

111 Acre Walnut Orchard Sutter County, CA.



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111 Acre Walnut Orchard

Sutter County, CA.



Price: \$2,500,000

Location: The property is located in Meridian, CA and is on the frontage of Moroni Rd.

Legal: The property is made up of 1 parcel totaling 111.31 assessed acres and are further described as Sutter County Assessor Parcel Number:

- 13-160-060

Orchard: Approximately 94 acres planted with 1.5 year old trees. 24ft x 16ft high density planting. Most of the ranch is eighth generation paradox rootstock that is very tolerant to high water table and flooding. 10% of the ranch is on vx211 rootstock. 98% of the ranch is Chandler with 2% Cisco Pollinator... Ripped with 9ft shanks and completely laser leveled and bermed by GPS.



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Water: The property has excellent water availability deriving from two (2) sources. The property has 1 Agricultural Well approx. 400ft deep and produces 1250 GPM. 65 HP gear head pump that does not use PG&E. Absolutely no power bill! Brand new 110 HP John Deer ultra efficient engine. The current owner also has Water rights available from Meridian Water Company.

Irrigation: Brand new micro jet system installed by Bi County Irrigation. State of the art filtration! Fully automatic self cleansing system.

Comments: The current owner spared no expense in the development of this walnut orchard and is located in an established orchard growing region of Sutter County, Ca. There are no power lines or ditches going through the property.



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