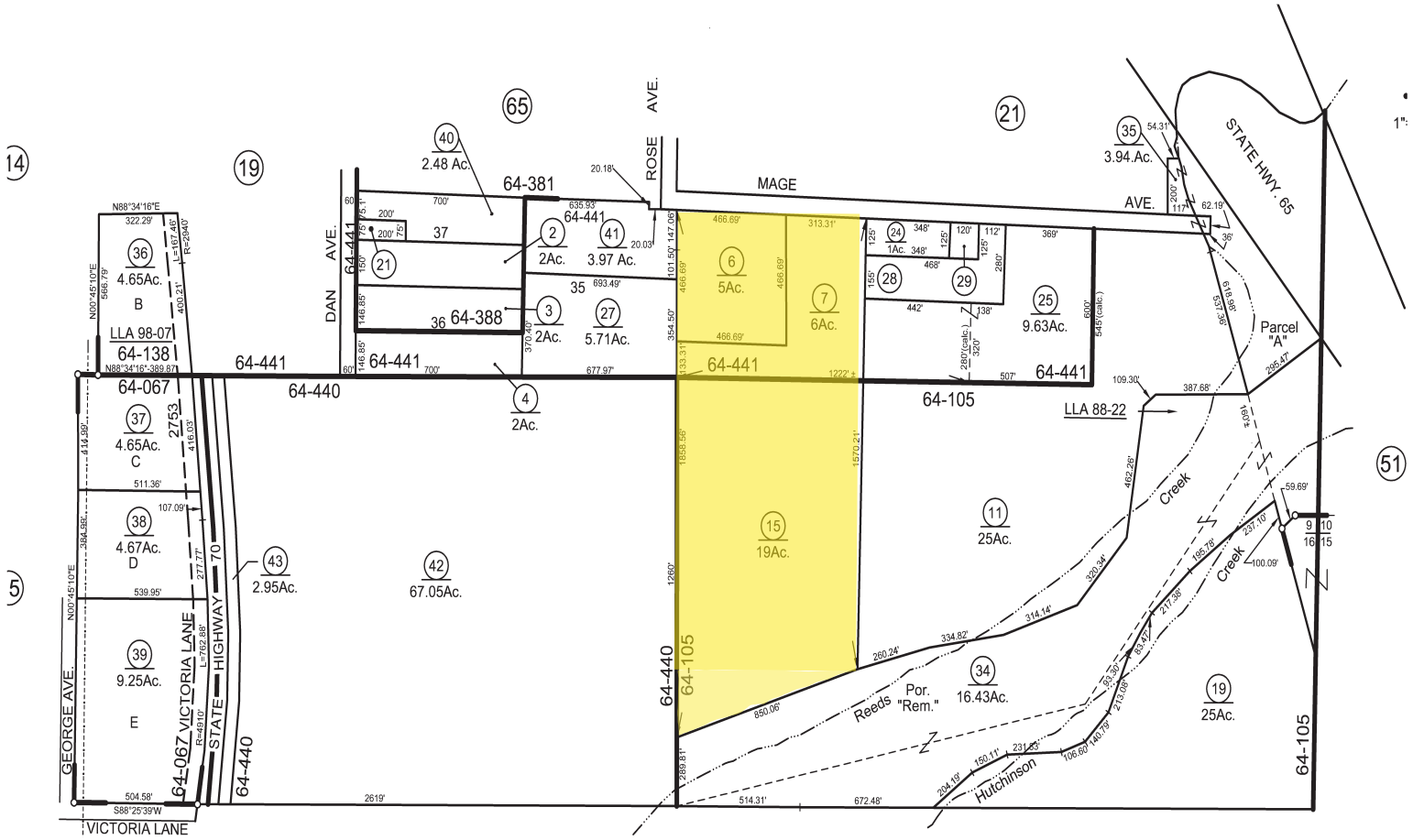
This almond orchard had excellent growth in it's first year of growth in 2019. Except for a replants of trees needed the trees grew as good as could be expected in their first year. The property has an excellent location and possibly offers future potential for residential development on 11 acres.

California Revised Store Index (CA)—Yuba County, California
(Mage Almonds)



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
142	Conejo loam, 0 to 2 percent slopes, occasionally flooded, MLRA 17	Grade 2 - Good	Conejo, loam (95%)	1.1	3.4%
214	San Joaquin loam, 0 to 1 percent slopes	Grade 4 - Poor	San Joaquin, loam (80%)	30.2	96.6%
Totals for Area of Interest				31.3	100.0%

Assessor's Tax Map



30 ACRES ± YUBA COUNTY

THE PROPERTY IS MADE UP OF 3 PARCELS WHICH TOTAL 30 ASSESSED ACRES



Producing
More.
Connecting
More.
Changing
Lives.



Dom Belza | Agent

CA BRE Broker License No. 01704405

(530) 701-1068 dom@cornerstonelandco.com

Over the last **2** years, Dom has closed many Ag transactions near **\$1-5 million**



Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



Cornerstone Land Co
855 Harter Pkwy Ste. 360
Yuba City, Ca 95993
1 (530) 701-1068

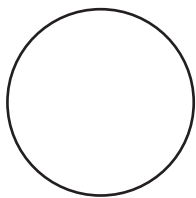
dom@cornerstonelandco.com
cornerstonelandco.com
facebook.com/cornerstonelandco



In 2019 Cornerstone Land Co partnered with Buster Posey and donated \$30,000 towards pediatric cancer research in the goal of saving children's lives

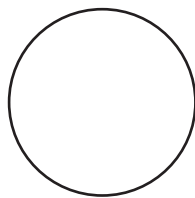
WHY CHOOSE US

We have successfully connected countless buyers and sellers in the California Ag Real Estate market.



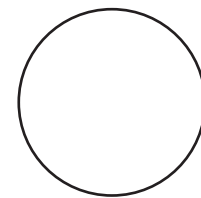
TRUSTWORTHY COMPANY

We know you want to buy and sell with a trustworthy company that has indepth knowledge of the industry and has a heart to give



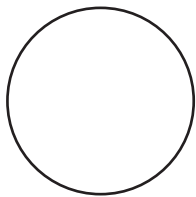
THE BEST DECISION

We know you think about making the best decisions. Let us be your Guide to feel confident in those decisions.



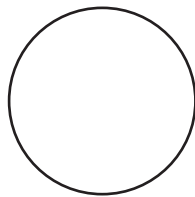
OUR GUIDANCE

We have the experience of helping countless people buy and sell quality farm land to secure the future of those they love.



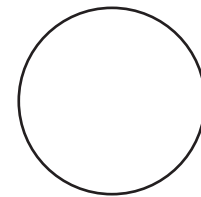
CALL TODAY

Call today to Schedule a Meeting, In our consultation we can do property valuation and stragety planning.



SUCCESS

Success looks like building your assets with quality strong resources and retirement with honor.



OUR COMPETTORS

You could end up buying or selling with another group that only cares about the sale and not your best interests.



Introduction Cornerstone Land Co

We understand you want to make the Best Decision for your family and farm.

We have successfully connected countless buyers and sellers in the California Ag Real Estate market.

CALL TODAY
SCHEDULE A MEETING

”

A HEART TO CHANGE LIVES

“

About Cornerstone Land Company

Cornerstone Land Company is a locally owned agricultural real estate brokerage firm located in Yuba City, California and is co-owned by four like minded individuals whom esteem the importance of family, giving back to the local community, and upholding a reputation built upon honesty, integrity, and results. Cornerstone specializes in the buying and selling of agricultural related properties including rice farms, almond orchards, walnut orchards, pistachio orchards, prune orchards, water rights properties, cattle ranches, ranchettes, and recreational properties in Northern California and has rapidly become recognized as a leader in agriculture land sales.