



3792 Feather River Blvd.
Olivehurst, California

**127.760±
Total Acres**

Land with 3 great wells and abundant facilities for your future farming operation.

Office with 8 individual offices with large reception area and bathrooms.

3,060 sq ft. Corporate House

2 Labor Houses, 2 Labor Dorms

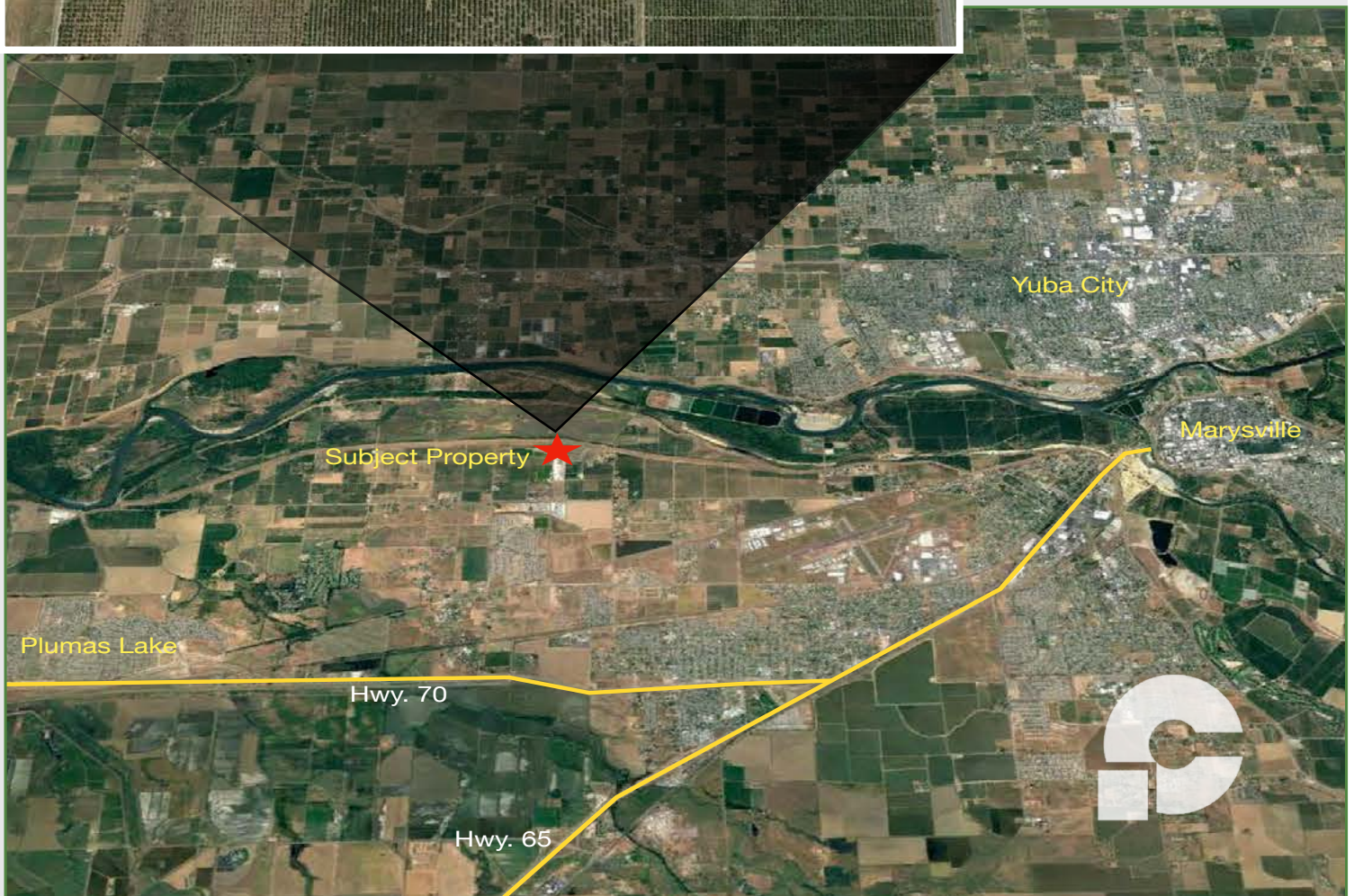
2 Equipment Sheds with Fenced Yard.

We **SELL** California farms **with** a **HEART** to change lives

Exclusively Listed by
Gabe Foster
FOUNDER / CO-OWNER
BRE Lic. #01774496
530.300.0479



Listing Price
\$3,500,000



NEW ENGLAND FARMLAND

3792 Feather River Blvd. Olivehurst, California

127.760 Total Acres

121.46 Total Farmland Acres

Zoning:

AI, Agricultural Industrial District

Water:

3 Deep Agricultural Wells drilled in March 2009.

1. 225' depth with an Electric 60hp turbine pump and produces 1,500 GPM
2. 170' depth with an Electric 75hp turbine pump and produces 2,000 GPM
3. 175' depth with an Electric 60hp turbine pump and produces 1,850 GPM

Sustainability Ground Water Management ACT "SGMA": Subject property is located in the South Yuba Sub-Basin of the Sacramento Valley Groundwater Basin.

*SGMA Categorizes this Sub-Basin as "Medium Priority".

Soils:

Excellent Class 1-3 soil (See Marketing Packet for a complete soil profile).

Improvements:

24,532 SF of Farm Buildings and Office Space

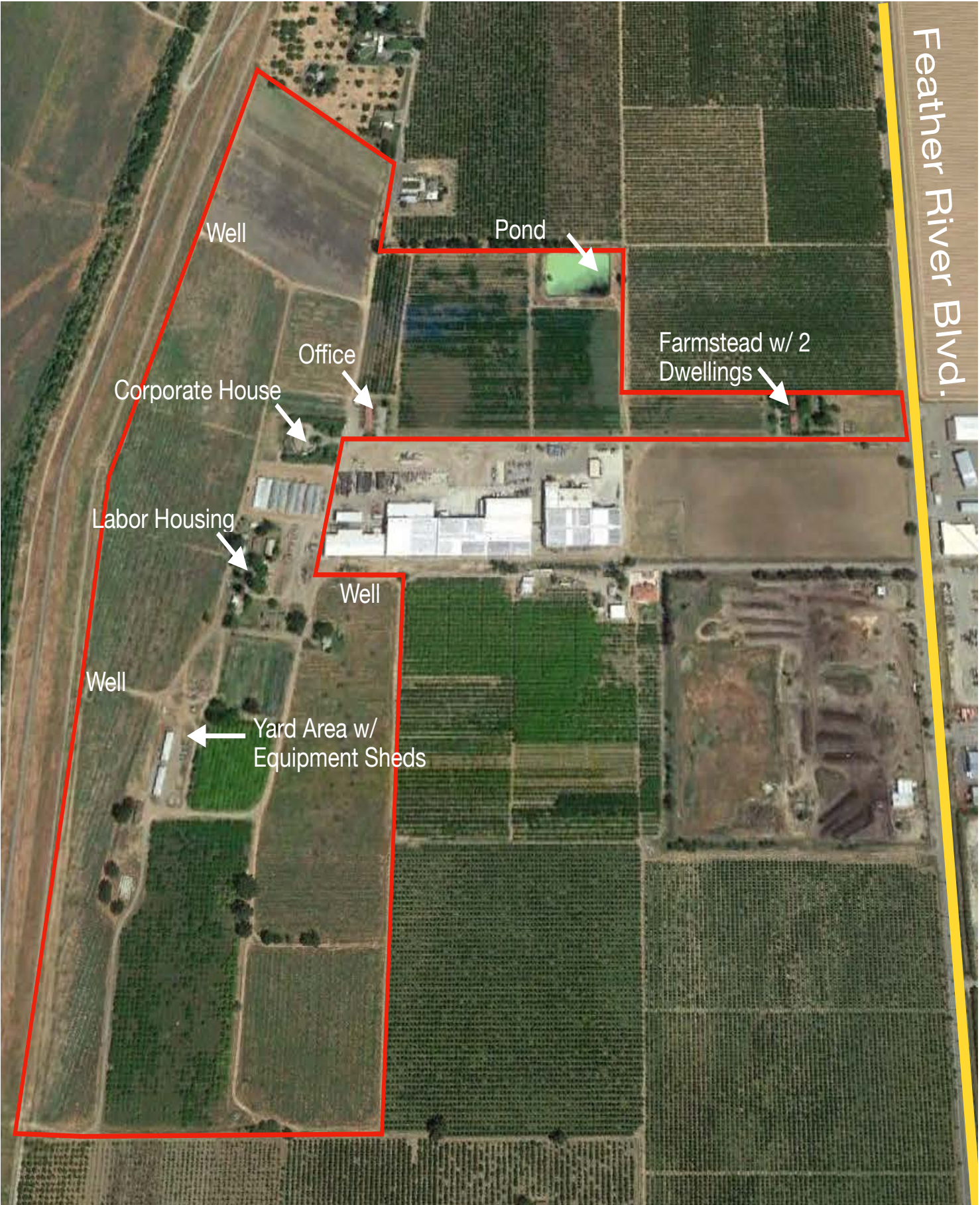
- Office: 3,840 sf 8 individual office, large reception area and separate mens and womens bathrooms.
- Corporate House: 3,060sf 3 bedroom and 3 bath. Central Heat & Air.
- 2 Labor Houses: Combined 2,500+/- SF
- 2 Labor Dorms: Combined 3,744 +/-SF
- 2 Equipment Sheds w/ Fenced Yard: Combined 6,000+/- SF

Lease:

Subject property is currently leased to a Grapevine Nursery.

*The Terms and Conditions of the lease are available upon request.





Well

Pond

Office

Corporate House

Farmstead w/ 2
Dwellings

Labor Housing

Well

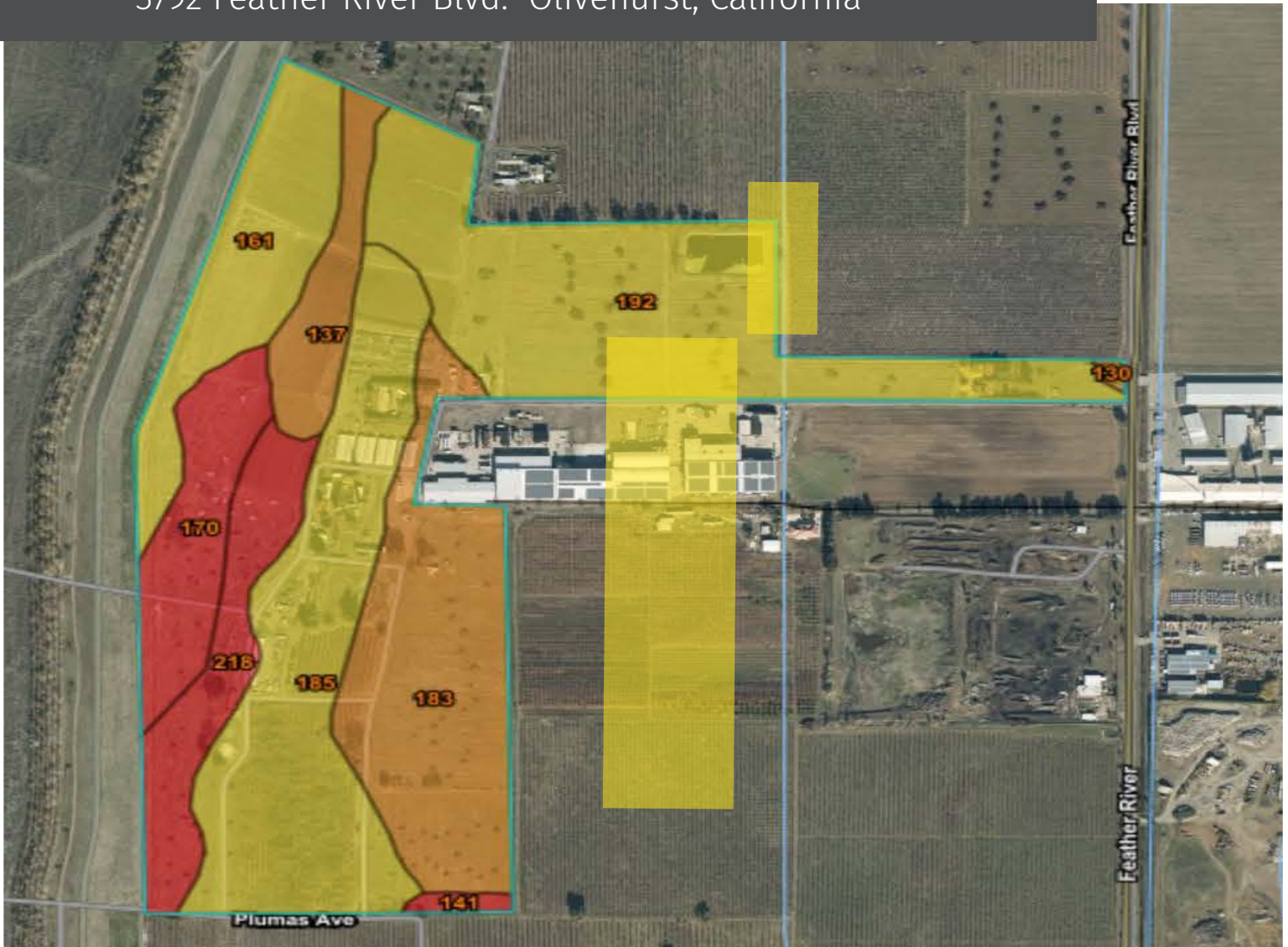
Well

Yard Area w/
Equipment Sheds

Feather River Blvd.

NEW ENGLAND FARMLAND

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
130	Capay clay loam, 0 percent slopes, MLRA 17	2	0.3	0.2%
137	Columbia fine sandy loam, 0 to 1 percent slopes	2	6.6	5.0%
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	1	0.8	0.6%
161	Holillipah loamy sand, 0 to 1 percent slopes	3	14.2	10.8%
170	Horst silt loam, 0 to 2 percent slopes	1	10.2	7.7%
183	Kilaga clay loam, hardpan substratum, 0 to 1 percent slopes	2	24.4	18.5%
185	Kimball loam, 0 to 1 percent slopes	3	30.1	22.8%
192	Marysville loam, 0 to 1 percent slopes	3	34.3	26.0%
218	Shanghai silt loam, 0 to 1 percent slopes	1	10.7	8.1%

GABE FOSTER | FOUNDER/CO-OWNER

California BRE Lic. #01774496
(530)300-0479 gabe@cornerstonelandco.com

Cornerstone Land Company closed over
\$105 million in sales transactions in **2020**



Gabe has over 15 years of commercial and agricultural related real estate experience and currently serves as the Chief Operating Officer for Cornerstone Land Company.



Cornerstone Land Co

855 Harter Pkwy Ste. 360

Yuba City, Ca 95993

530.300.0479

Broker Lic. #01966240

gabe@cornerstonelandco.com

cornerstonelandco.com

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