

FOR SALE

539.5 ACRES

RMR RANCH – COLUSA COUNTY, CA



**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

PRICE

\$14,500,000

ACREAGE

2013 Almonds	145.7+/-
2011 Almonds	78.8+/-
2004 Almonds	74.7+/-
2003 Almonds	43.8+/-
1999 Almonds	25.7+/-
1998 Almonds	39.5+/-
1997 Almonds	14.1+/-
Open Cropland	83.3+/-
Roads, etc.	33.9+/-
TOTAL	539.5+/-

WATER

SURFACE WATER:

Colusa County Water District
(Tehama Colusa Canal System)

GROUND WATER:

2 Agricultural Wells

SOILS

CLASS 1 – 12.1%

CLASS 2 – 87.9%

ZONING

EXCLUSIVE AGRICULTURE

40-acre minimum parcel

PROPERTY INFORMATION

DESCRIPTION

540± acre almond orchard operation. The orchards were planted between 1997 and 2013, are in excellent condition and have above average production.

The orchards are irrigated from Colusa County Water District and two (back up) agricultural wells. The ranch includes primarily Class II soils and is level.

Field 2 includes 83± acres of orchard adaptable cropland that has never been planted to orchards; planted to wheat in 2017.

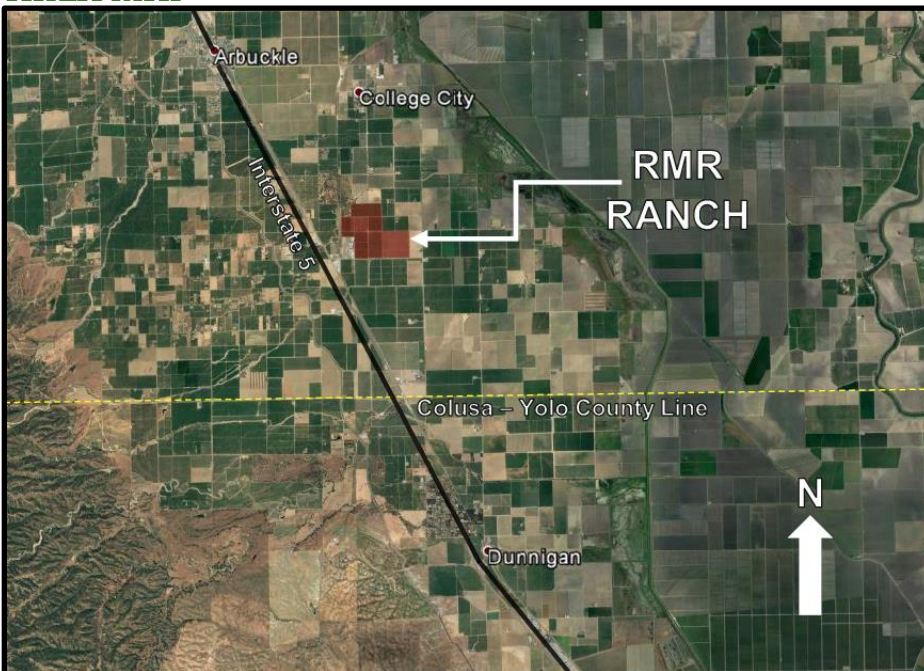
Field 51 (146± acres) is subject to a development lease until 2037; 17.5% crop share to the landlord.

Do not miss this opportunity to buy a turn-key almond operation in the Arbuckle area of Colusa County.

LOCATION

The property is located at the north side of Eddy Road, one-half mile east of Interstate 5, three and one-half miles southeast of Arbuckle, Colusa County, California.

AREA MAP



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ADDITIONAL INFO

Please call or email us for additional information.

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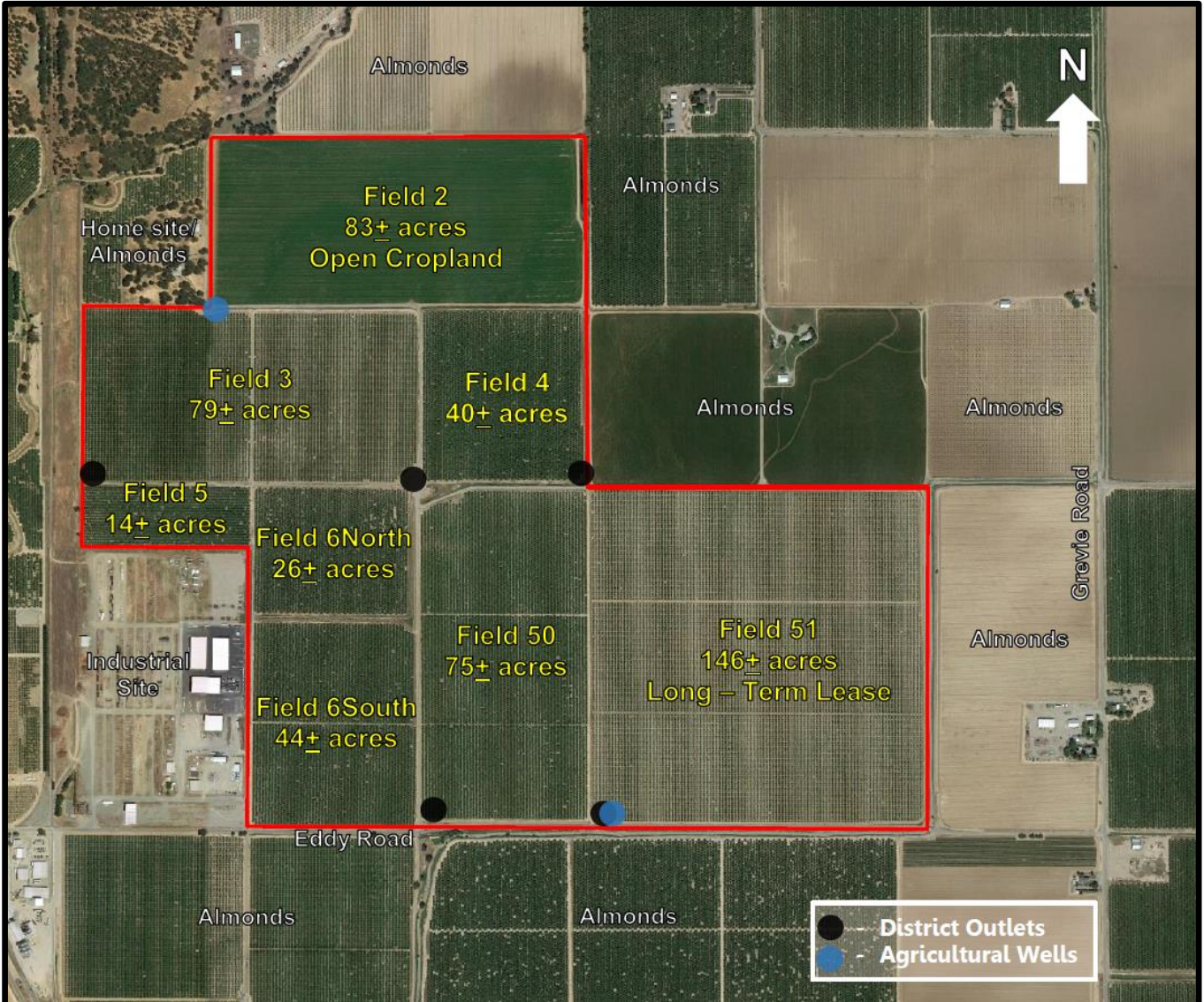
markus@landmba.org

**PLEASE NO
TRESPASSING**

**RESPECT THE
CURRENT FARMING
OPERATION BY
SCHEDULING A
PRIVATE INSPECTION
WITH US; THANK YOU.**

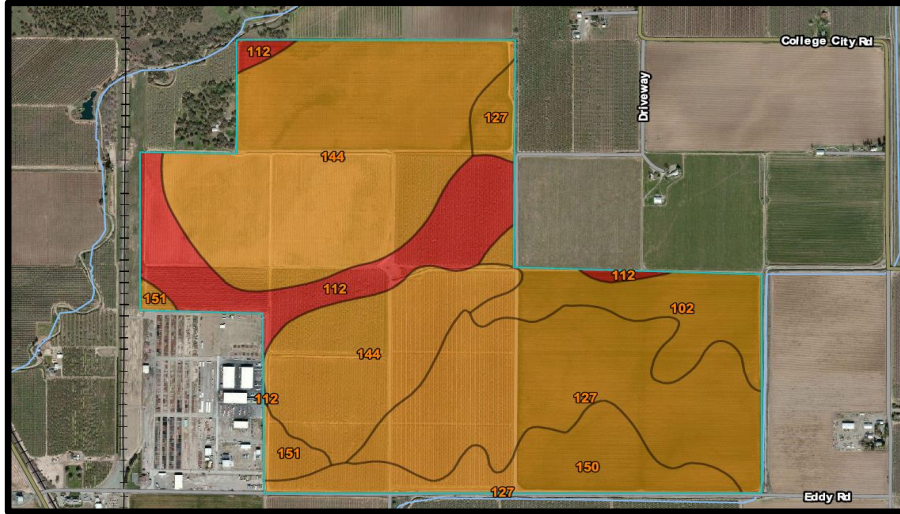
** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

PROPERTY MAP & LAYOUT



Field	Acres	Year Planted	Spacing	Irrigation	Varieties	3 Yr. Avg. Production (Lbs./Per Acre)
2	83.3	Open	N/A	Flood	Planted to Wheat in 2017	-
3	78.8	2011	17x24	Double Drip	50% Non Pareil, 16.6% Carmel, 16.6% Butte, 16.6% Winters	1,989*
4	39.5	1998	17x24	Double Drip	50% Non Pareil, 25% Carmel, 25% Butte	1,928
5	14.1	1997	18x22	Single Drip	50% Non Pareil, 25% Carmel, 25% Butte	1,928
6-North	25.7	1999	18x25	Single Drip	50% Non Pareil, 25% Carmel, 25% Butte	1,937
6-South	43.8	2003	18x25	Double Drip	50% Non Pareil, 25% Carmel, 25% Butte	1,937
50	74.7	2004	18x25	Double Drip	50% Non Pareil, 25% Carmel, 25% Butte	1,928
51	145.7	2013	16x25	Double Drip	50% Non Pareil, 16.6% Aldrich, 16.6% Fritz, 16.6% Wood Colony	1,696*
Total	505.6					*2016 Harvest

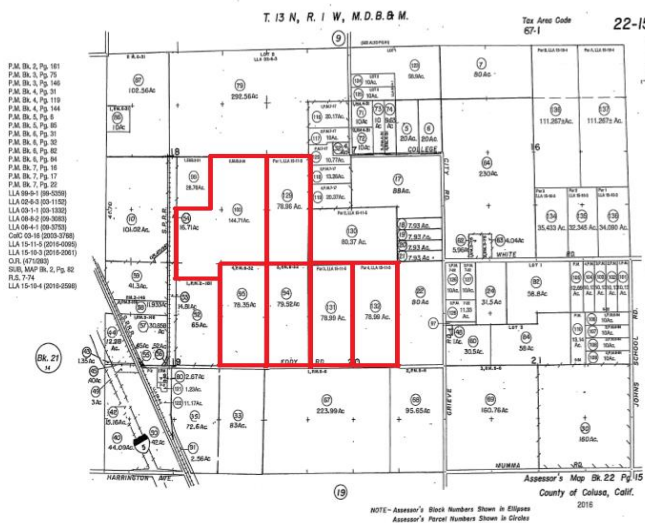
SOIL MAP



Irrigated Capability Class— Summary by Map Unit — Colusa County, California (CA011)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 to 1 percent slopes	2	46.7	8.7%
112	Westfan loam, 0 to 2 percent slopes	1	64.7	12.1%
127	Mallard clay loam, 0 to 1 percent slopes	2	130.3	24.3%
144	Hillgate clay loam, 0 to 2 percent slopes	2	234.1	43.7%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	50.6	9.4%
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	9.7	1.8%
Totals for Area of Interest			536.1	100.0%

ASSESSOR'S MAP



Parcel	Acres
022-150-094	79.52
022-150-095	78.35
022-150-100	144.71
022-150-129	78.96
022-150-131	78.99
022-150-132	78.99
Total	539.52

FOR ASSESSMENT PURPOSES ONLY

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

MARKETING INFO



**BRENNAN
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ASSOCIATES

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APPOINTMENTS

Please call or email us to schedule a private inspection or for additional information.

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Markus Hackett (530) 301-0329
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PROPERTY PHOTOS – RMR RANCH

