



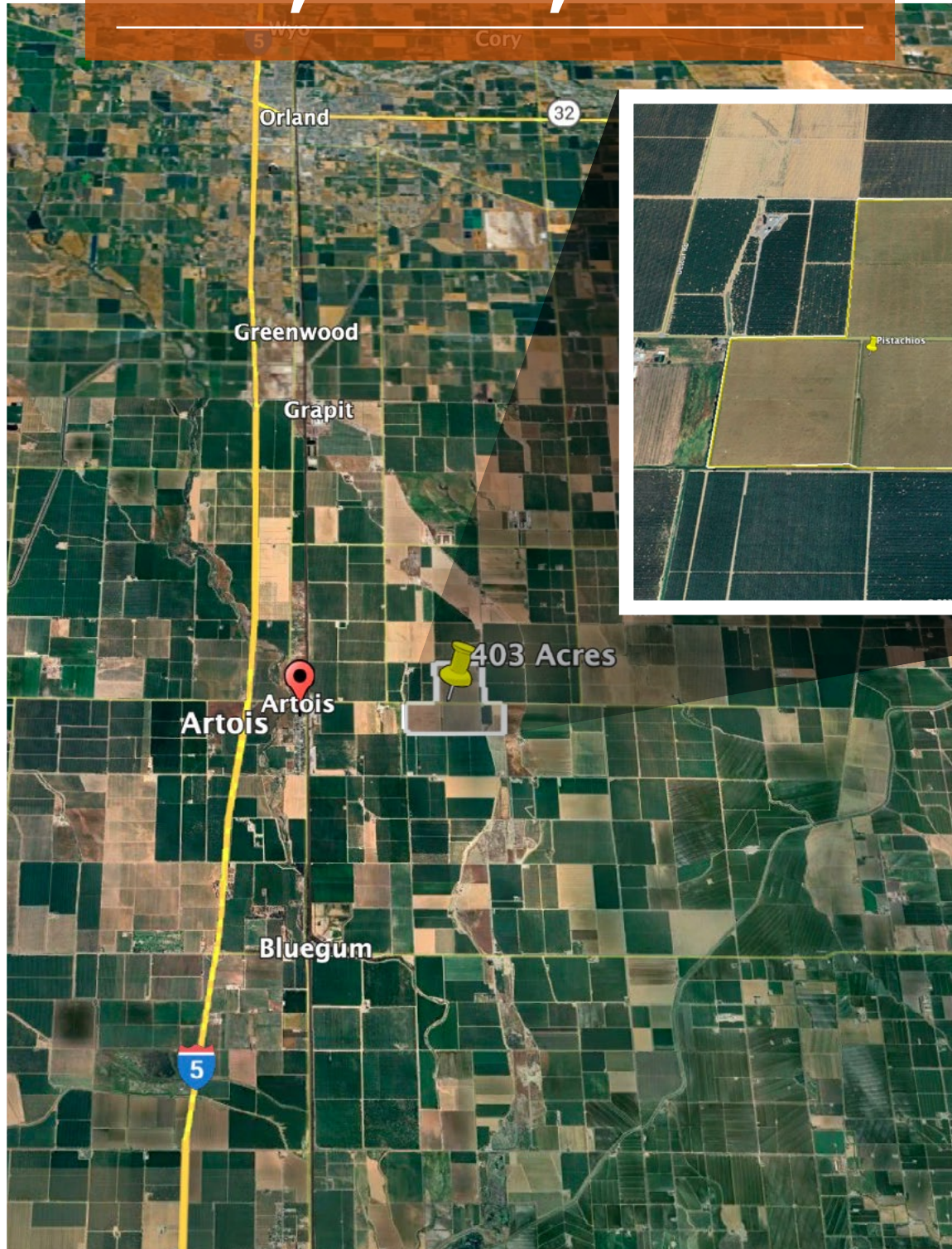
**403.24±  
Total Acres**

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

Young Pistachio Orchard &  
Producing Olives – Artois, California  
Available in whole or in part

**Josh Cook**  
Broker  
CalBRE# 01872850  
530-300-5294  
[josh@cornerstonelandco.com](mailto:josh@cornerstonelandco.com)

PRICE  
\$6,850,000



# 403.24 Acres ± – Artois, California

Young Pistachio Orchard & Producing Olives

## Description:

Welcome to a quality young pistachio orchard planting of 330 acres +/- on prime soils in Glenn County, California. Along with the pistachio orchard the property has 30 acres planted to a fully mature manzanilla olive orchard that continues to provide income to the operation. The property has two legal parcels of 244.32 acres and 158.92 acres which are divided by county road 33. Each parcel has its own water source. Seller will entertain a sale for each parcel on its own.

## Location:

This property is located at 6783 County Road 33, Artois, CA 95913 on the east side of Interstate 5 in Glenn County, California.

## Legal:

The property is made up of 2 parcels which total 403.24 assessed acres, more or less. The parcels are further described as Glenn County APN #s:

020-020-001 – 244.32 assessed acres

024-070-006 – 158.92 assessed acres

## Orchard:

### Pistachio Orchard

The property is planted to 330 acres +/- of pistachio orchard that was planted in the spring of 2024 to 100% UCB-1 rootstock. The nursery was 25% Sierra Gold Nursery, 25% Dave Wilson Nursery & 50% New Adventure Nursery. 100% of the trees were potted trees. The rootstock is being grafted in March 2026 to 100% Golden Hills variety and the grafting will be included in the purchase price. The orchard is planted on a 19 X 14 spacing.

### Olive Orchard

30 acres +/- of the property is planted to a mature manzanilla olive orchard. The olive orchard is in excellent condition and has production that ranges from 6-8 tons per acre. The fruit is contracted with Muscow in Orland, CA.



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## Water:

The orchards are irrigated by two on site agriculture wells. One of the wells is powered by an electric motor and the other is powered by a diesel engine. The current irrigation method is flood irrigation with plans for a drip irrigation.

Buyer is advised to do their own due diligence on all water sources for the properties.

The property is located in the Sacramento Valley Colusa Basin. The Groundwater Sustainability Plan for the Colusa Subbasin can be viewed at [www.colusagroundwater.org](http://www.colusagroundwater.org)

## Groundwater Disclosure:

The Sustainable Groundwater Management Act (SGMA), requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information visit the SGMA website at [www.sgma.water.ca.gov](http://www.sgma.water.ca.gov)

## Soil:

The soils on the property consist of approximately 80% Class # 1 soil as rated by the California Revised Storie Index. The remainder of the soil is rated as Class # 3 soils. (See soil maps included)

## Modular Home & Shop:

The property has a renovated modular home that is currently occupied by the farm manager. In addition, the property has a shop and a nice size gated gravel yard for storage of farm equipment.

## Price:

\$6,850,000 or \$16,997 per acre.

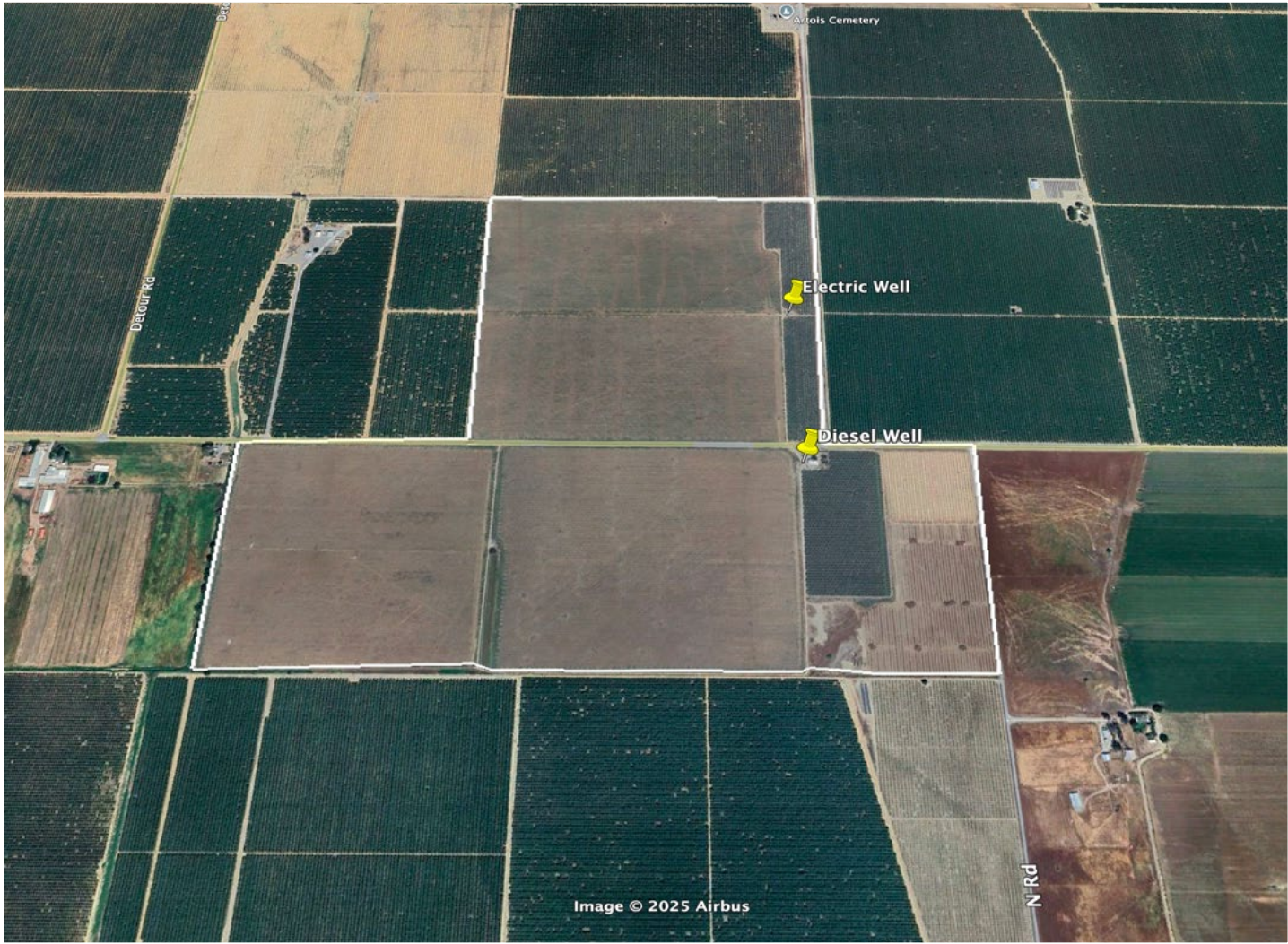
## Contact:

Contact Broker for a private tour of the property. This property is co-listed with Charter Farm Realty c/o Ward Charter (530) 870-2717.



# Well Map

403.24 Acres, +/- Young Pistachio Orchard & Producing Olives – Artois, California





# Soil Map (Continued)

403.24 Acres, +/- Young Pistachio Orchard & Producing Olives – Artois, California

## Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
  - Factor B: texture of the surface layer
  - Factor C: steepness of slope
  - Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio
- Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

### Rating Options

Aggregation Method: Dominant Condition  
Component Percent Cutoff: None Specified  
Tie-break Rule: Lower

| Map unit symbol                    | Map unit name   | Rating              | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--------------------------|--------------|----------------|
| AoA                                | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17  | Grade 1 - Excellent | Arbuckle (85%)           | 10.2         | 2.6%           |
| Czr                                | Cortina very gravelly sandy loam, 0 to 3 percent slopes | Grade 3 - Fair      | Cortina (85%)            | 70.1         | 17.6%          |
| Tb                                 | Tehama loam, deep to gravel, 0 to 3 percent slopes      | Grade 1 - Excellent | Tehama (85%)             | 36.4         | 9.2%           |
| Tm                                 | Tehama silt loam, 0 to 3 percent slopes, MLRA 17        | Grade 1 - Excellent | Tehama (85%)             | 281.4        | 70.7%          |
| <b>Totals for Area of Interest</b> |   |                     |                          | <b>556.0</b> | <b>100.0%</b>  |



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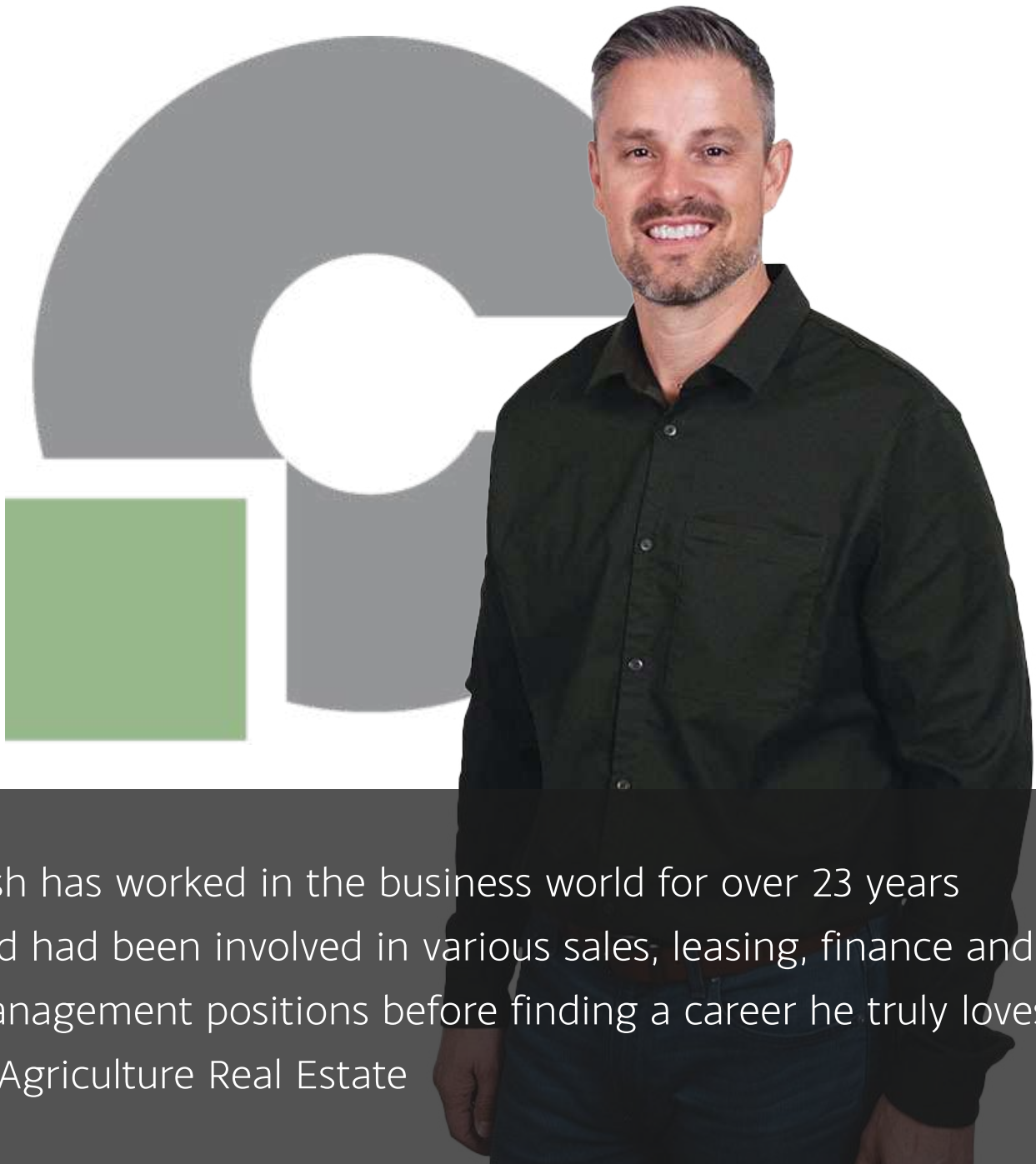
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# Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 23 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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