A photograph of a large orchard with rows of mature trees, their green leaves creating a canopy overhead. Sunlight filters through the leaves, casting shadows on the ground.

# 169 Acres +/- Derby Orchard

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

# Walnut and Prunes

## 169 Acres +/-, Sutter County

### LOCATION

This property is located in the Rio Oso area and is prime for orchards. Property sits on the North side of Gallagher Rd. between Pleasant Grove Rd. and Brewer Rd. in Sutter County.

### LEGAL

The property is made up of 4 parcels which totals 169 +/- assessed acres, and are further described as Sutter County APN #'s: 28-020-065, 28-020-095, 28-020-096, 28-230-066.

### ZONING

The zoning for this property as designated by the county as AG- Agricultural.

### USE

This parcel, 28-020-065, consists of 5 acres of Chandler walnuts planted in 1996, 2 acres of Chandler walnuts planted in 2018, 1 acre of Chandler walnuts planted in 2019, 6 acres of Hartely walnuts planted in 1969. Also contains a 1900 sqft. house, detached shop and refurbished barn.

These parcels, 28-020-096, 28-230-066, consists of approximately 16 acres of Chandler walnuts planted in 2009, 14 Acres of Chandler walnuts planted in 2015, 16.5 acres of French prunes planted in 2000, 16.5 Serr Walnuts planted 1974, 18.5 acres of French prunes planted in 1998, 3 acres of French prunes planted in 2016, 30 acres of Serr walnuts planted in 1974, 20 acres of Chandler walnuts to be planted, potted RX1 rootstock scheduled to be planted Spring of 2020.

The parcel, 28-020-095, 2.5 acres that consists of a huller, dryer with shop and employee dwelling.

\*Note-Please contact agent for tree spacing details

### SOILS

The soils on this ranch are well suited for orchard production.

\*Note-(See attached soil profile map)

### WATER

For parcel 28-020-096 there are two sources of water tied together with a main line. On the South East corner is a well with 30 hp turbine pump and a Morrill filter. On the north end, is a 24 hp centrifugal pump that pumps water from Yankee Slough. This pump has a VFD as well as a Morrill filter.

For parcel 28-230-066 there are two sources of water tied together with a main line. On the East corner there is a 40 hp turbine pump with a Morrill Tornado filter and VFD. On the North end is a 25 hp centrifugal pump with Morrill filter.

\*note please contact agent for detailed irrigation methods and water production.



Price      Cash to Seller  
**\$4,950,000**

## COMMENTS

The Huller model is Wizard R-12 and production is 6 to 8 tons per hour. The huller building is 50 Ft. x 80 Ft. Steel frame, concrete floor and galvanized roof.

Dryer capacity is 24 ton steel bin inside Huller Building and 33 ton steel bin capacity in shop building. 70 ton dry bulk bin storage.

Shop building and dryer, 70 Ft. x 80 Ft., steel and pole frame with concrete floor and galvanized roof.

Seller currently leases orchards in close proximity that buyer may have the option to purchase in a separate transaction.

\*Note- Seller will provide gross profits for huller and dryer and orchard production upon request of serious buyer.

California Revised Soils Index (CA)—Sutter County, California  
(Derby Orchards)



| Map unit symbol                    | Map unit name  | Rating              | Component name (percent)                         | Acres in AOI | Percent of AOI |
|------------------------------------|--|---------------------|--|--------------|----------------|
| 117                                | Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17         | Grade 2 - Good      | Columbia, fine sandy loam (80%)                  | 2.1          | 1.4%           |
| 123                                | Cometa loam, 0 to 2 percent slopes                               | Grade 2 - Good      | Cometa, loam (75%)                               | 78.3         | 51.5%          |
| 135                                | Holillipah loamy sand, frequently flooded, 0 to 2 percent slopes | Grade 3 - Fair      | Holillipah, loamy sand, frequently flooded (80%) | 0.0          | 0.0%           |
| 158                                | San Joaquin sandy loam, 0 to 2 percent slopes                    | Grade 4 - Poor      | San Joaquin, sandy loam (75%)                    | 9.7          | 6.4%           |
| 169                                | Snelling loam, 0 to 2 percent slopes                             | Grade 1 - Excellent | Snelling, loam (80%)                             | 35.4         | 23.3%          |
| 170                                | Snelling loam, occasionally flooded, 0 to 2 percent slopes       | Grade 1 - Excellent | Snelling, loam, occasionally flooded (80%)       | 26.6         | 17.5%          |
| <b>Totals for Area of Interest</b> |  |                     |  | <b>152.0</b> | <b>100.0%</b>  |



| Map unit symbol                    | Map unit name  | Rating         | Component name (percent)                         | Acres in AOI | Percent of AOI |
|------------------------------------|--|----------------|--|--------------|----------------|
| 117                                | Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17         | Grade 2 - Good | Columbia, fine sandy loam (80%)                  | 17.6         | 99.6%          |
| 135                                | Holillipah loamy sand, frequently flooded, 0 to 2 percent slopes | Grade 3 - Fair | Holillipah, loamy sand, frequently flooded (80%) | 0.1          | 0.4%           |
| <b>Totals for Area of Interest</b> |  |                |  | <b>17.7</b>  | <b>100.0%</b>  |

# 169 ACRES ± **SUTTER COUNTY**

THE PROPERTY IS MADE UP OF 4 PARCELS  
WHICH TOTAL 169 ASSESSED ACRES





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

# Jason Evans | Agent

CA BRE Broker License No. 01966051

(530) 681-7346 [jands@cornerstonelandco.com](mailto:jands@cornerstonelandco.com)

Over **30+** transactions handled and has been involved in Land/Ag realestate since **2015**



Jason comes from a large family of loggers and farmers that have thrived in the Northern California area for many generations





**Cornerstone Land Co**  
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1 (530) 681-7346

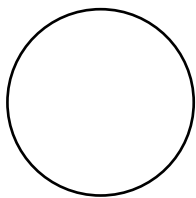
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**In 2019 Cornerstone Land Co partnered with Buster Posey and donated \$30,000 towards pediatric cancer research in the goal of saving children's lives**

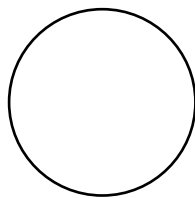
# WHY CHOOSE US

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



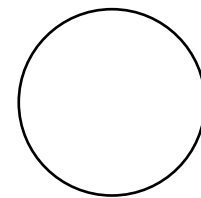
## TRUSTWORTHY COMPANY

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



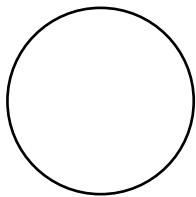
## THE BEST DECISION

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



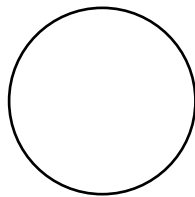
## OUR GUIDANCE

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



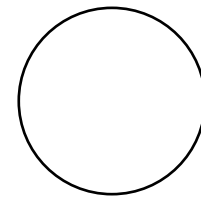
## CALL TODAY

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 image has a soft, natural lighting and a slightly blurred background to emphasize the hands and the wheat in the foreground.

”

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.