

For Sale
186.5 Acres Chandler Walnuts
Pleasant Grove, CA



Exclusively Listed By:
Cornerstone Land Company
www.CornerstoneLandCo.com

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BRE. Lic. #01872850

For Sale

186.5 Acres Chandler Walnuts

Pleasant Grove, CA



Location: The property is located 4 +/- miles east of Highway 99 at the end of Sankey Road. Situated 2 +/- miles southeast of the town of Pleasant Grove, California on the Sutter County/Placer County line. The address is 6001 Sankey Road, Pleasant Grove, CA 95668.

Legal: The property is one (1) parcel that totals 186.5 assessed acres and is further described as Placer County Assessor Parcel Number: **017-130-030-510**

Use: The entire property is planted to Chandler walnuts on VX-211 rootstock. The rootstocks were planted in 2015 and the budding to the Chandler variety occurred in May of 2016. The orchard is planted with north/south rows on 26' X 22' square spacing. ***The orchard was graded and ripped 2 to 3 ways with a 7 foot shank using D-11s and a D-10 and was slip ploughed prior to planting.***

Soils: The soils on this ranch are comprised of loam and clay loam soils. ***Detailed soil analysis available upon request.***

Water: The property is irrigated by one brand new 250 hp. irrigation pump and well that produces 2,000 +/- GPM. Other features include a 400 amp panel and a variable frequency drive. The water is delivered to the orchard via drip irrigation. The property is also located in the South Sutter Water District but does not receive district water. ***Water quality and quantity reports are available upon request.***

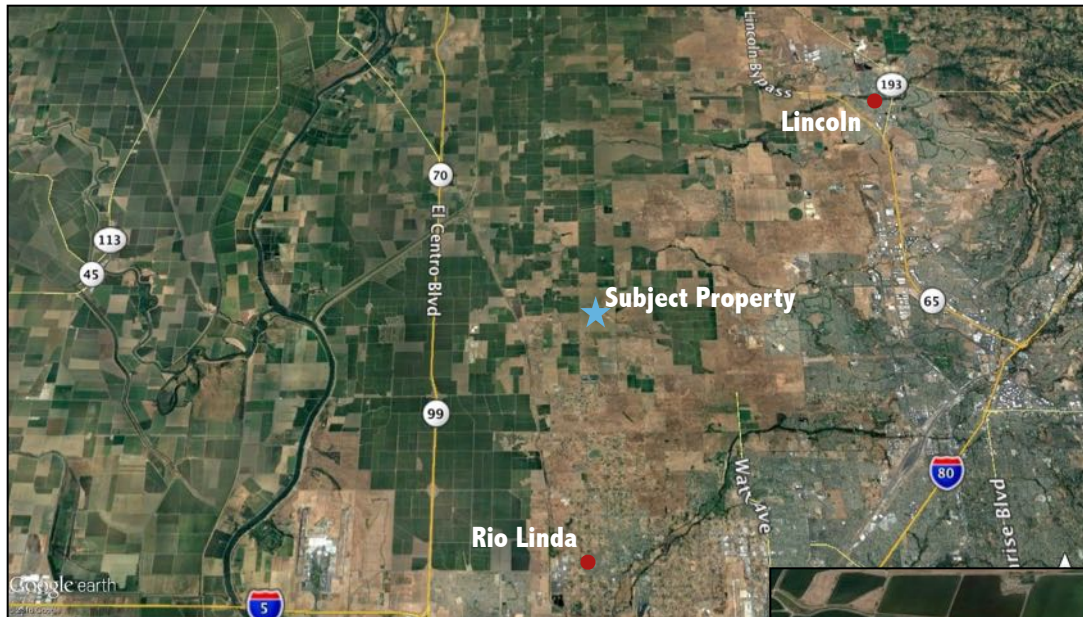
Zoning: 80 acre minimum parcel size.

Agricultural Easement: The property is subject to the terms of an existing Agricultural Conservation easement.

Comments: This Chandler walnut orchard is a beautiful orchard and has all the qualities to look for in an orchard. The right variety, excellent soil and water, developed with no expense spared and an excellent price will make this orchard a prime investment long into the future.

Price: \$4,375,000 or \$23,458 per acre. Cash to Seller.

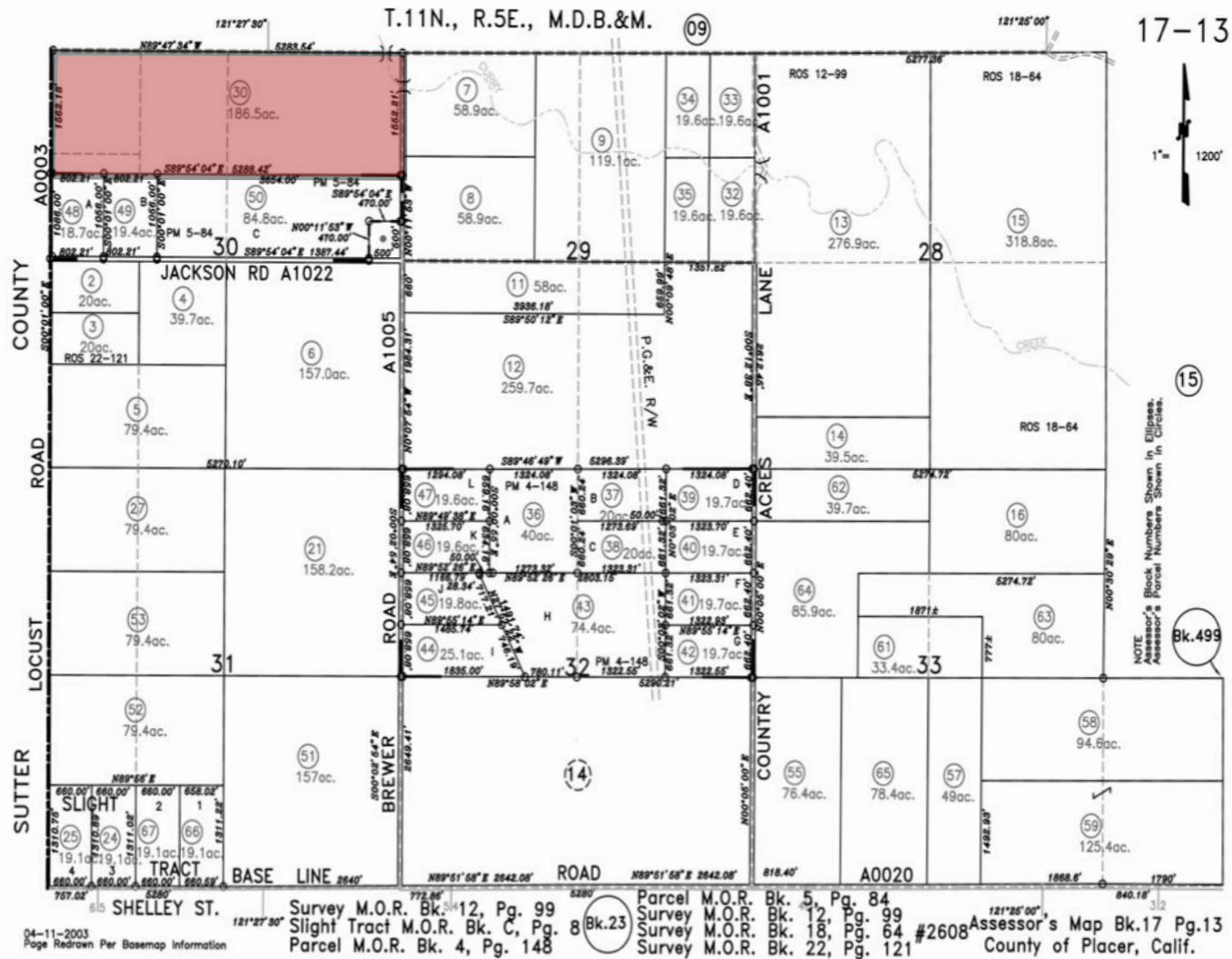
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For additional information please contact Cornerstone Land Company

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