

A photograph of a lush green walnut orchard with rows of trees stretching into the distance under a blue sky with light clouds.

Princeton Walnut Orchards Colusa County, CA

31.73± & 51.39±
assessed acres

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

Josh Cook

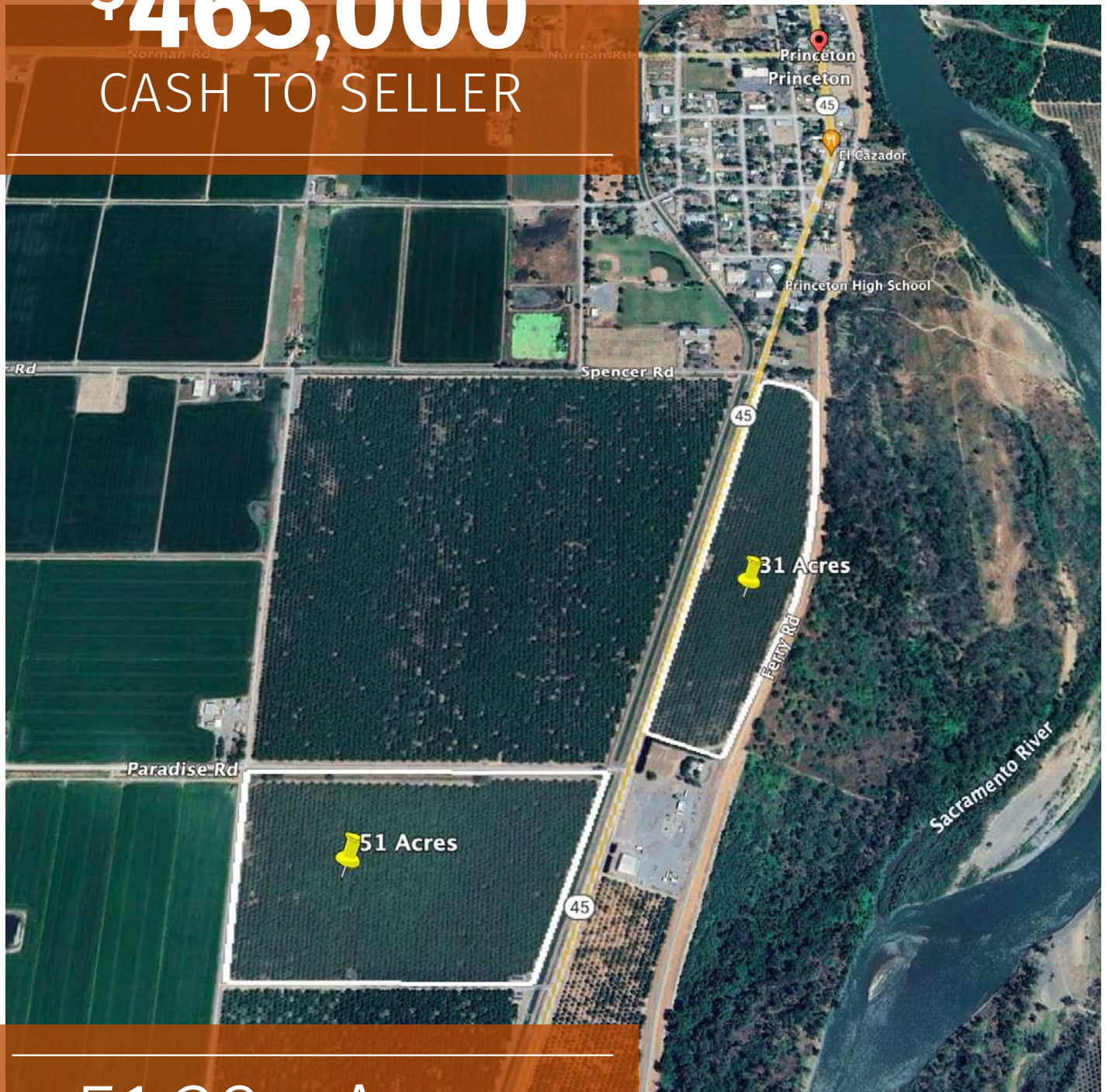
Broker

CalBRE# 01872850

530-300-5294

josh@cornerstonelandco.com

31.73± Acres
\$465,000
CASH TO SELLER



51.39± Acres
\$780,000
CASH TO SELLER



Princeton Walnut Orchards – Colusa County, CA

31.73 assessed acres +/- and 51.39 assessed acres

Location:

The properties are located on the east and west sides of Highway 45 just south of the town of Princeton, California. The properties each have highway 45 frontage.

Description:

This offering is for two walnut orchards described as the North Princeton Walnut Orchard and South Princeton Walnut Orchard.

Legal

The North Princeton Walnut Orchard is made up of 3 Colusa County APN #'s described as:

012-090-032 – 10 acres

012-090-033 – 10 acres

012-090-034 – 11.73 acres

The South Princeton Property is made up of 5 Colusa County APN #'s described as:

012-120-058 – 10 acres

012-120-059 – 10 acres

012-120-060 – 10 acres

012-120-061 – 10 acres

012-120-068 – 11.39 acres

Orchards:

Both orchards were planted in 2012 to Chandler variety walnuts on black rootstock. The spacing for the orchards is 26X26 offset. The orchards have a full canopy and are set up for full production.

Yields:

Princeton North Walnut Orchard – 4,718 lbs (3 year avg.)

Princeton South Walnut Orchard – 4,845 lbs (3 year avg.)

Soils:

The soils on this ranch are premium soils and rated Class 1 by the USDA soil survey map. (See attached soil profile map)



Princeton Walnut Orchards – Colusa County, CA

31.73 assessed acres +/- and 51.39 assessed acres

Water:

These orchards have excellent water provided by two sources. Each property has its own agricultural well. Groundwater in this area is excellent with its location just to the west of the Sacramento River. In addition, both properties are located and have access to receive surface water from the Princeton-Codora-Glenn Irrigation District which receives its water right from the Sacramento River. Water is delivered to the trees by solid set sprinklers.

Comments:

These are good quality orchards with the highest demand walnut variety and excellent water. Properties of this caliber would be impossible to replicate at the attractive selling price. In addition, both properties have been subdivided into 10 acre parcels which could be sold off individually for home sites in the future.

Price:

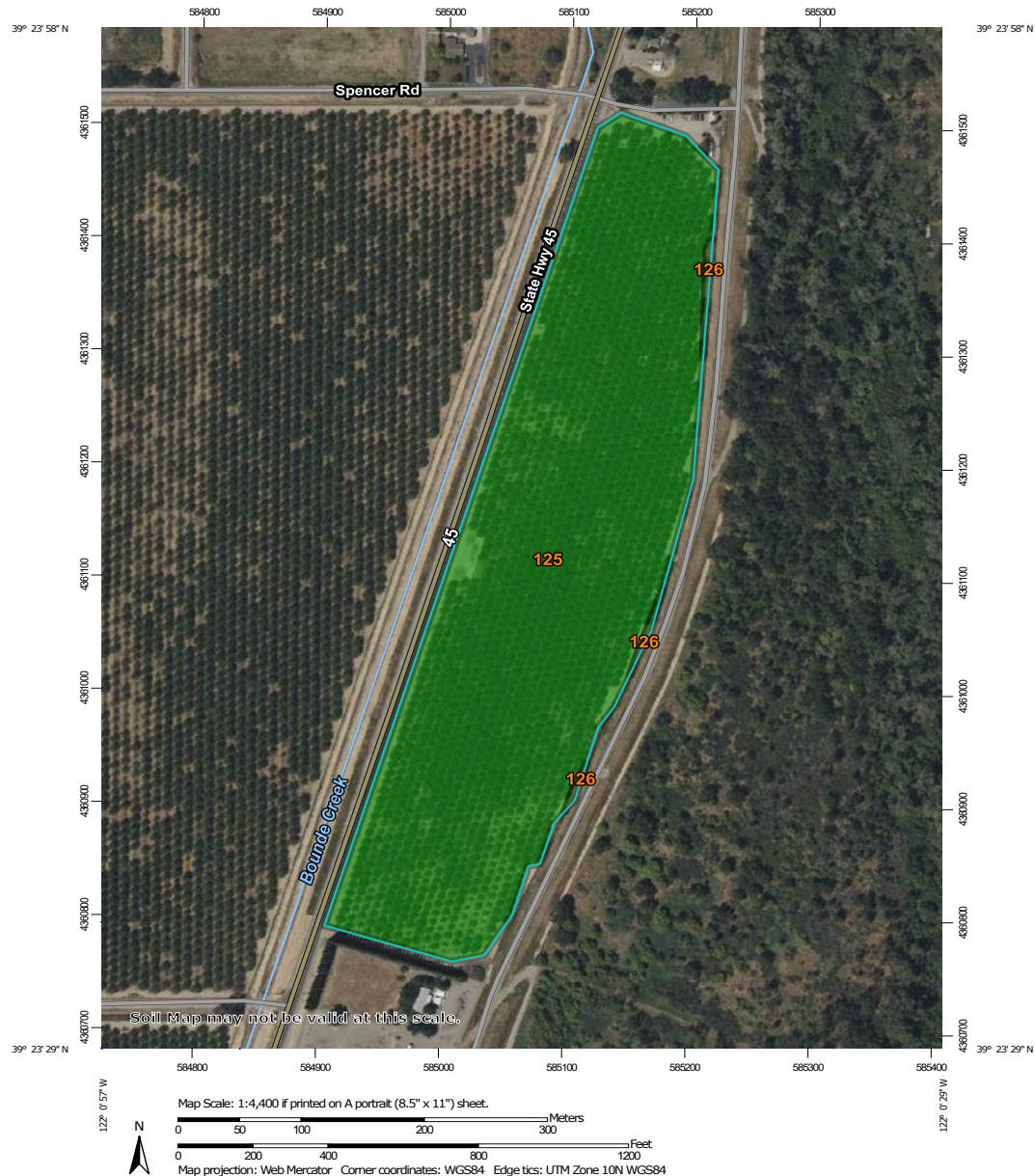
North Princeton Walnut Orchard – 31.73 acres
\$465,000. Cash to Seller

South Princeton Walnut Orchard – 51.39 acres
\$780,000. Cash to Seller



Soil Map Princeton Walnut Orchards

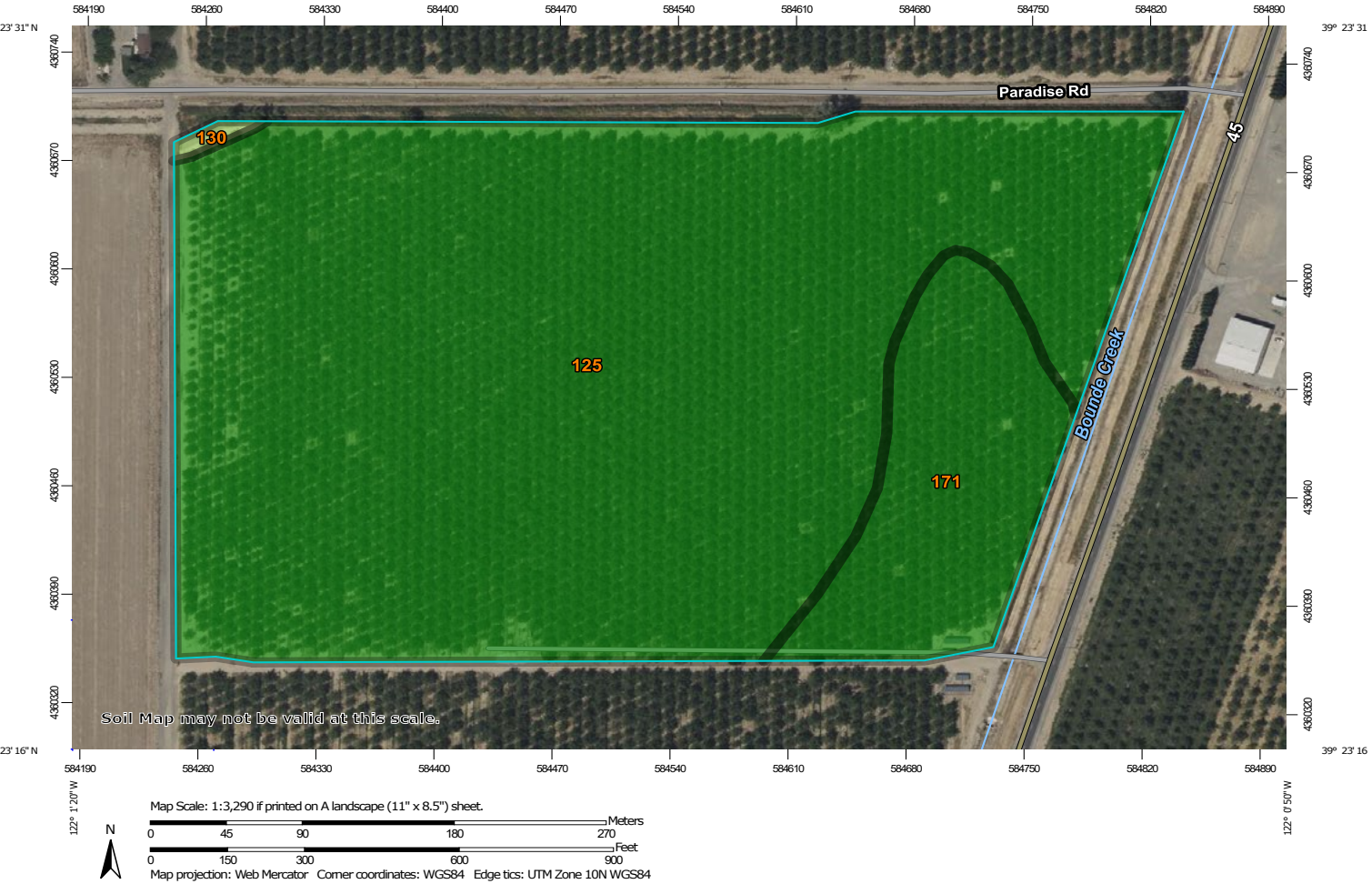
31.73 assessed acres +/- Princeton North Walnut Orchard - Colusa County, CA



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
125	Moonbend silt loam, 0 to 2 percent slopes	Grade 1 - Excellent	Moonbend, silt loam (80%)	27.7	99.6%
			Vina, loam (10%)		
126	Moonbend silt loam, 0 to 2 percent slopes, frequently flooded	Grade 2 - Good	Moonbend, silt loam, frequently flooded (80%)	0.1	0.4%
			Vina, loam, frequently flooded (10%)		
			Tujunga, loam, frequently flooded (5%)		
Totals for Area of Interest				27.9	100.0%

Soil Map Princeton Walnut Orchards

31.73 assessed acres +/- Princeton South Walnut Orchard - Colusa County, CA



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
125	Moonbend silt loam, 0 to 2 percent slopes	Grade 1 - Excellent	Moonbend, silt loam (80%)	40.4	86.2%
			Vina, loam (10%)		
130	Corbiere silt loam, 0 to 1 percent slopes	Grade 2 - Good	Corbiere, silt loam (85%)	0.2	0.3%
171	Vina loam, silt loam substratum, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Vina (90%)	6.3	13.5%
			Tujunga (2%)		
Totals for Area of Interest				46.8	100.0%

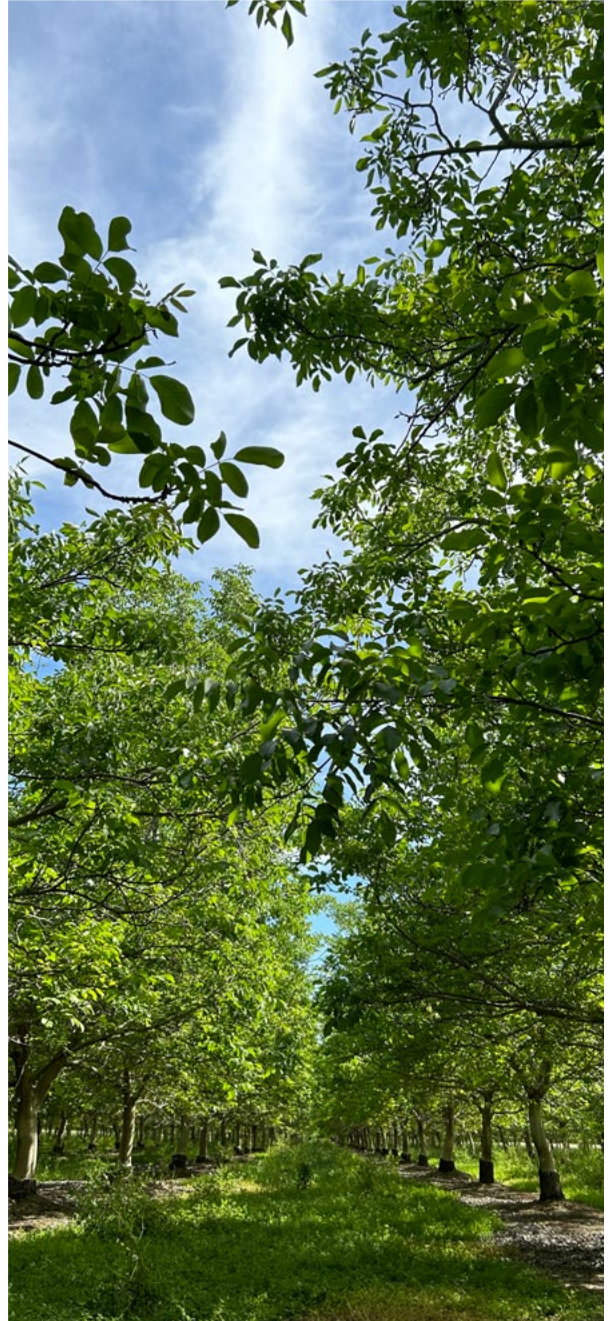
Princeton Walnut Orchards – Colusa County, CA

31.73 assessed acres +/- and 51.39 assessed acres



Princeton Walnut Orchards – Colusa County, CA

31.73 assessed acres +/- and 51.39 assessed acres



Josh Cook | Broker/Co-Owner

CA BRE Broker License No. 01872850

(530)300-5294 josh@cornerstonelandco.com



Josh has worked in the business world for 23 years and has been in Agricultural Real Estate for 15 years. He has owned and operated Cornerstone Land Company since 2014.



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

Josh Cook
Broker
CalBRE# 01872850
530-300-5294
josh@cornerstonelandco.com

cornerstonelandco.com
facebook.com/cornerstonelandco