



Walnut Orchard &  
Almonds, Tehama County

**71.15±**  
**Total Acres**

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

**Josh Cook**

Broker

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LISTING PRICE  
**\$1,925,000**

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# Walnut & Almond Orchards - Tehama County

Producing Chandler Walnut Orchard & 2 Year Old Independence Almonds

## 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 8 parcels which total 71.15 assessed acres, more or less. The 8 parcels are further described as Tehama County APN #'s: 067-270-056, 067-270-069, 067-270-070, 067-270-086, 067-270-080, 081, 082 & 083.

## Zoning

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

## Use

The property consists of approximately 51 +/- acres of Chandler walnut orchard (47 acres net) planted on 26 X 26 foot spacing in 2012 on paradox rootstock. 2022 will mark the 10th Leaf of the walnut orchard. With new ownership in 2019 the production on the walnut orchard has been increasing with better farming practices. The walnut orchard grossed approximately \$192,000 from the 2021 crop and produced 170,000 lbs. Heavy tower pruning was conducted on the orchard in 2021 and lighter tower pruning again in 2022, which has promoted continued excellent growth. 2022 harvest has just been completed and the walnut production increased from 170,000 lbs to 206,000 lbs. The owner expects production to continue to increase over the next 2-3 years until max production is reached for the foreseeable future. In addition to the walnut orchard, the property consists of 20 +/- acres of Independence almond orchard planted in spring 2020 on Krymsk rootstock. The almond orchard should have its first harvestable crop in 2023.

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 ranch are well suited for orchard production.

## Water

The orchard is irrigated by two wells. Each well has a 40 horsepower electric motor. The northern most well has a 40 horsepower turbine pump and the southern most well has a 40 horsepower submersible pump. The southern most well was drilled in 2020 and 3 phase power was brought to the property at that time. The well test pumped over 1,000 gpm. Both wells have excellent water and the properties can be irrigated in 1 set. Water is delivered to the walnut trees and the almond trees by micro sprinklers.

## Price

\$1,925,000. Cash to Seller. North & South blocks available separately.

## Comments

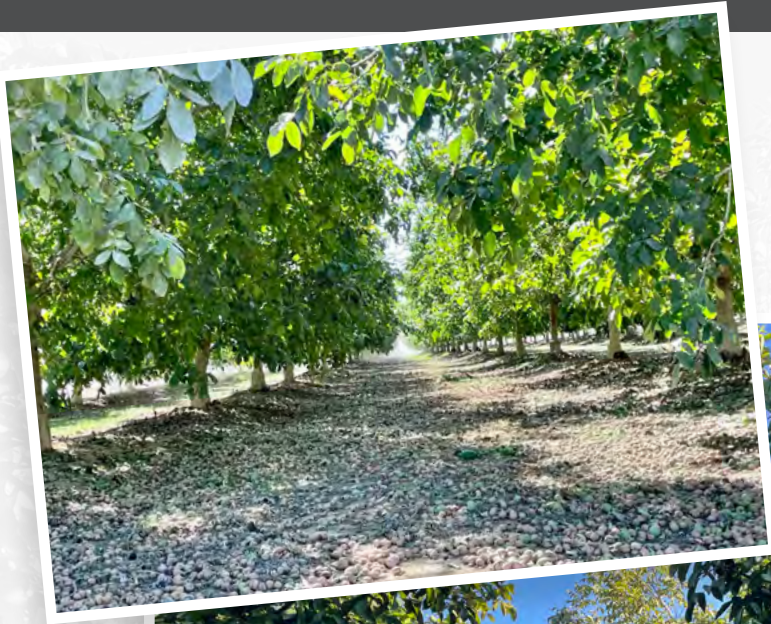
This is a great opportunity to find a property of this size and diversification of walnuts and almonds with the potential for home sites. The orchards are all young and entering their peak production years. In addition, the orchards may offer tax depreciation benefits.





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# 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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