An aerial photograph of a large agricultural property. A central pond is surrounded by a dense grove of trees, likely an orchard. A winding waterway or canal flows through the property, bordered by trees and vegetation. The surrounding landscape consists of vast, flat orchard fields with rows of trees, some of which are bare, suggesting a dormant season. In the distance, a flat horizon line is visible under a clear blue sky with a few wispy clouds. A power line tower is visible on the left side of the image.

**231.3±
Total Acres**

Sutter County Orchard
with 3 Water Sources

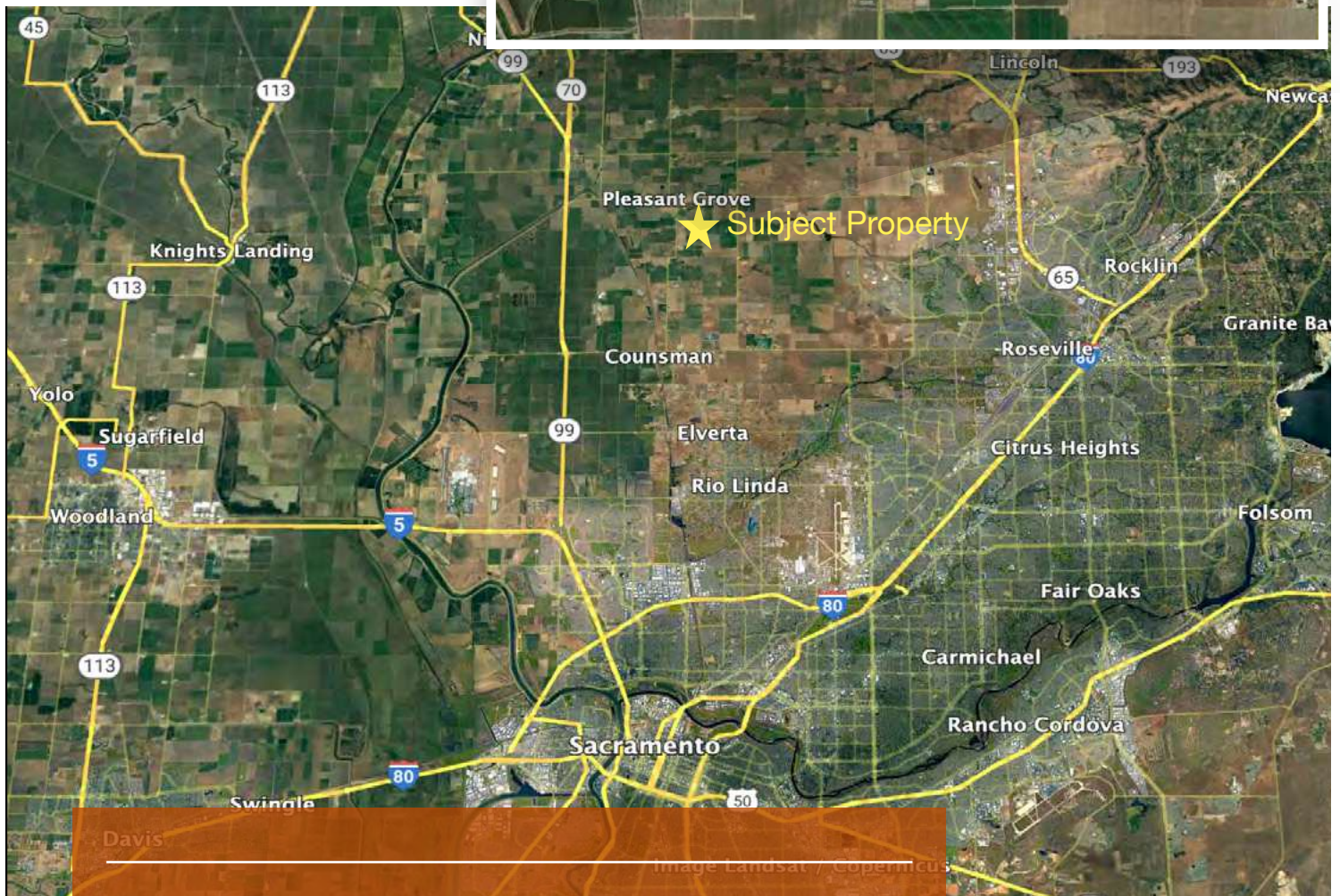
We **SELL** California
farms **with** a **HEART**
to change lives

Gabe Foster

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3835 Howsley Rd
Pleasant Grove, CA
Sutter County



PRICE
\$7,000,000



Walnut Orchard — Sutter County

231.3± Total Acres, +/- with an Abundance of Water

Location

The property is located on the south of Howsley Rd. in Sutter, County, CA

Acres

231. 3 assessed acres

200+/- acres of cropland

15+/- acre Lake

10 +/- acres of open ground

Legal

The property is currently made up of 1 assessors parcels which total 231.3 assessed acres as described as Sutter County APN #35-090-037

Pending Lot Split

The current owner is in the final approval process with Sutter County to create a new separate and legal parcel of 3.2 acres. The new parcel will consist of two homes, a barn, metal shop, and approximately 2 acres of ancillary land.

Upon final approval from Sutter County, a new buyer would have the option to purchase the farmland acreage and or the 3.2 acre parcel together or separately.

Orchard

The orchard is broken up into two 100-acre blocks.

The north block was planted to Chandler walnuts on RX1 root stock in 2014. The south block was planted to Chandler walnuts on VX211 root stock in 2015.

Orchard Spacing

22'x26'

Water

The north block has a 125 hp pump at 260'. The south block has a 60 hp pump at 220'. The orchards primary water source comes from a 50 hp lift pump out of the South Sutter Water District canal that borders the property to the east. In addition to SSWD, the orchard is also irrigated by 60 hp lift pump out of Pleasant Grove creek under a diversion permit from the Department of Water Resources. Furthermore, all pumps are filtered before they put water into an irrigation system that is inter-connected north and south



Walnut Orchard — Sutter County

231.3± Total Acres, +/- with an Abundance of Water

Irrigation

Solid-Set Sprinklers. The owner has also installed a sensing system that divide the two orchards into six blocks, each of which can be monitored remotely, minimizing water use and maximizing water timing.

Soils

See enclosed soil map.

California Healthy Soils Program

The owners are currently enrolled in a 3-year program funded by CDFA to spread compost on the orchard floor to increase soil percolation and stimulate root growth.

Production

Production records are available upon request.

Comments

This orchard is just now coming into its prime producing years and the yields have been rapidly increasing. The current owner spared no expenses in the development of this orchard and irrigation system and is poised to be an excellent producing orchard for many years to come. In addition, this ranch provides one with numerous recreational opportunities. The 15-acre lake situated in the middle of the orchard is truly an oasis of enjoyment and beauty.



Soil Map

231.3± Total Acres, +/- Sutter County



MAP UNIT SYMBOL	MAP UNIT NAME	RATING	ACRES IN AOI	PERCENT OF AOI
146	Fiddymment loam, 1 to 8 percent slopes	4	0.7	0.3%
181	San Joaquin sandy loam, 1 to 5 percent slopes	4	1.7	0.8%
194	Xerofluvents, frequently flooded	4	0.0	0.0%
Subtotals for Soil Survey Area			2.4	1.1%

Summary by Map Unit - Sutter County, California (CA101)

MAP UNIT SYMBOL	MAP UNIT NAME	RATING	ACRES IN AOI	PERCENT OF AOI
128	Exeter sandy loam, 0 to 2 percent slopes	3	40.1	18.3%
158	San Joaquin sandy loam, 0 to 2 percent slopes	4	171.6	78.3%
159	San Joaquin sandy loam, occasionally flooded, 0 to 2 percent slope	4	5.0	2.3%
194pl	Xerofluvents, frequently flooded	4	0.1	0.0%

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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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