

A photograph of an orchard with rows of bare trees under a blue sky. The sun is visible on the right, creating a lens flare. The ground is covered in green grass and fallen leaves.

**162.01±
Acres**

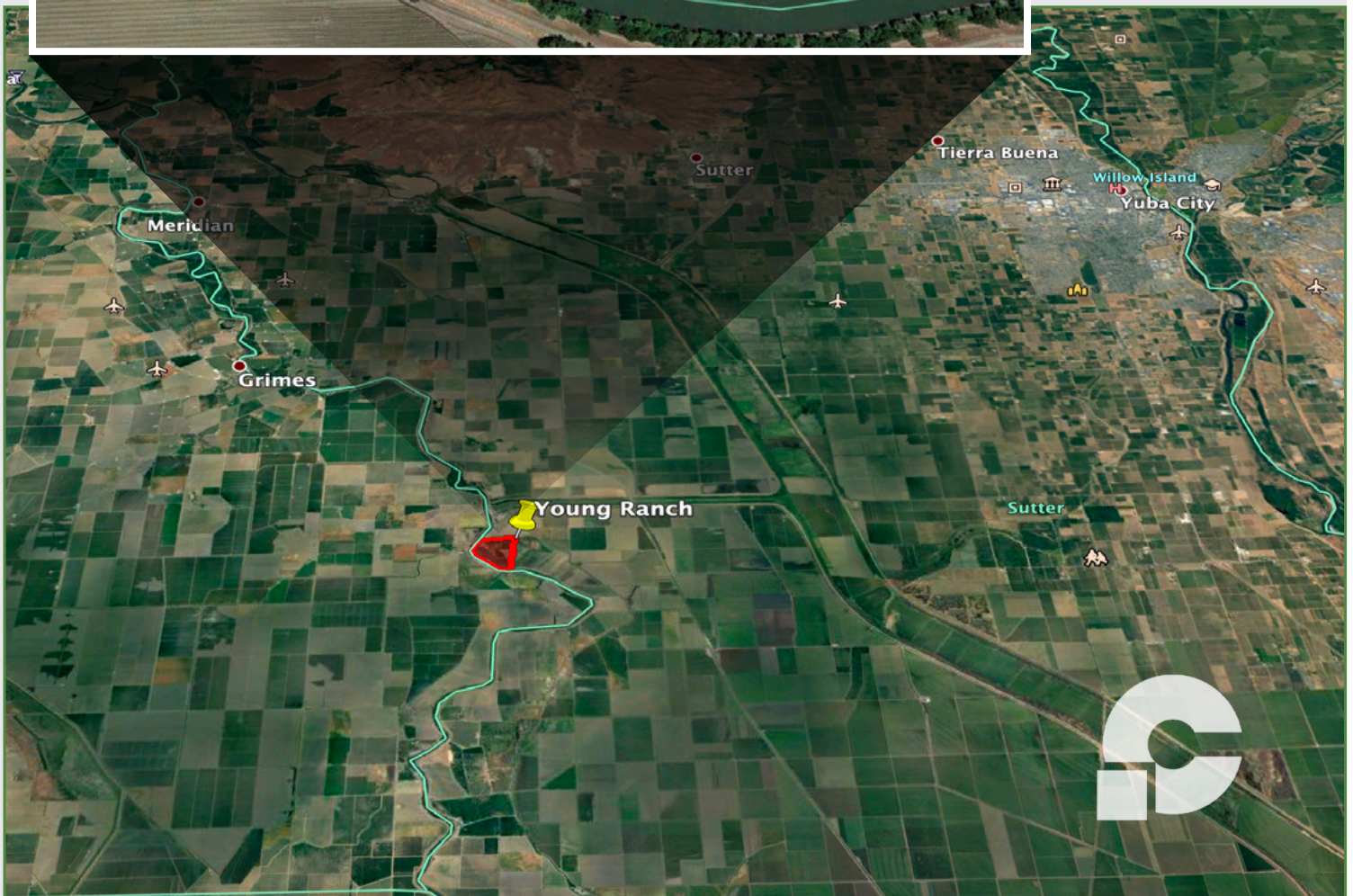
of Prime Farm Land
Orchard & Row Crops

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

Exclusively Listed by
Josh Cook
BROKER / CO-OWNER
BRE Lic. #01872850
530.300.5294



Listing Price
\$3,500,000
\$21,603 per acre



Young Ranch

162.01 Acres ± of Prime Farm Land – Orchard & Row Crops

Location:

This property is located at 11085 Correll Road in Meridian, CA 95957. The property is situated in Sutter County in the Sutter Basin and borders the east banks of the Sacramento River just south of the Tisdale Weir boat ramp.

Legal:

The property is made up of 10 parcels which total 162.01 assessed acres, more or less and are further described as Sutter County APN #'s: 21-110,018, 019, 020, 021 & 24-010-009, 010, 011, 012, 013, 014.

Land Use:

The land is currently farmed by the owner to 75 +/- acres of walnut orchards. The walnut orchards consist of 45 +/- acres of Hartley variety walnuts on black rootstock planted from 1962-1980, 15 +/- acres of Chandler variety walnuts on black rootstock planted in 1995, and 15 +/- acres of Livermore walnuts on vetch and black rootstock planted in 2016. In addition, there is 70 +/- acres of organic row crop which is under a multi year lease to a local tenant farmer.

Soils:

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

Water:

The property has two sources of water with the primary source of water coming from a riparian right used since 1918 from the Sacramento River. A 20 horsepower electric riparian pump and pipe delivers gravity flow water to the property. Water is diverted to a water holding reservoir and pumped from the reservoir for irrigation. The orchard is irrigated by movable piping and sprinklers with (1) 15 acre block being flood irrigated. The 2020 power cost for irrigation using the riparian water for the orchard was under \$3,000. Total water costs did not exceed \$3,300. The row crop land is also irrigated by riparian water and the tenant pays for the cost of the power. The property also has an agricultural well with a 40 horsepower diesel powered motor and pump. This ranch has plentiful cheap water.

Improvements:

The property has 2 homes, a shop, a shed and a pumphouse.

- The largest home, built in the 1960's, is approximately 2,190 square feet and has a 624 square foot attached garage. It has 3 bedrooms and 2 bathrooms with an additional room that could potentially be converted to a 4th bedroom or office. In addition, this home has a 216 square foot covered porch. The kitchen and both bathrooms were remodeled in 2010. A new roof was added in 2016.
- The smaller home, built in the 1950's, is approximately 1,000 square feet and has a 108 square foot covered porch. It has 3 bedrooms and 1 bathroom. The home was remodeled and repainted in 2016 including a new roof and air conditioning unit. The home is currently under a month to month tenancy agreement.
- The shop is located next to the largest home and is 900 square feet, has wood siding and a concrete slab floor. It has a stem wall in place to add an additional 900 square feet.
- The shed has 3 sides, no doors, a cement floor and tin siding and roof.
- The pumphouse is 56 square feet, has a slab floor, comp roof. It houses the domestic well which provides water to both houses.

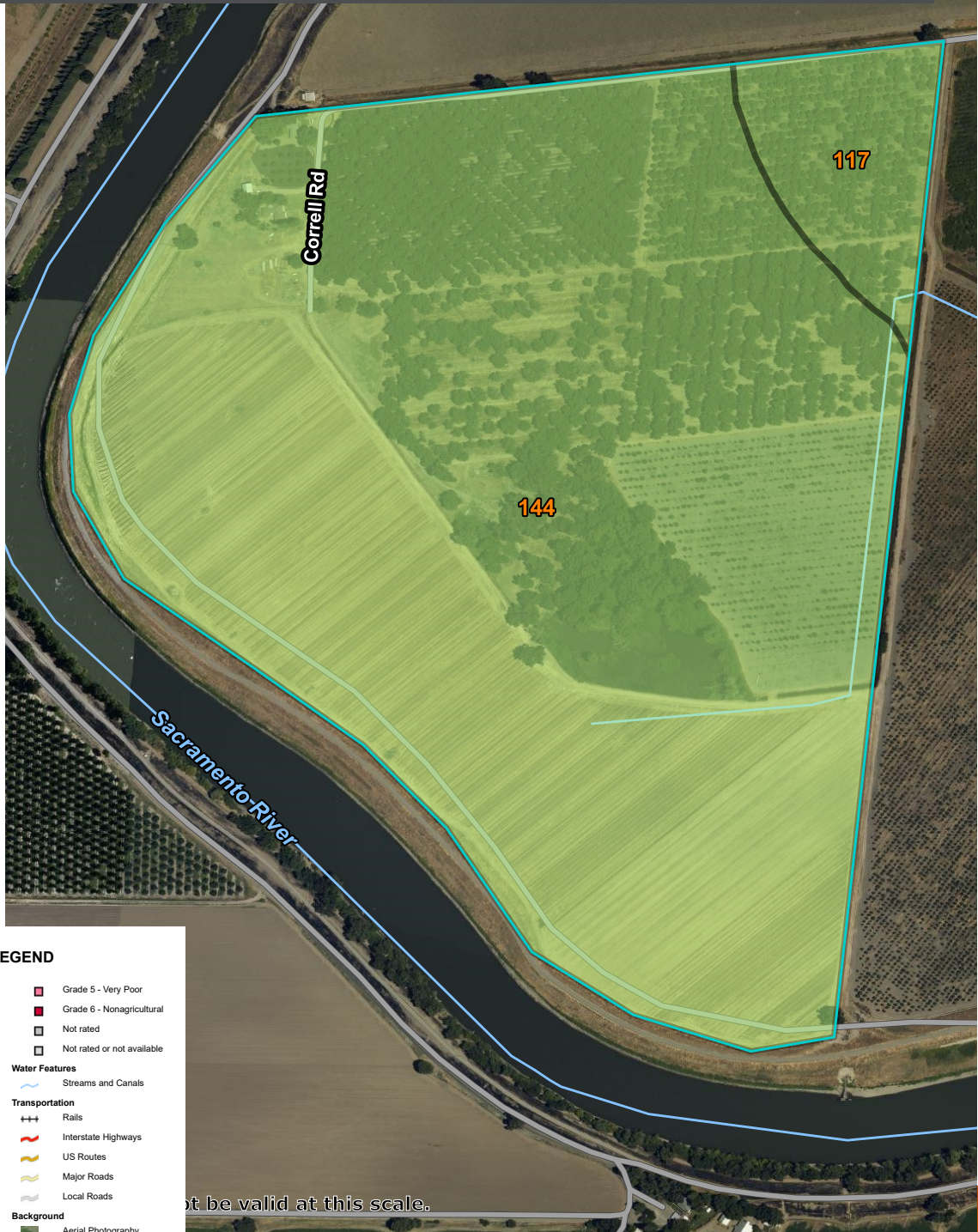
Comments:

The Young Ranch has been in the same farming family since the 1930's and offers a rare opportunity to own a farm with excellent fertile river soil suitable for most crops and cheap abundant water. The property sits on the east banks of the Sacramento River and has a long stretch of river frontage which provide for excellent striper and salmon fishing and river access. The property has a small grove of some of the biggest valley oak trees in the county. The homes can provide additional rental income or could be an excellent place to raise a family as you live off the land. Please contact listing Broker to schedule a private property tour.



Soil Map

Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

Grade 1 - Excellent
Grade 2 - Good
Grade 3 - Fair
Grade 4 - Poor
Grade 5 - Very Poor
Grade 6 - Nonagricultural
Not rated
Not rated or not available

Soil Rating Lines

Grade 1 - Excellent
Grade 2 - Good
Grade 3 - Fair
Grade 4 - Poor
Grade 5 - Very Poor
Grade 6 - Nonagricultural
Not rated
Not rated or not available

Soil Rating Points

Grade 1 - Excellent
Grade 2 - Good
Grade 3 - Fair
Grade 4 - Poor

Grade 5 - Very Poor
Grade 6 - Nonagricultural
Not rated
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

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%)	11.1	6.5%
144	Nueva loam, 0 to 1 percent	Grade 2 - Good	Nueva, loam (85%)	158.7	93.5%
Totals for Area of Interest				169.7	100.0%

Soil Map Description

and Additional Information

Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sutter County, California
Survey Area Data: Version 17, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Josh Cook | Broker/Co-Owner

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Cornerstone Land Company closed over
\$105 million in sales transactions in **2020**



Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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