



LAND MANAGEMENT
BROKERAGE & APPRAISAL

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61.5 Acre Walnut Orchard

FOR SALE



Larkin Road Walnuts

LOCATION

Located at the southwest corner of Larkin and Goforth Roads, five miles northeast of Gridley, twenty miles southeast of Chico, in Butte County, California.

APN/ACRES

Butte County APN 025-270-014 - 61.5 acres

ZONING

Agricultural (AG-40),

SOILS

86% Live Oak sandy clay loam	Class 2
14% Gianella fine sandy loam	Class 2

IRRIGATION

One deep well, 40hp motor, solid-set sprinklers

ORCHARD

50% Vina's, 50% Chandlers, 30' x 30' Spacing, Grafted in 2003

BUILDINGS

Small Barn (1,312± s.f.) & Shed (440± s.f.) on Goforth Road

PRICE

\$2,150,000, or \$35,000 per acre

PROPERTY MAP & LAYOUT



PROPERTY INFORMATION

DESCRIPTION

The Larkin Rd. Walnut Orchard is located five miles north of Gridley, just west of the Feather River, in a desirable walnut producing area of Northern California.

This property has good orchard soils, good groundwater, solid set sprinklers, and full bearing trees which have exhibited continued strong production.

It also has good access from its Larkin Road frontage and the area is a popular rural residential location. Rural homesites improved with mature walnut orchards surround the property to the south, north and east.

Properties in this neighborhood rarely trade hands. Call to schedule a showing and/or request additional information!

ADDITIONAL INFO

Please call or email us for additional information.

**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

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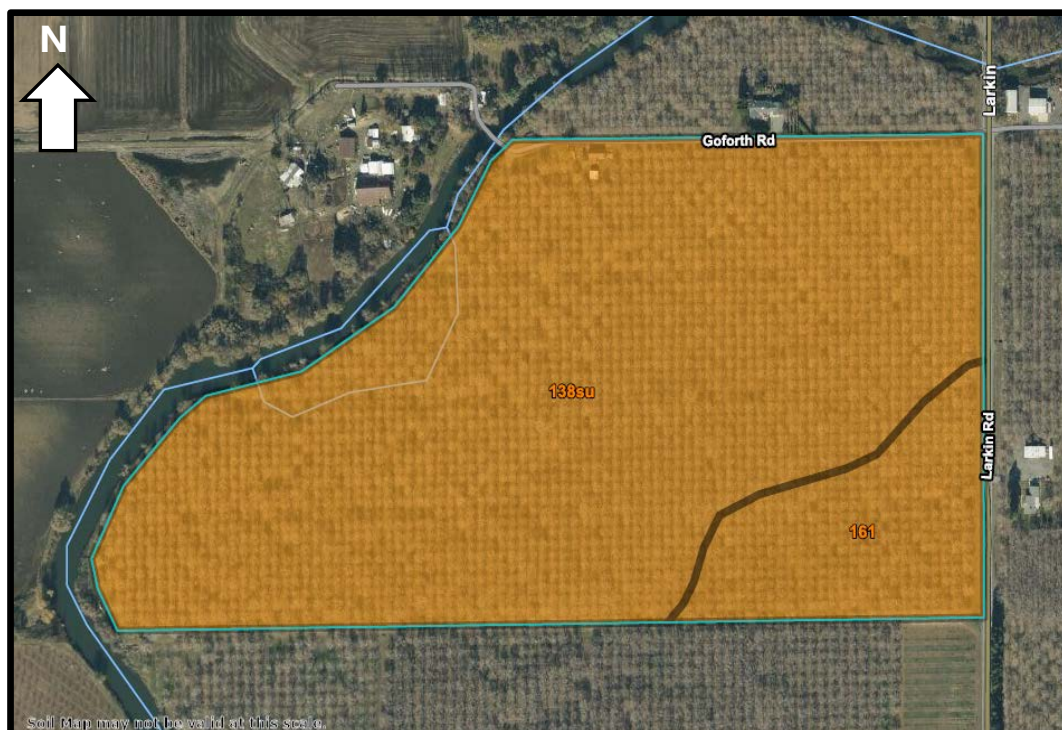
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PROPERTY LOCATION



Soil Information



Soil Type	Soil Name	Class	%
138su	Live Oak Sandy Loam	II	86%
161	Gianella fine sandy loam	II	14%

Soil Map may not be valid at this scale.

Photos

