



2476 Lone Tree Road

190.17

Assessed Acres

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



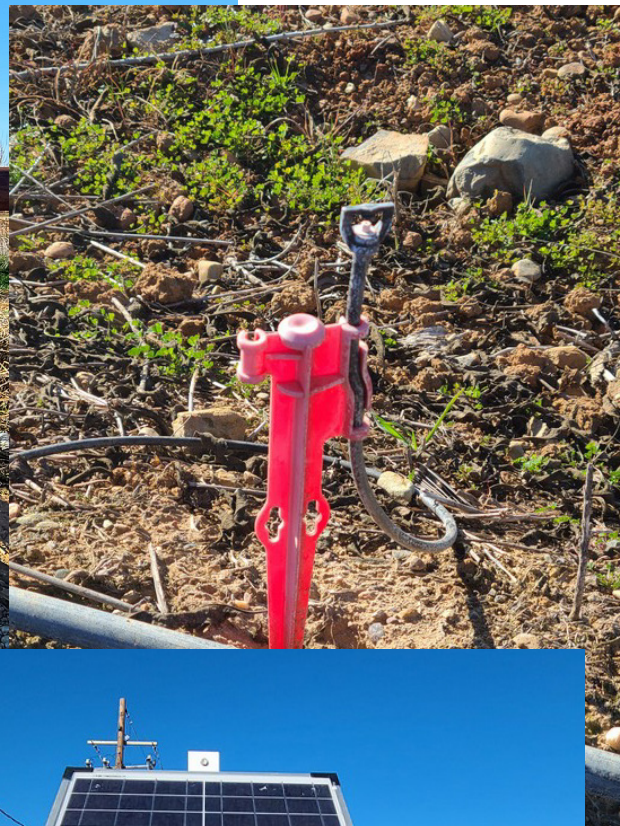
Orchard Data



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

CA BRE Broker License No. 01704405

(530) 701-1068 dom@cornerstonelandco.com

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

CA BRE Broker License No. 01872850

(530)300-5294 josh@cornerstonelandco.com

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

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.



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