



2476 Lone Tree Road

**190.17**

**Assessed Acres**

Producing Independence  
Almonds planted fall 2017  
& 2000 sq. ft. Home



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

# Location



The subject property is located on Lone Tree Rd in Butte County, approximately 1/2 Mile south of Cox Lane. With modern farming practices there has been a resurgence of new crops planted in the region over the last few years including Almonds, Walnuts, Peaches, Prunes, Pistachios, and Olives.

Listing Price  
**\$5,300,000**



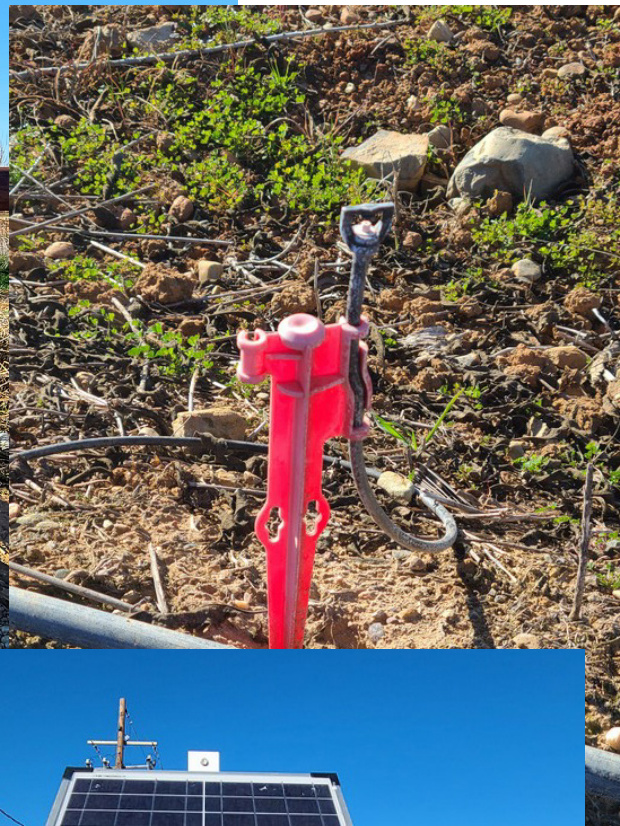
# Orchard Data



The entire property is planted in self pollinating independence variety Almonds. The planting was done on root pack R, root stock, which is typical for the region. The rows are uniform in a North/South direction for optimum sunlight exposure to the tree. The tree spacing is 12'X20' on a 12" berm. At planting the ground was ripped, disced, and planed. Soils Data is available upon request.



# Water



## Planted in the fall of 2017

The entire orchard is supplied by above ground poly pipe, with micro sprinklers placed accordingly. The orchard is reported to be irrigated in 4 sets with 2 wells supplying the sets.

Well #1—located at north east corner of property. Berkley Pump, 60 HP, estimated 800 GPM

Well #2—Located on the west property line. Mitchel, Lewis, & Staver pump, 50 HP, estimated 500GPM

## Improvements:

2,000 Square Foot Home



# Dom Belza | Agent

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



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

# Josh Cook | Broker/Co-Owner

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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

# GABE FOSTER | FOUNDER/CO-OWNER

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Gabe has over 15 years of commercial and agricultural related real estate experience and currently serves as the Chief Operating Officer for Cornerstone Land Company.



**Cornerstone Land Co**

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