



**110+/-
Total Acres**

84 Acres High Yielding
Almond Orchards & 26 Acres
Chandler Walnut Orchard

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

Josh Cook

Broker

CalBRE# 01872850

530-300-5294

josh@cornerstonelandco.com

PRICE
\$2,300,000



110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 1

42.09 Acres +/- 8th Leaf Almond Orchard

Location:

This property is located on the southwest corner of Capay Ave and Fifth Avenue in Capay, CA in Glenn County. The property lies in between the cities of Orland, Hamilton City and Corning.

Legal:

The property is made up of 2 assessors parcels which total 42.09 assessed acres as described as Glenn APN #'s:

037-120-003 - 20.64 Acres

037-120-004 - 21.45 Acres

Zoning:

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

Use:

The property consists entirely of an almond orchard that was planted in March of 2016. The varieties include 62.5% Nonpareil, 25% Monterey and 12.5% Fritz and are planted on Krymsk rootstock on a 22 X 16 spacing. The orchard is fully mature and yields are excellent.



110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 1 (cont.)

42.09 Acres +/- 8th Leaf Almond Orchard

Yields

7th Leaf 2022 - crop loss due to frost (insurance payout)

6th Leaf 2021 - 116,156 lbs

5th Leaf 2020 - 87,466 lbs

Water

The property is irrigated by one 16 inch well that was drilled in 2015 and test pumped up to 3,000 gallons per minute. The well has an electric 100 horsepower turbine motor which was also newly installed in 2016. The trees are irrigated by micro sprinklers and are designed with enough water for frost protection.

Soils:

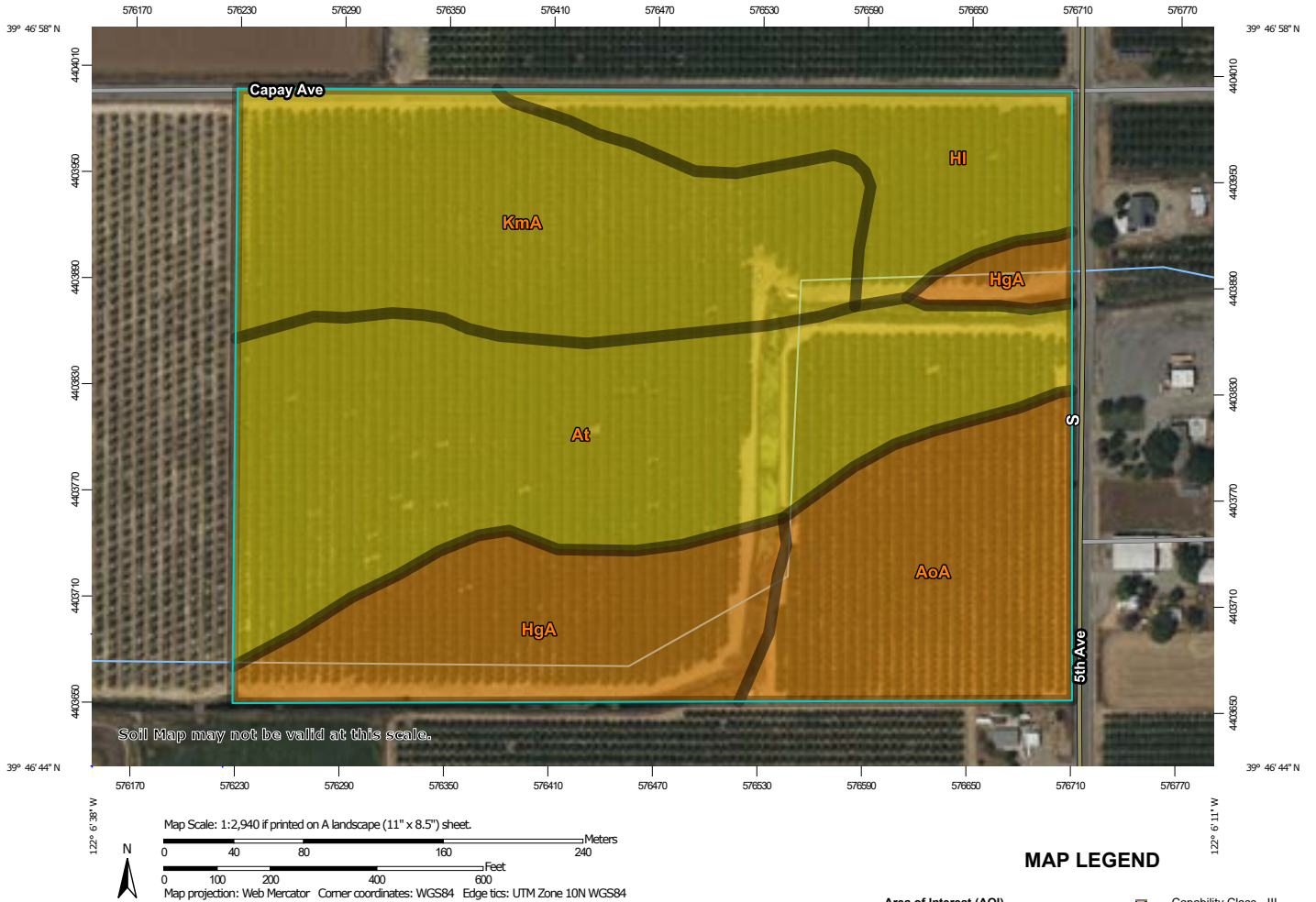
The soils on this property are well suited for orchard production. Many ranches in the area have almonds, pistachios and walnuts. (See included soil maps)



Property 1 Soil Map

110± Acres High Yielding Almonds & Chandler Walnuts

42.09 Acres +/- 8th Leaf Almond Orchard



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	6.3	15.2%
At	Artois loam	3	13.6	32.9%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	6.5	15.8%
HI	Hillgate clay loam, 0 to 3 percent slopes	3	4.6	11.2%
KmA	Kimball gravelly loam, 0 to 2 percent slopes	3	10.3	24.9%

Totals for Area of Interest **41.2** **100.0%**

MAP LEGEND

- Area of Interest (AOI)**
 - Area of Interest (AOI)
- Soils**
 - Soil Rating Polygons**
 - Capability Class - I
 - Capability Class - II
 - Capability Class - III
 - Capability Class - IV
 - Capability Class - V
 - Capability Class - VI
 - Capability Class - VII
 - Capability Class - VIII
 - Not rated or not available
 - Soil Rating Lines**
 - Capability Class - I
 - Capability Class - II
 - Capability Class - III
 - Capability Class - IV
 - Capability Class - V
 - Capability Class - VI
 - Capability Class - VII
 - Capability Class - VIII
 - Not rated or not available
 - Soil Rating Points**
 - Capability Class - I
 - Capability Class - II
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 2

42 Acres +/- 7th Leaf Almond Orchard

Location

This property is located just to the west of Hall Road near the little town of Kirkwood, California.

Legal: The property is made up of one assessor parcel which totals 42 acres and is further described as Tehama County APN #: 087-340-050 - 42.0 Acres

Zoning

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

Use:

The property consists entirely of an almond orchard that was planted in the fall of 2016. The varieties include 62.5% Nonpareil, 25% Monterey and 12.5% Fritz and are planted on Krymsk rootstock on a 22 X 16 spacing. The orchard is fully mature and yields are good and just coming into to full production in 2023.



110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 2 (cont.)

42 Acres +/- 7th Leaf Almond Orchard

Yields:

6th Leaf 2022 - crop loss due to frost (insurance payout)

5th Leaf 2021 - 75,687 lbs

4th Leaf 2020 - 62,976 lbs

Water

The property is irrigated by one 16 inch deep well that was drilled on the neighboring Property Three described herein. (See maps) The well was drilled brand new in 2014 to approximately 500 feet and test pumped up to 3,500 gallons per minute. The well has a 150 horsepower electric motor that was also newly installed in 2015.

Soils:

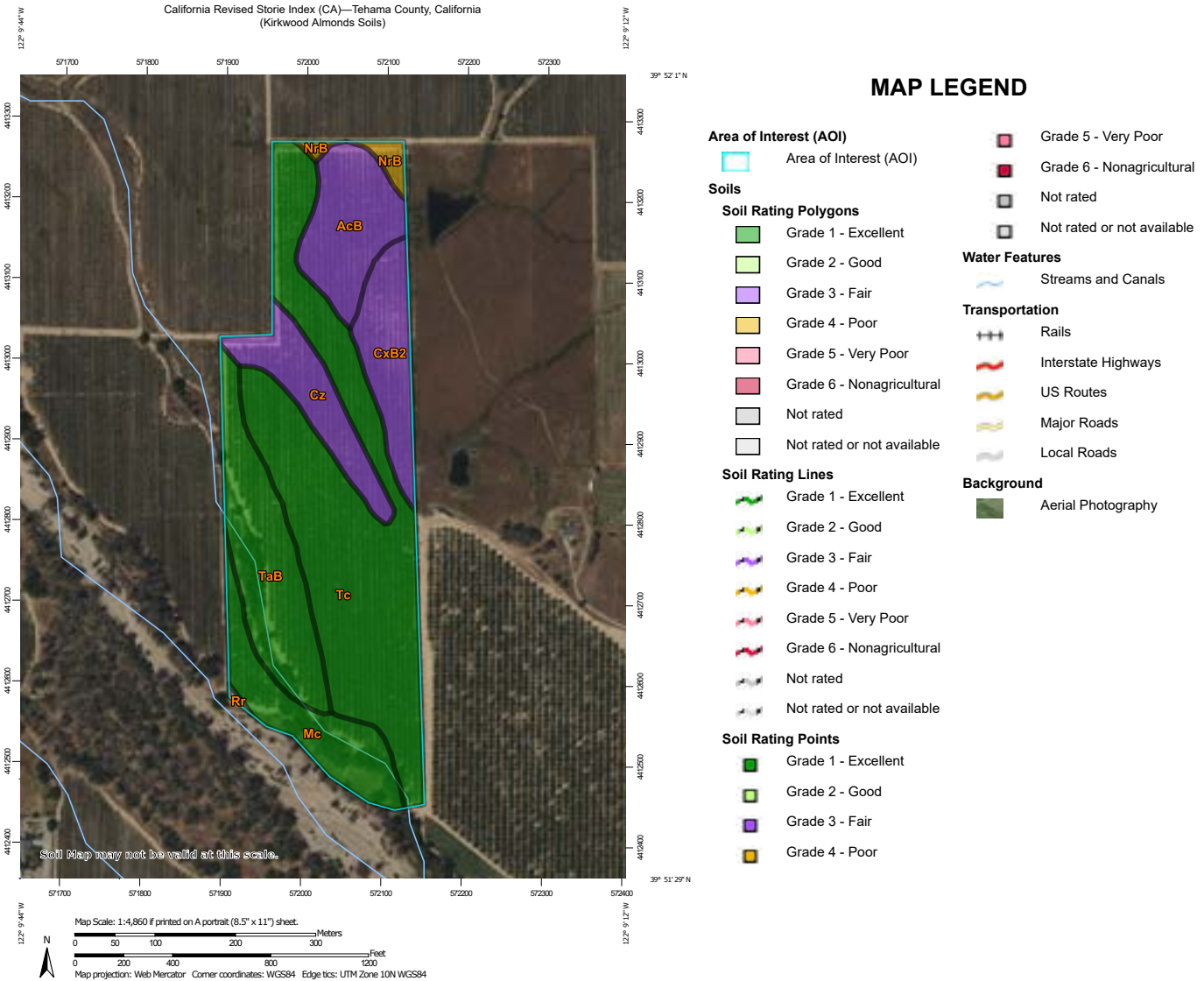
The soils on this property are well suited for orchard production. Many ranches in the area have almonds, pistachios and walnuts. (See included soil maps)



Property 2 Soil Map

110± Acres High Yielding Almonds & Chandler Walnuts

Property 2 42 Acres +/- 7th Leaf Almond Orchard



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AcB	Altamont clay, terrace, 3 to 10 percent slopes	Grade 3 - Fair	Altamont (85%)	4.6	11.2%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes , eroded	Grade 3 - Fair	Corning (41%)	3.7	8.9%
Cz	Cortina coarse sandy loam, MLRA 17	Grade 3 - Fair	Cortina (85%)	3.6	8.6%
Mc	Maywood fine sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Maywood (85%)	4.3	10.4%
NrB	Newville gravelly loam, 3 to 10 percent slopes	Grade 4 - Poor	Newville (85%)	0.6	1.5%
Rr	Riverwash	Not rated	Riverwash (100%)	0.1	0.1%
TaB	Tehama loam, 3 to 8 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	6.6	15.9%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	Grade 1 - Excellent	Tehama (85%)	18.0	43.4%
Totals for Area of Interest				41.5	100.0%

110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 3

26 Acres +/- 8th Leaf Chandler Walnut Orchard Leasehold interest

Location:

This property is located at 2049 Hall Road and is adjacent to Property Two described herein. (See maps).

Lease:

The Lease is a 29 year lease with a 12% crop share. A lease assignment will be executed by Tenant, new owner and Landlord upon completion of the sale.

Use

The property is farmed to 26 acres of Chandler walnuts on paradox rootstock on a 28 x 22 spacing. The walnuts were planted in the spring of 2015.

Yields:

2022 - 81,740 lbs (frost)

Orchard should increase in yield and reach maximum yield potential in the next 3-4 years.



110± Acres High Yielding Almonds & Chandler Walnuts

84 Acres High Yielding Almond Orchards & 26 Acres Chandler Walnut Orchard

Property 3 (cont.)

26 Acres +/- 8th Leaf Chandler Walnut Orchard Leasehold interest

Water

The property is irrigated by one 16 inch deep well that was drilled brand new by the Tenant in 2014 to approximately 500 feet and test pumped up to 3,500 gallons per minute. The well has a 150 horsepower electric motor that was also newly installed in 2015. The well is owned by the Tenant for the duration of the lease. In addition, the well has a recorded easement and pump sharing agreement in place to irrigate Property Two in perpetuity.

Soils

The soils on this property are well suited for orchard production. Many ranches in the area have almonds, pistachios and walnuts. (See included soil maps)

Broker Comment

These properties are turn key and were developed by the current owners from the ground up with no expense spared. The orchards are all premium orchards that should be high yielding orchards for the foreseeable future.

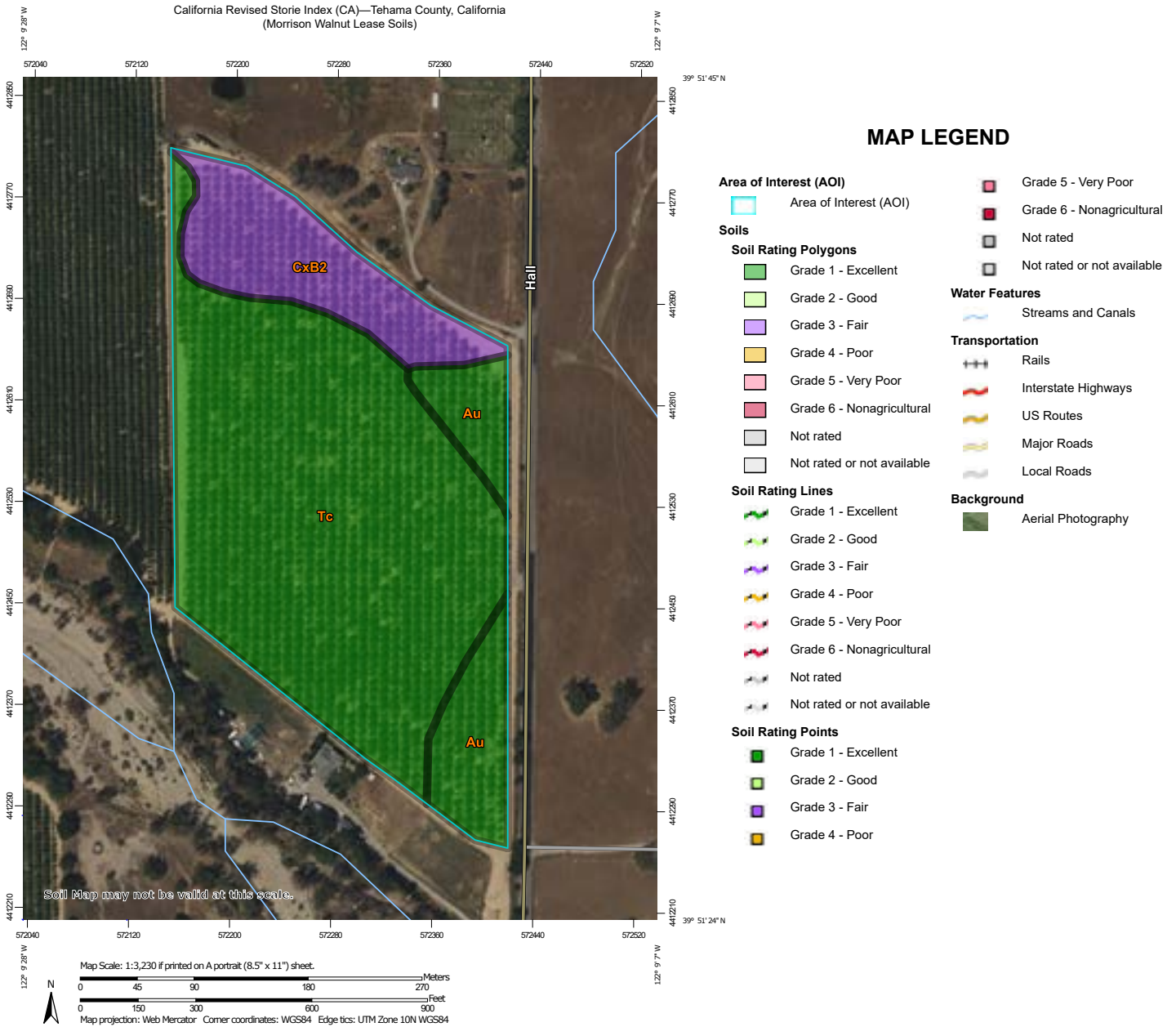
Sale is for all 3 properties together. Broker is a minority owner in the properties.



Property 3 Soil Map

110± Acres High Yielding Almonds & Chandler Walnuts

26 Acres +/- 8th Leaf Chandler Walnut Orchard



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	3.4	13.1%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes , eroded	Grade 3 - Fair	Corning (41%)	4.3	16.5%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	Grade 1 - Excellent	Tehama (85%)	18.2	70.4%
Totals for Area of Interest				25.8	100.0%

Josh Cook | Broker/Co-Owner

CA BRE Broker License No. 01872850

(530)300-5294 josh@cornerstonelandco.com



Josh has worked in the Agricultural Real Estate business for 14 years and has owned and operated Cornerstone Land Company as a Broker for 9 years.



Cornerstone Land Co
855 Harter Pkwy Ste. 360
Yuba City, Ca 95993
Broker Lic. #01966240

Josh Cook
BROKER / CO-OWNER
BRE Lic. #01872850
(530) 300-5294

cornerstonelandco.com
facebook.com/cornerstonelandco