



**403.24±
Total Acres**

Young Pistachio Orchard &
Producing Olives – Artois, California

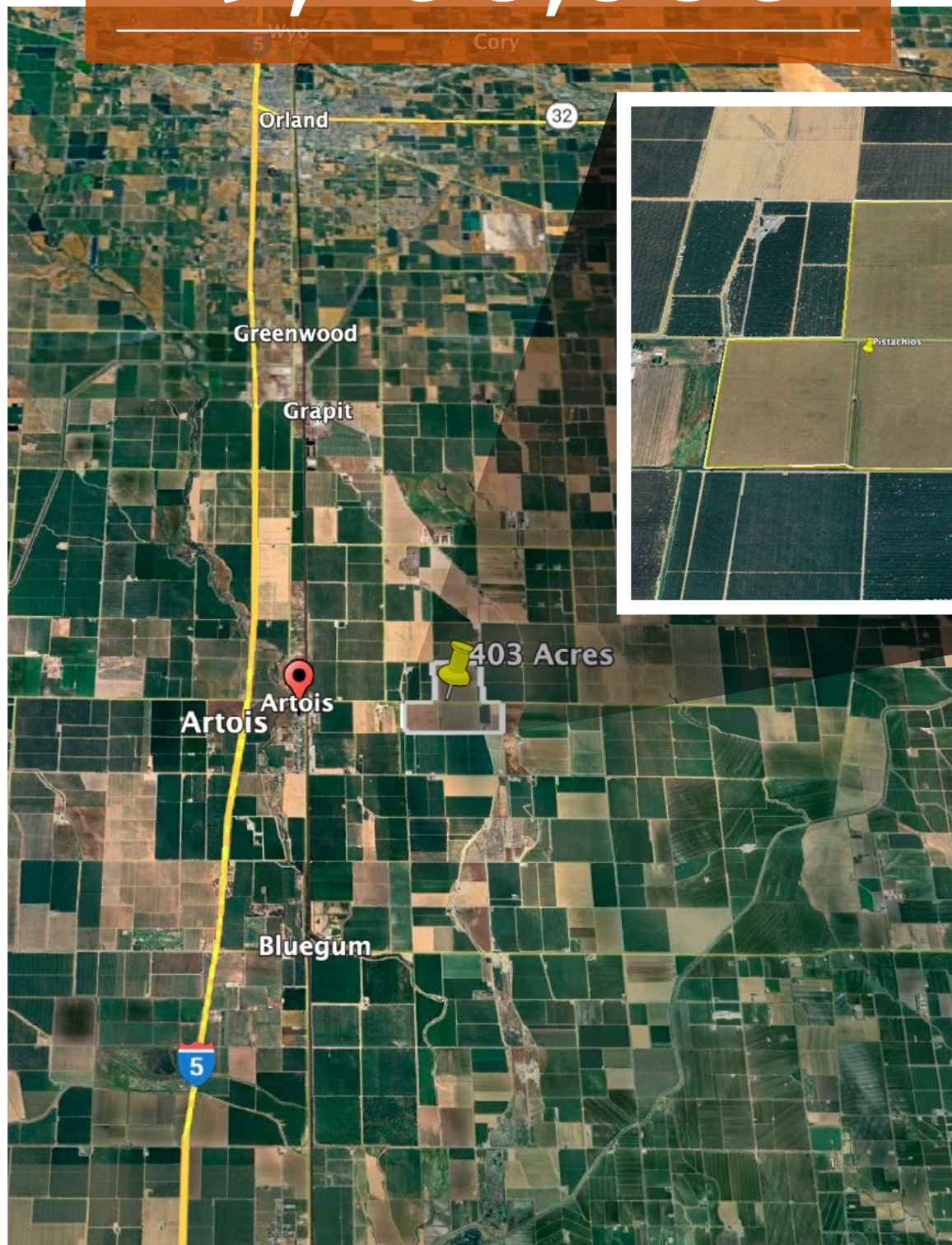
We **SELL** California
farms **with** a **HEART**
to change lives

Josh Cook
Broker

CalBRE# 01872850
530-300-5294

josh@cornerstonelandco.com

PRICE
\$9,200,000



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.

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 2025 to 100% Golden Hills variety pistachios. 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

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

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:

\$9,200,000 or \$22,828 per acre.

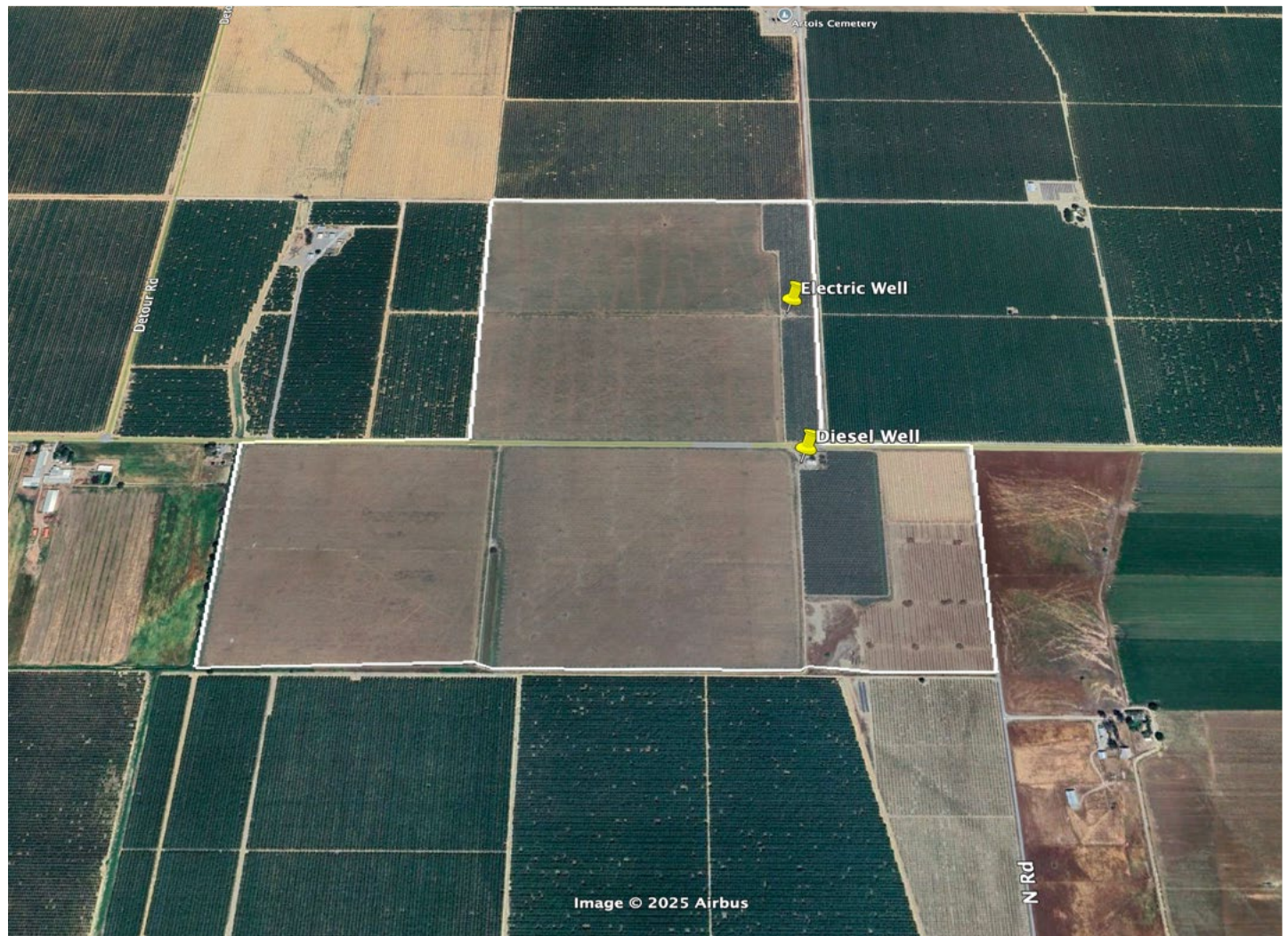
Contact:

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.



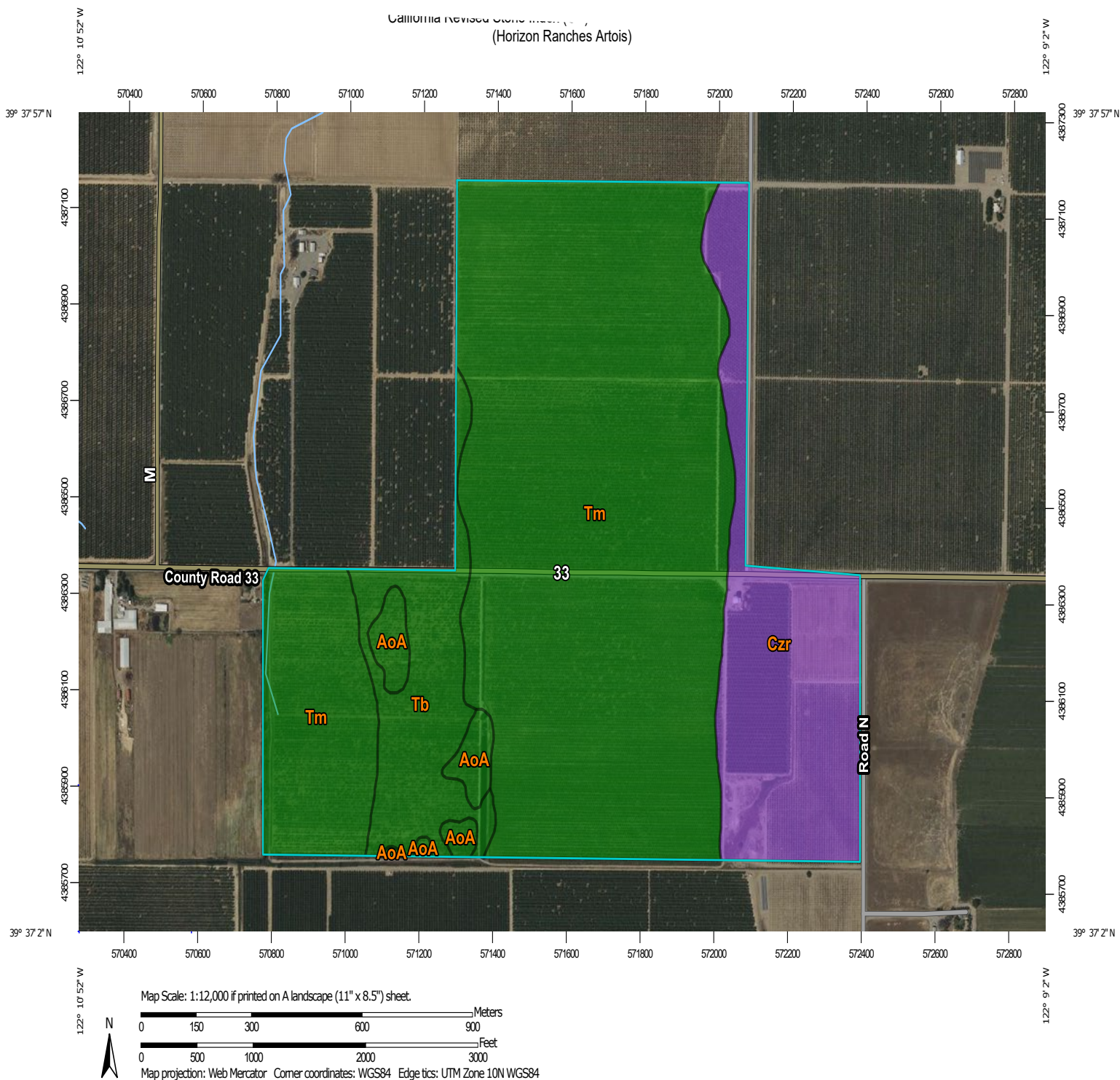
Well Map

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Soil Map

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Soil Map (Continued)

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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

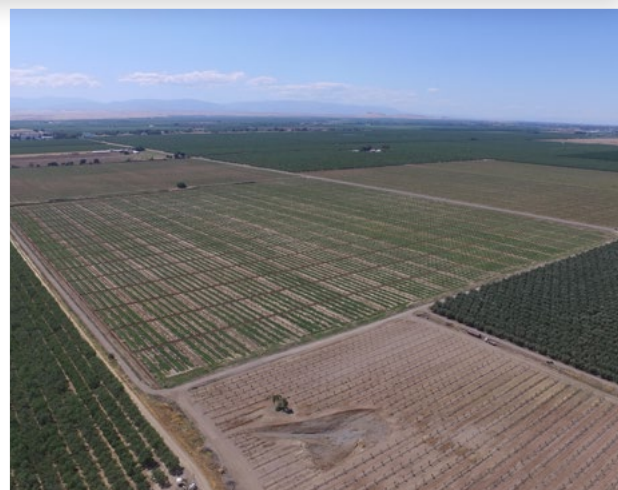
Tie-break Rule: Lower

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%
Totals for Area of Interest				556.0	100.0%



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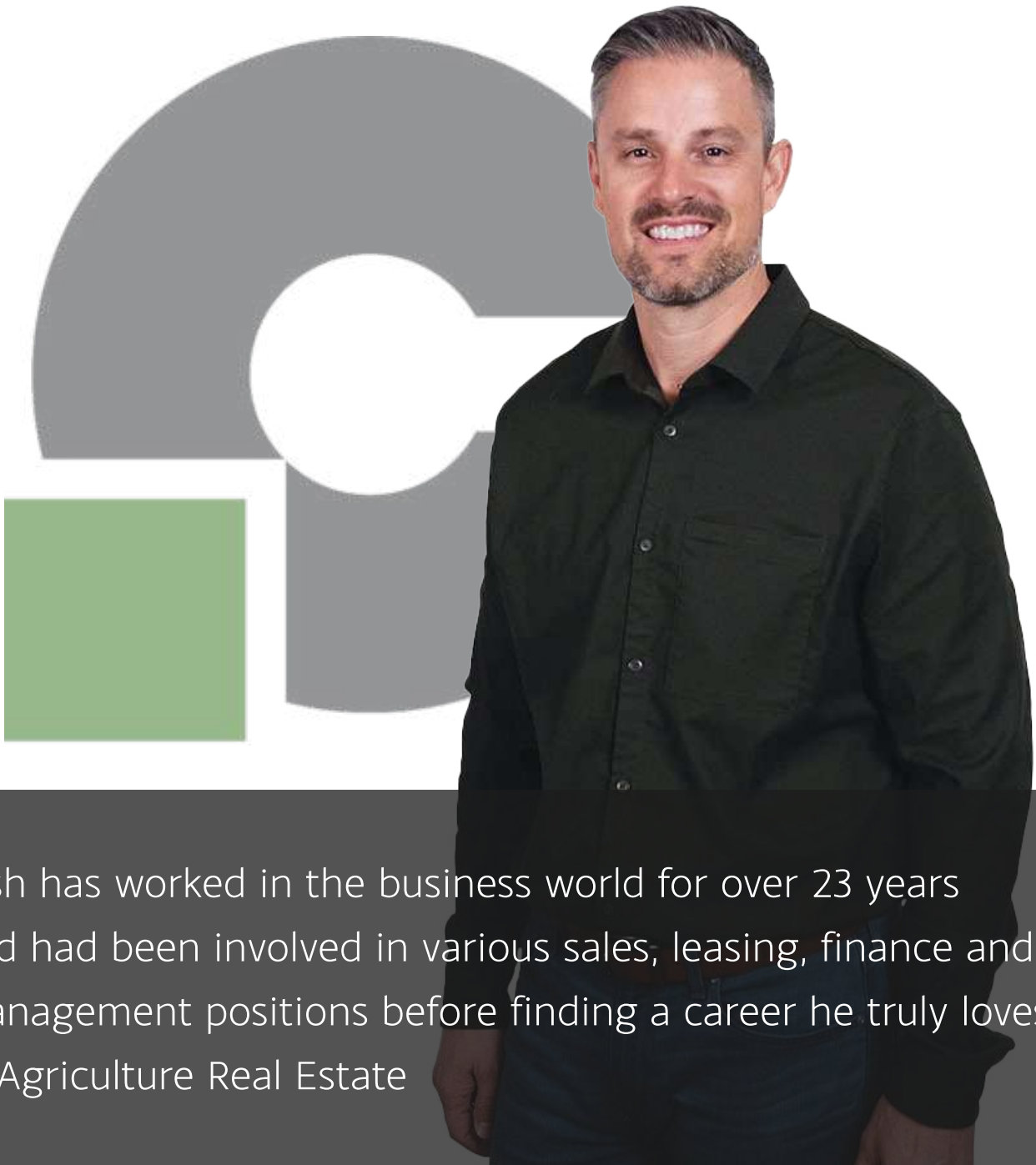
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Josh Cook | Broker/Co-Owner

CA BRE Broker License No. 01872850

(530)300-5294 josh@cornerstonelandco.com



Josh has worked in the business world for 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



Cornerstone Land Co
1510 Poole Blvd, Suite 106
Yuba City, Ca 95993
Broker Lic. #01966240

cornerstonelandco.com
facebook.com/cornerstonelandco

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

Co-Listed with:
CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000