



**35.59+/-
Total Acres**

Independence Almonds &
Chandler Walnuts - Tehama County

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farms **with** a **HEART**
to change lives

Josh Cook

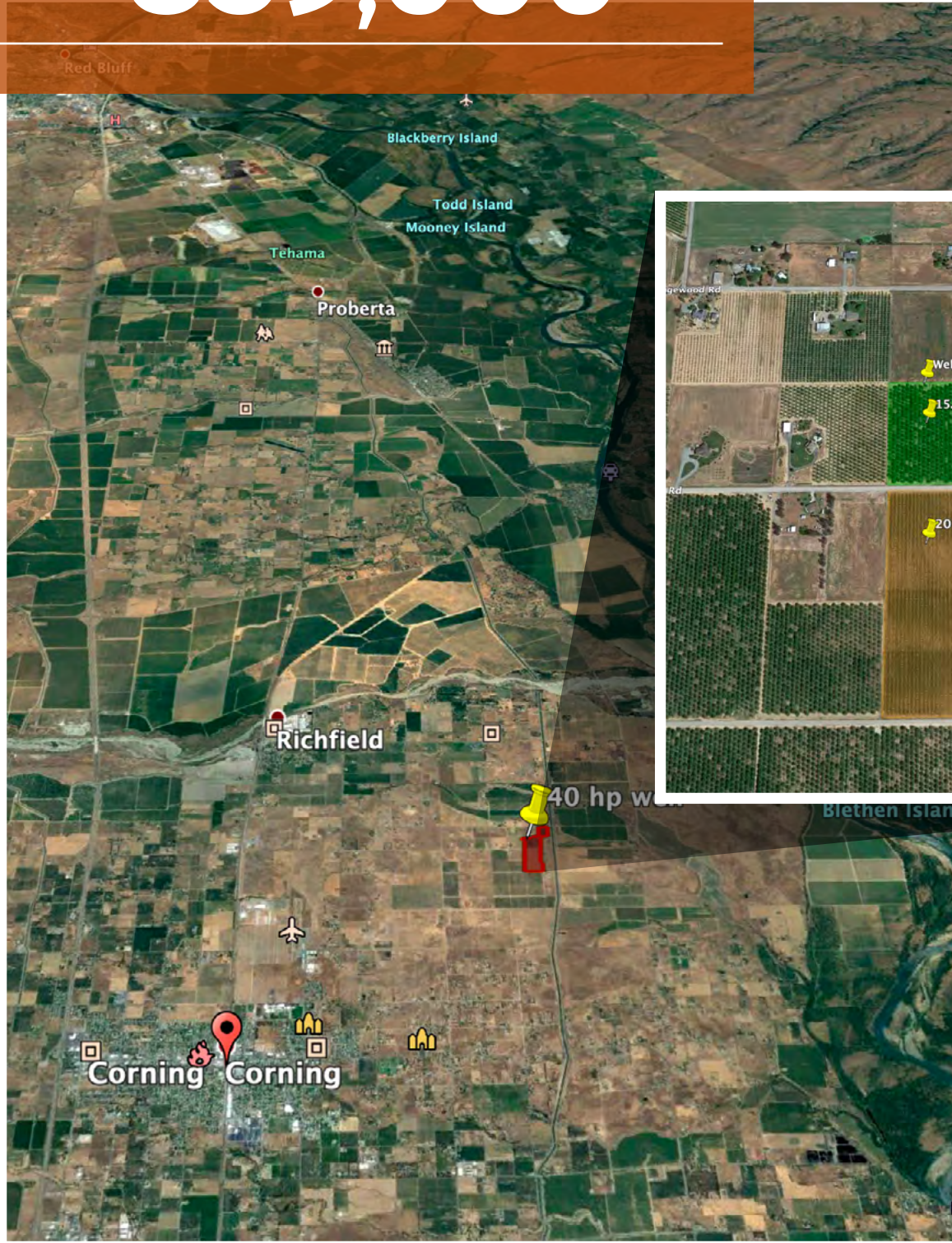
Broker

CalBRE# 01872850

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PRICE
\$859,000



Independence Almonds & Chandler Walnuts

35.59 +/- Acres – Tehama County

Location

This property is located on the south side of Orangewood Road a few miles to the north east of the city of Corning in Tehama County, California.

Legal

The property is made up of 4 assessors parcels which total 35.59 assessed acres as described as Tehama APN #'s: 067-270-056, 067-270-069, 067-270-070 & 067-270-086

Zoning

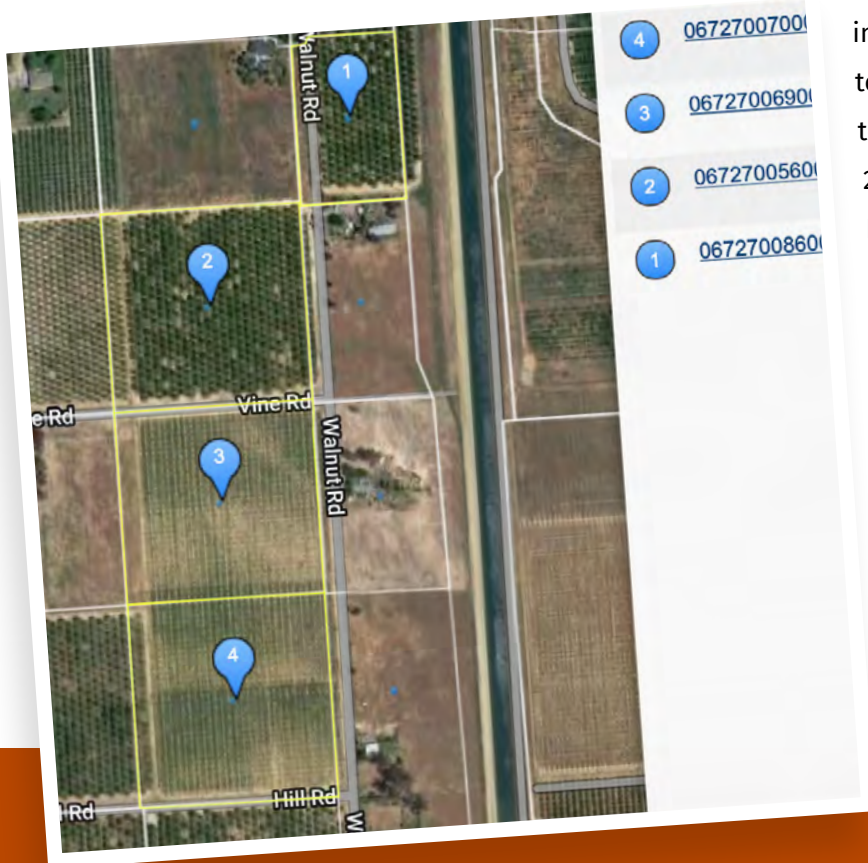
The zoning for the property is Agriculture with the county use designated as Orchard.

Use

The property consists of approximately 20 acres +/- of Independence almond orchard planted in 2020. The almonds should produce their first harvestable crop in 2023. In addition, the property consists of 15.59 +/- acres of Chandler walnut orchard planted in 2012 on paradox rootstock. The orchard is planted on a 26 X 26 spacing and produced 66,900 pounds in 2022. With

new ownership in 2019 the production has been increasing with better farming practices. Heavy tower pruning was conducted in 2021 and lighter tower pruning was conducted again in February 2022, which has promoted excellent growth. Production should continue to increase over the next few years until max production is reached for the foreseeable future.

In addition, all of the parcels have underground power and have been set up as home sites. Some of the neighboring parcels have been built out to custom homes. This could be an option a future owner could take advantage of.



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Soils

The soils on this property are well suited for orchard production. Many ranches in the area have almonds, pistachios and walnuts

Water

The property is irrigated by one well with a 40 horsepower electric motor and water is delivered to the trees by micro sprinklers.

Price

\$859,000. Cash to Seller.

Broker Comments

This property represents a nice opportunity for a property with diversification of almonds, walnuts and the potential for home sites on each parcel. In addition, tax depreciation benefits may be available to a Buyer upon consultation with their tax professional.

All items in this brochure are for illustrative purposes and must be reviewed and determined by Buyer in diligence. Seller may 1031 exchange.



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



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