



Pleasant Grove  
Walnut Orchard

**58.05±**  
**Total Acres**

50+/- Net Planted  
to Chandler Walnuts

Year Planted: 2015

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Gabe Foster  
FOUNDER / CO-OWNER  
BRE Lic. #01774496  
530.300.0479



LISTING PRICE  
**\$1,990,000**



# Pleasant Grove Walnut Orchard

5946 Pleasant Grove Rd. Pleasant Grove, CA Sutter County

## 58.05 Assessed Acres

50+/- Net Planted to Chandler Walnuts

**APN:** 35-090-013

**Year Planted:** 2015

**Spacing:** 26'x20'

**Rootstock:** VX 211

**Production:** Available upon request.

### Water:

1 Deep Ag. Well-The well includes a 30 hp US motors electric motor, ID# H030S2BLG on a Mitchell Lewis & Staver turbine pump, ID# 257781. The pump and well site also includes an inline API sand media filter.

Property is within the South Sutter WD but does not have the infrastructure in place to receive water from SSWD.

### Irrigation:

Micro-Jet Sprinklers

### Rental Income:

The home is currently leased out on an annual basis for \$1,500 per month.





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Building	Size	Unit	Foundation	Frame	Siding	Roofing
Dwelling	1,517	Sq.Ft.	Raised Conc.	Wood	Stucco	Comp Shgl
Garage	768	Sq.Ft.	Concrete Slab	Steel	Steel	Steel
Att Carport	240	Sq.Ft.	Concrete Slab	Wood	Metal	Metal
Shop	1,800	Sq.Ft.	Concrete Slab	Wood	N/A	Metal
Barn	2,060	Sq. Ft.	Concrete Perim	Wood	Wood	Tin
Workshop	300	Sq. Ft.	Concrete Piers	Wood	Wood	Comp Shgl
Storage Shed	273	Sq. Ft.	Concrete Slab	Wood	Wood	Comp Shgl



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Summary by Map Unit — Sutter County, California (CA101)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
159	San Joaquin sandy loam,occasionally flooded,0 to 2 percent slope	4	49.9	100.0%
Totals for Area of Interest			49.9	100.0%



# GABE FOSTER | FOUNDER/CO-OWNER

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



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.

**CALL (530) 300-0479**





### Cornerstone Land Co

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