

Producing Almond Orchard

346 Acres

Glenn County, CA



Josh Cook
Cornerstone Land Company
530-300-5294
josh@cornerstonelandco.com



The Offering



Location: The property is located at 6260 County Road 25, Orland, California just to the west of Interstate 5 and lies on the northeast corner of County Road 25 and County Road D in Glenn County, California.

Legal: The property has two (2) parcels that total 346.47 assessed acres and are further described as Glenn County Assessor Parcel Numbers:

- 024-140-013
- 024-140-017

Zoning: AE-40 – Agricultural exclusive zoning with minimum parcel sizes of 36 acres. Current recognized county use is for orchard.

Use: The entire property is planted to a producing almond orchard. The orchard is approximately 20 years old and is still in very good condition while maintaining good production. The net planted acres are approximately 312 +/- acres.

Production: This orchard has recent annual yield history of 1,900 to 2,100 pounds to the acre. The current farm management suggests that similar production could be maintained for the next 5 to 7 years with continued good farm management. Current farm manager would be willing to discuss continued farm management for a new owner.

Soils: Soils on the ranch include Hillgate Loam, Wyo Loam, Zamora Silty Clay Loam, Maywood Loam, Redding Gravelly Loam & Cortina Gravelly Sandy Loam. All soils are conducive for almond orchard production. *(See enclosed soil map)*

Water: The property has excellent water quantity and quality from two (2) sources. There are 3 deep agricultural wells on the property in addition to surface irrigation water from the Orland Artois Irrigation District. Combined well output on the property is over 4,000 gallons per minute and one of the wells was recently drilled in 2015 to a depth of 940 feet. Surface irrigation water is set up and irrigated from the district outlet on site. Water is delivered to the trees by micro sprinklers and there is sufficient water to irrigate the orchard in one set and provide for frost protection. A property with dual sources of irrigation water is an important asset with the current changing landscape of California water.

Varieties: Planted almond varieties on the property include 50% Nonpareil, 25% Butte, 12.5% Sonora, 6.25% Padre & 6.25% Carmel. The rootstocks are primarily peach rootstock. Any replanted trees have been planted on Krymsk rootstock.

Comments: This property will provide a new owner with an immediate return on investment and with continued proper farm management should continue to have good crop production. In addition, upon any future redevelopment of the orchard a new owner could benefit greatly from potential

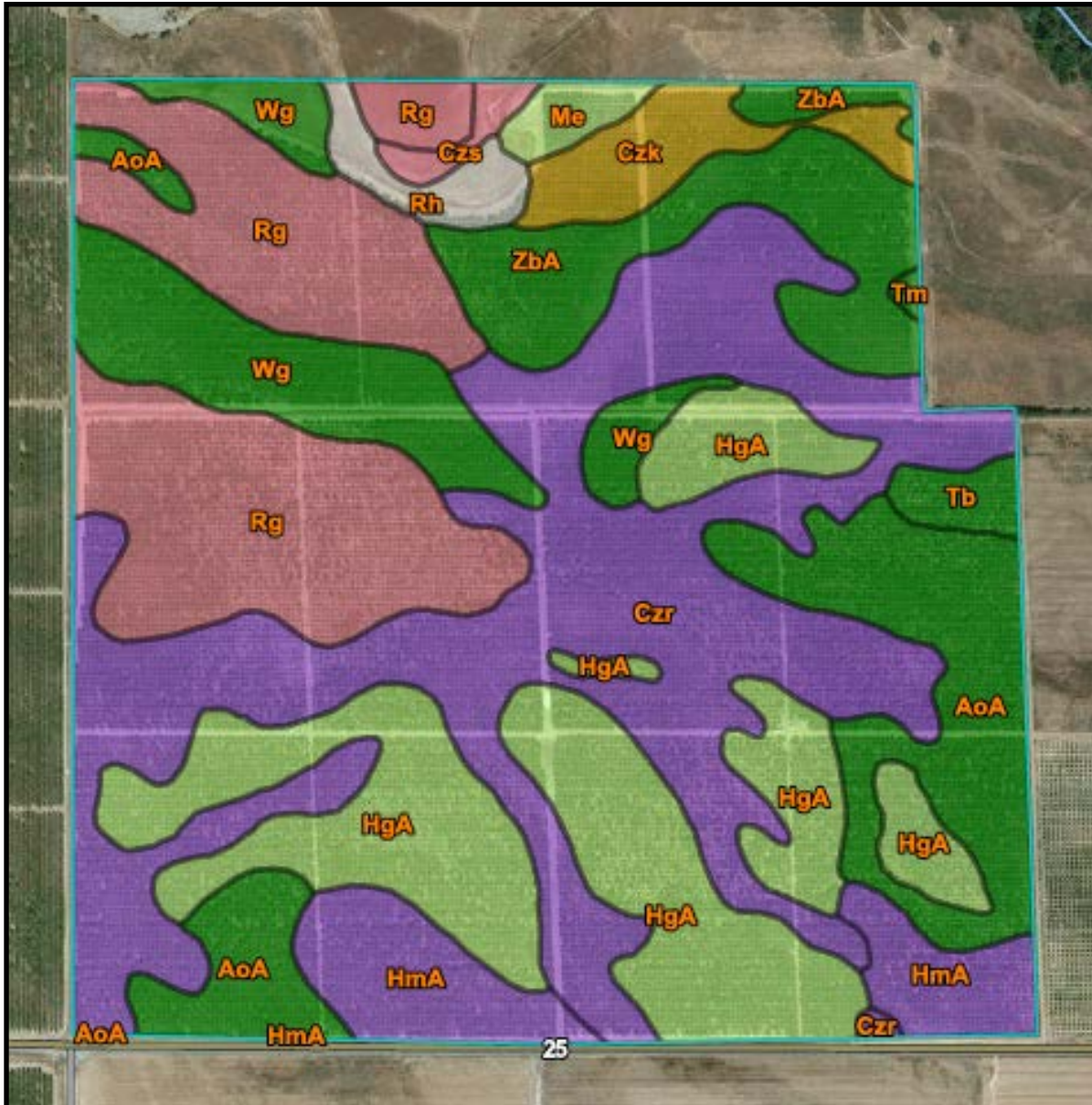
Price: \$9,400,000. Cash to Seller.

Contact: Josh Cook
Broker/Owner of Cornerstone Land Company
Cell: (530)300-5294
Office: (530)491-0102
josh@cornerstonelandco.com

Aerial Maps

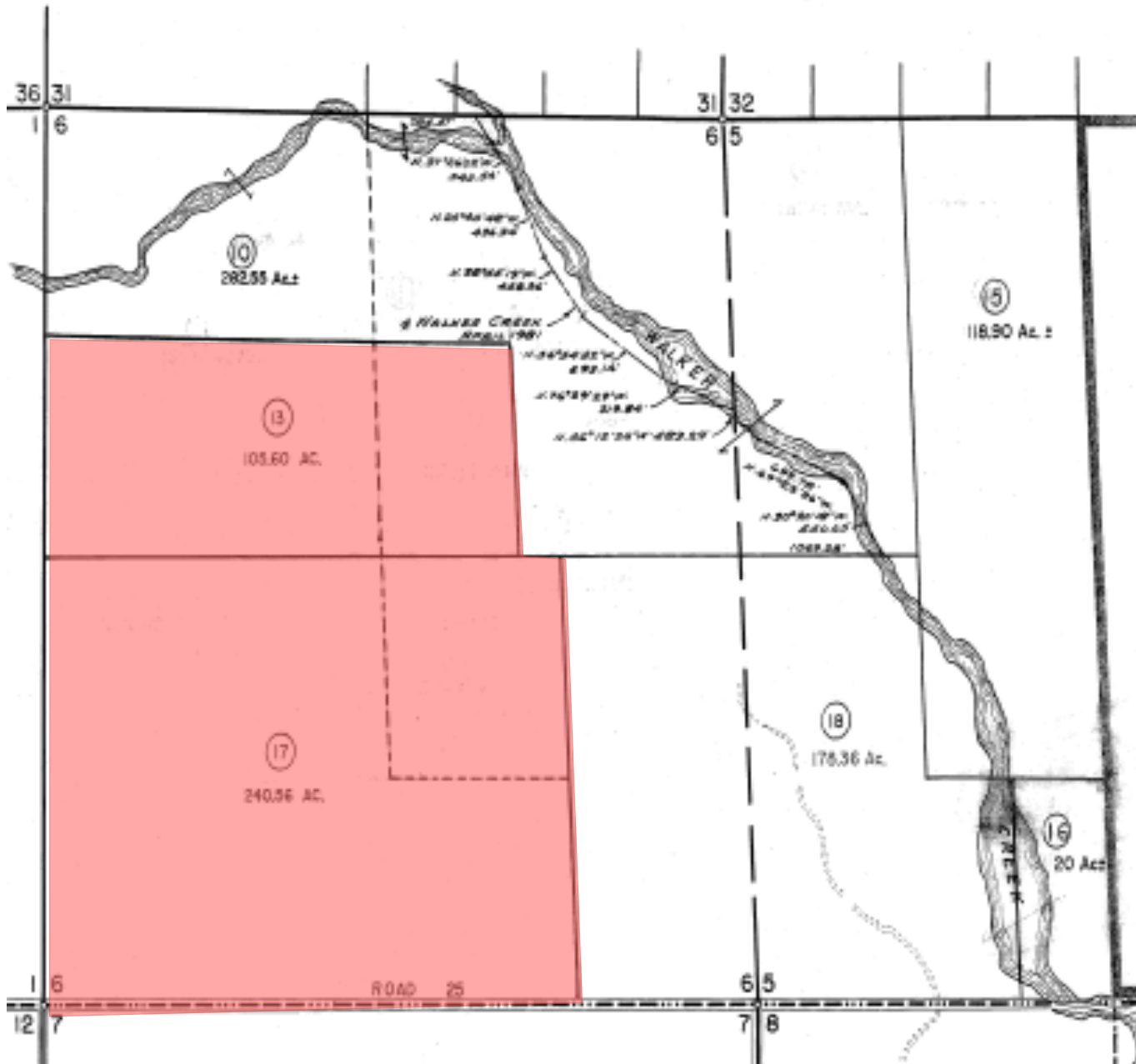


Soil Map



California Revised Storie Index (CA)— Summary by Map Unit — Glenn County, California (CA021)					
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%)	35.3	10.3%
Czk	Cortina gravelly fine sandy loam, shallow	Grade 4 - Poor	Cortina (85%)	9.4	2.8%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	Grade 3 - Fair	Cortina (85%)	96.0	28.0%
Czs	Cortina very gravelly sandy loam, shallow	Grade 5 - Very Poor	Cortina (85%)	2.1	0.6%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%) Capay, clay loam (3%) Arand, very gravelly sandy loam (1%)	64.0	18.7%
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	Grade 3 - Fair	Hillgate (85%)	18.1	5.3%
Me	Maywood loam, shallow over gravel	Grade 2 - Good	Maywood (85%)	3.0	0.9%
Rg	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	Grade 5 - Very Poor	Redding (85%)	56.9	16.6%
Rh	Riverwash	Not Applicable for Storie Index	Riverwash (90%) Unnamed (10%)	4.9	1.4%
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	Grade 1 - Excellent	Tehama (85%)	3.1	0.9%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	0.4	0.1%
Wg	Wyo loam, deep over gravel	Grade 1 - Excellent	Wyo (85%)	25.2	7.4%
ZbA	Zamora silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Zamora (85%)	23.8	7.0%
Totals for Area of Interest				342.2	100.0%

Parcel Map



The property is made up of two (2) parcels that total 346.47 assessed acres and are further described as Glenn County Assessor Parcel Numbers:

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