

# FOR SALE

## Grimes Ranch

🌰 Chandler Walnuts 🌰



## 161.40 Acres

## Grimes, Colusa, CA

642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
[clint@landmba.org](mailto:clint@landmba.org)

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663

# Property Information

## LOCATION

On the south side of Grimes Arbuckle Road, 0.25 miles east of Dry Slough Road, 2 miles southwest of Grimes in Colusa County.

## ASSESSOR PARCEL NUMBER

019-100-067, -069, -072, -074

## DESCRIPTION

161.4 acre walnut orchard property located southwest of Grimes in Colusa County. Young and productive Chandlers ranging from 2nd to 12th leaf. The 10th and 12th leaf blocks were planted on paradox rootstock with a spacing of 26' x 26' (64 TPA ). The 2nd leaf block was planted in 2020 to RX1 clonal rootstock and grafted in 2021. Spacing is 24' x 26' (70 TPA). Property contains Class I and III type soils and is level to grade with offsite drainage. Irrigation system includes one deep well with a diesel motor, pressure bowls, filtration and solid set sprinklers. Orchards of this quality rarely come to market! Call for a private inspection.

### Property Snapshot

#### PRICE

\$4,350,000  
\$26,952/Ac.

#### ACREAGE

161.40

#### ORCHARD

2011 - 66.4±Walnuts  
2013 - 46.7±Walnuts  
2021 - 43.2±Walnuts  
Roads & Edges - 5.1±

#### WATER

One Deep Well  
PTO Gearhead &  
Diesel Motor

#### ZONING

Exclusive  
Agriculture  
40 Ac. Min.

#### Soils

Vina Loam CU I - 50%  
Scribner Silt Loam CU III - 50%

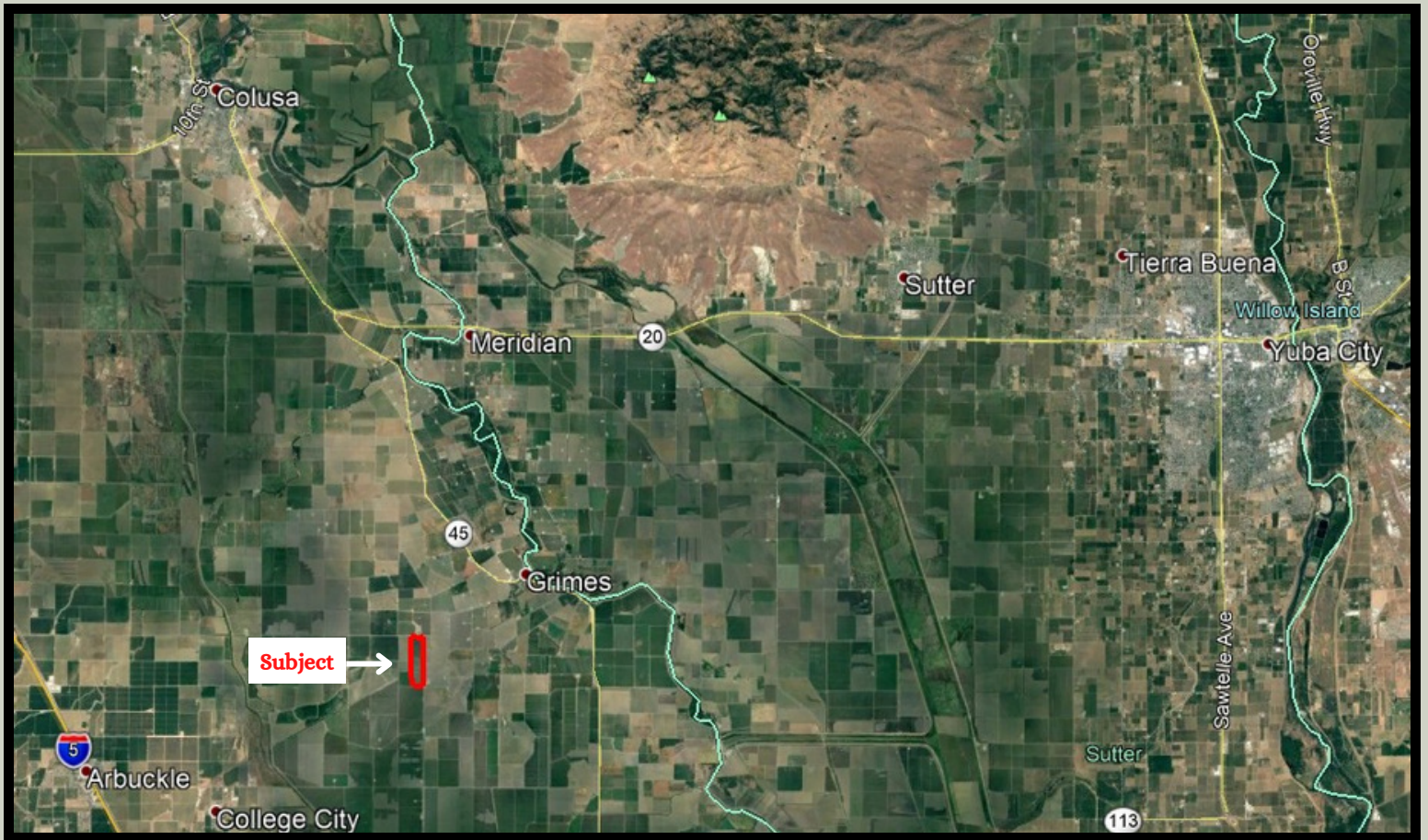
642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
clint@landmba.org

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663



# Area Map



642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
clint@landmba.org

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663

# Property Map



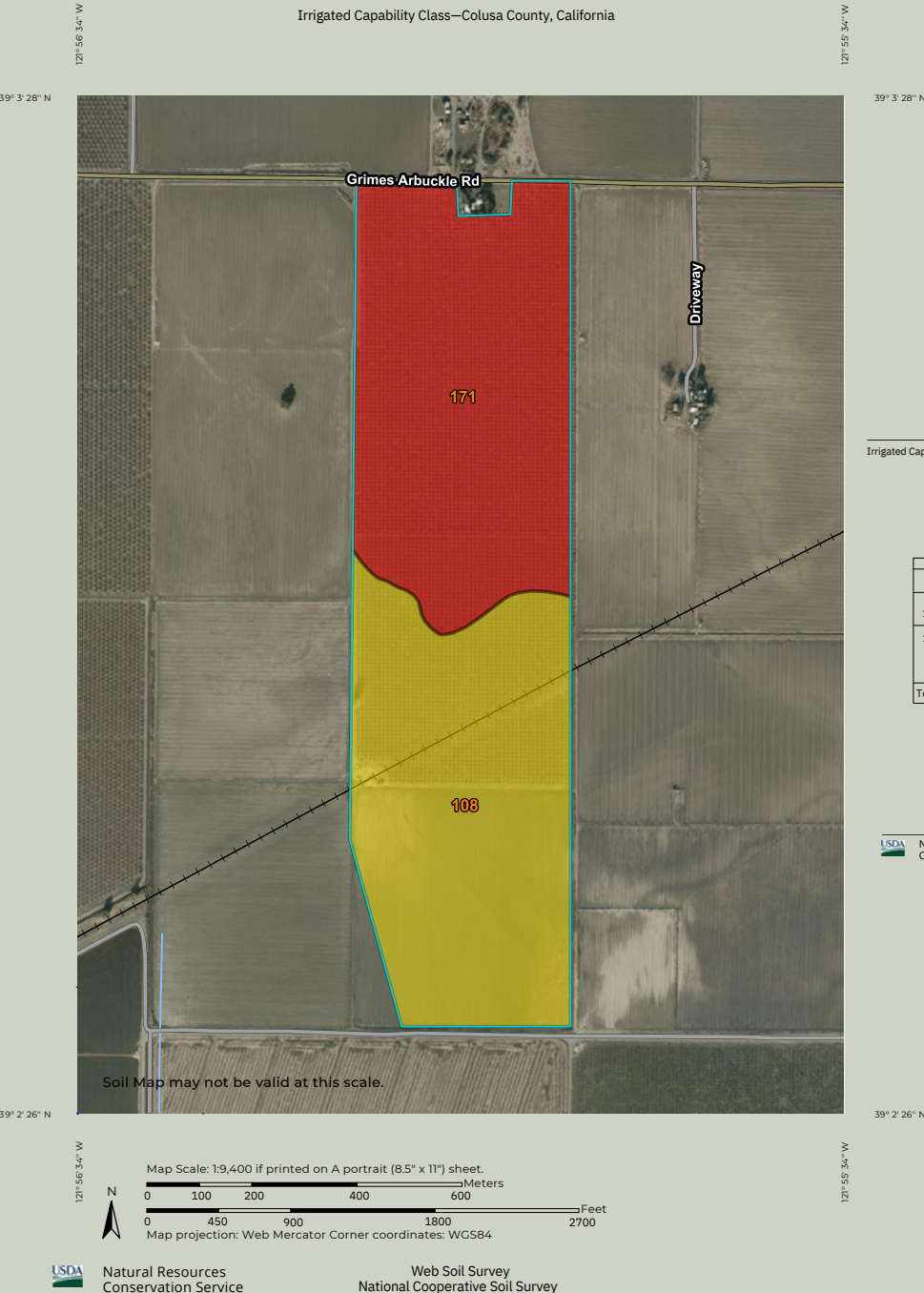
642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
[clint@landmba.org](mailto:clint@landmba.org)

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663



# Soil Map



Irrigated Capability Class—Colusa County, California

## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
108	Scribner silt loam, 0 to 13 percent slopes		84.5	48.3%
171	Vina loam, silt loam 1 substratum, 0 to 2 percent slopes, MLRA 17		79.1	
Totals for Area of Interest			163.6	100.0%

## Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Natural Resources  
Conservation Service

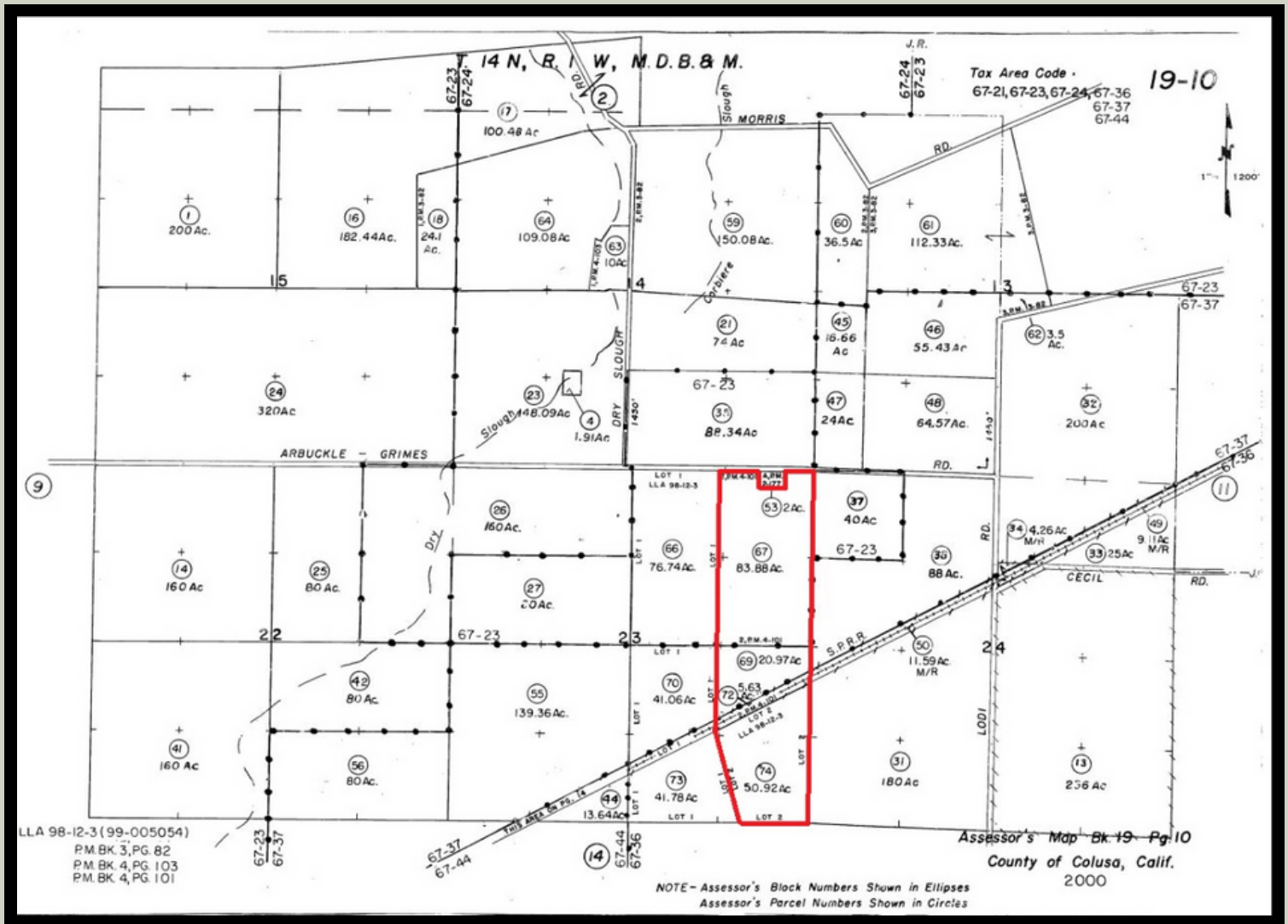
Web Soil Survey  
National Cooperative Soil Survey

642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
clint@landmba.org

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663

# Assessor Map



642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
clint@landmba.org

CLINT JEWETT  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663



# Additional Pictures



**PLEASE NO  
TRESPASSING**



## Appointments

Please call to schedule a private inspection or for additional information.

**Clint Jewett**

Cell: (530) 945-5519

Email: [clint@landmba.org](mailto:clint@landmba.org)



\*\* The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.

642 5th Street, No. 8  
Colusa, CA 95932  
(530) 945-5519  
[clint@landmba.org](mailto:clint@landmba.org)

**CLINT JEWETT**  
BROKER ASSOCIATE  
DRE License No.  
01789662

**BRENNAN  
& JEWETT**  
ASSOCIATES  
LAND MANAGEMENT  
BROKERAGE & APPRAISAL  
DRE License No.  
01944663