



**30 Acres +/-**

Plantable Ground with  
Ammenities

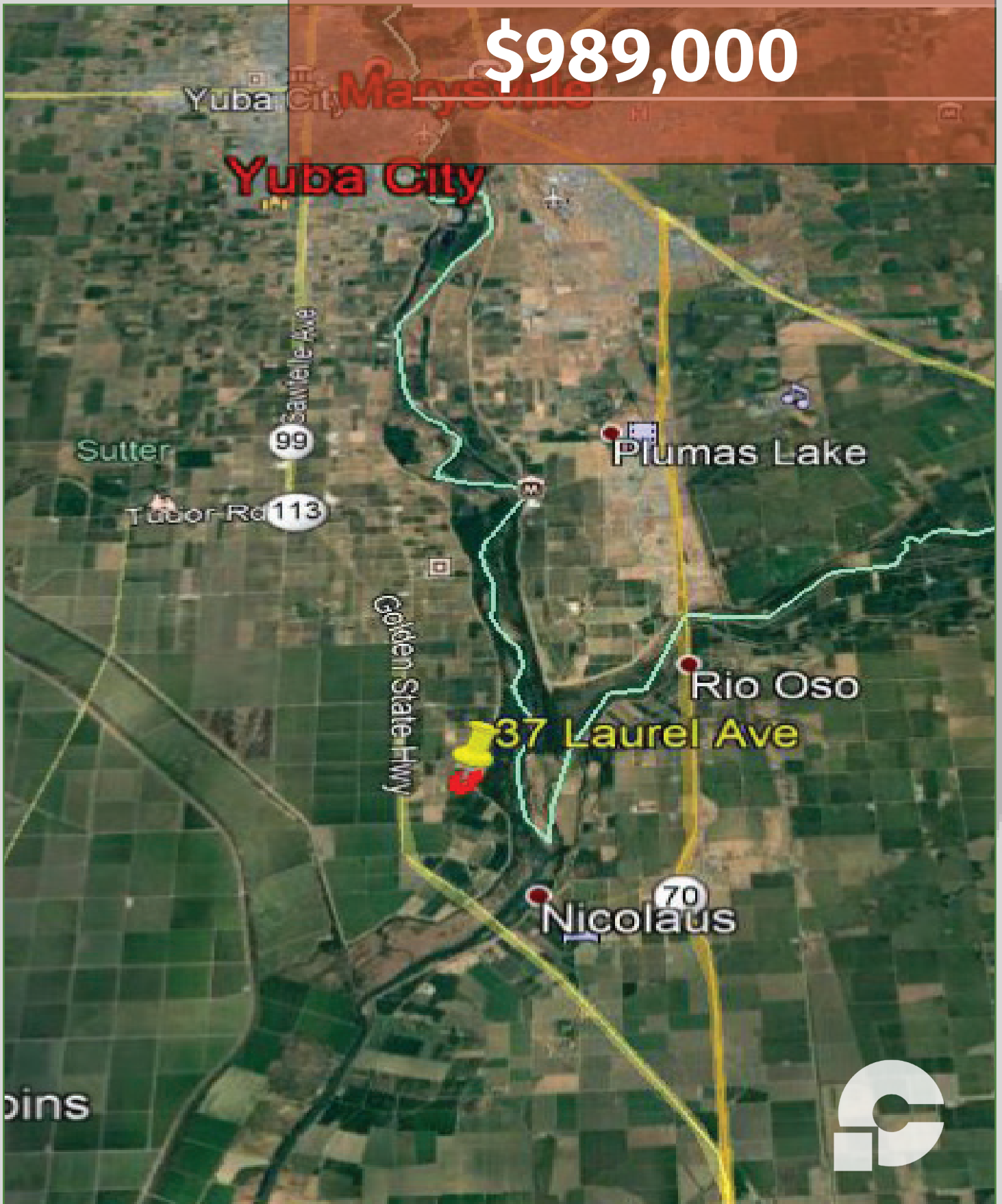
Sutter County

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

Price

Cash to Seller

**\$989,000**





# Plantable Ground with Ammenities – 30 Acres +/-, Sutter County

## **LOCATION**

This property is located on the south side of Laurel Avenue in the Dingville Regions of Sutter County. From HWY 99 just north of the Feather River, Laurel Ave head east and dead ends into the levy.

## **LEGAL**

The property is made up of 1 parcel which total 31.34 assessed acres, more or less and are further described as Sutter County APN #25-260-026

## **ZONING**

The zoning for this property as designated by the county is Ag-20 with the county use as Orchard Over 15 W/(1) Sfr.

## **USE**

The property consists of approximately 30 +/- acres of bare ground (Class 1 Soil), a house, 2 shops, a walnut hullar, a walnut dryer and sorter.

## **SOILS**

The soils on this ranch are Calss 1 Conejo Loam, well suited for orchard production. (See attached soil profile map)

## **WATER**

The property is irrigated by district water supplied by a ditch. Also, the property has riparian rights to the feather river with a pump sations in place.

## **COMMENTS**

This 31.34+/- acre parcel is is comprised of 2 Bedroom House, Walnut Hullar, Dryer, and Sorter, 2 Shop buildings. The farmable ground is 100% Class 1 Conejo Loam according to web soil survey. The property has dual water sources. One source is throught he district servicing this area, the second is riparian water rights to the Feather River. The property was ripped in 2018 and is ready fro planting.

Custom Soil Resource Report  
 Map—California Revised Storie Index (CA) (Laurel Ave)



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
124	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	29.6	100.0%
<b>Totals for Area of Interest</b>				<b>29.6</b>	<b>100.0%</b>



# 30 ACRES ± **Sutter COUNTY**

The property is made up of 1 parcel which total 31.34 assessed acres







Producing  
**More.**  
Connecting  
**More.**  
Changing  
**Lives.**



# Dom Belza | Agent

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Dom has successfully closed hundreds of Real Estate transactions since **2005**.



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





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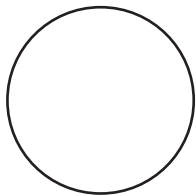




**In 2019 Cornerstone Land Co partnered with Buster Posey and donated \$30,000 towards pediatric cancer research in the goal of saving children's lives**

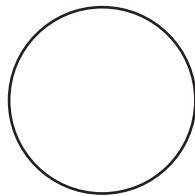
# WHY CHOOSE US

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



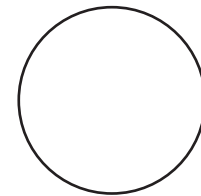
## TRUSTWORTHY COMPANY

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



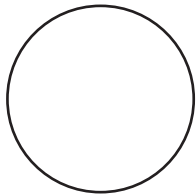
## THE BEST DECISION

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



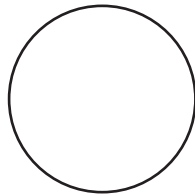
## OUR GUIDANCE

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



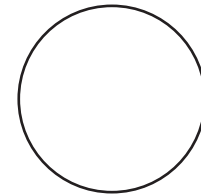
## CALL TODAY

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 photograph of a person's hands gently touching a stalk of wheat in a field. The background shows a vast field of wheat stretching towards a horizon under a cloudy sky. The lighting is soft, suggesting a late afternoon or early morning setting. The overall mood is peaceful and connected to nature.

”

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.