



**853.15±
Total Acres**

High Quality & High Yield Almond
Orchards – Arbuckle, California

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

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Broker

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PRICE
\$19,300,000



853.15± Acres – Arbuckle, California

High Quality & High Yield Almond Orchards

Description:

Welcome to a turn key almond orchard operation and investment. These high quality and high yielding almond orchards are located in one of the best almond farming areas in Northern California. The orchards have been developed and farmed with the highest standards for maximum yield performance. The orchards display uniformity and excellent health throughout. Most of the orchards are in their peak production years or are young and just coming into peak production years. Almond varieties on the farm have been chosen for maximum gross revenue potential. The properties have excellent soil, multiple water options and lie in an area that rarely deals with early spring frost. The Eddy Road property also has a diversification of 70 acres +/- in row crop that is leased out on a year to year basis. This row crop ground is also well suited for an almond orchard. In addition, the majority of the electricity costs for irrigating are offset by on site solar generation systems that were newly installed in 2021. These properties are an opportunity to step into a turn key almond farming operation at a time when optimism is returning to the almond farming industry.

Location:

These properties can be accessed using the following addresses: The 410 acre Eddy Road property can be accessed at the address of 7111 Eddy Road, Arbuckle, CA 95912. The 443 acre Johns School Road property can be accessed at 78 Johns School Road, Arbuckle, CA 95912. Both properties are located in south Colusa County on the east side of Interstate 5, a few miles to the south of the city of Arbuckle.

Legal:

The Eddy Road property is made up of 7 parcels which total 410.3 assessed acres, more or less. The parcels are further described as Colusa County APN #s:

022-150-094 – 79.52 assessed acres

022-150-095 – 78.25 assessed acres

022-150-099 – 28.76 assessed acres w/ shop & home

022-150-100 – 144.71 assessed acres

022-150-129 – 78.96 assessed acres

~~022-150-131 – 78.99 assessed acres (Rominger Lease)~~ **SOLD**

~~022-150-139 – 78.53 assessed acres (Rominger Lease)~~ **SOLD**

The Johns School Road property is made up of 2 parcels which total 442.85 acres, more or less. The parcels are further described as Colusa County APN #s:

022-200-018 – 240 assessed acres

022-200-038 – 202.85 assessed acres



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Orchard:

The Eddy Road and the Johns School Road orchards consist of the following plantings:

Eddy Road Orchards

Field 1 – 20 acres +/- planted in 2020 to 100% Independence variety on Viking rootstock and a 20 X 14 spacing.

Field 2 – 78 acres +/- planted in 2017 to 70 acres of Nonpareil variety and 8 acres of Fritz variety on a Krymsk rootstock and a 22 X 14 spacing.

Field 3 – 71.92 acres +/- planted in 2010 to 40 acres of Nonpareil variety, 21.28 acres of Carmel/Winters variety and 10.64 acres of Price variety on Krymsk rootstock and a 24 X 16 spacing.

Field 4 – 37 acres +/- planted in fall of 2022 to 100% Independence variety on Brights Hybrid rootstock and a 20 X 14 spacing.

Field 50 – 79 acres +/- planted in the spring of 2024 to 75% Nonpareil variety and 25% Monterey variety on Krymsk rootstock and a 22 X 14 spacing.

Field 51 – 147 acres +/- planted in the spring of 2013 to 50% Nonpareil with the remaining 50% planted to pollinator varieties. This field is leased out to the Rominger family under a long term orchard lease that runs through 2037. The Landlord share of the gross almond crop proceeds is 17.5% annually.

Field 6 – Field 6 north is 26 acres +/- of row crop leased out on a year to year basis. Field 6 south is 44 acres of row crop leased out on a year to year basis.

Compost Yard – Located on the southwest corner of the property are 15 acres +/- that is leased out for compost storage.

Johns School Road Orchards

Field JL120 – 110 acres +/- planted in 2014 to 75% Nonpareil variety, 18% Fritz variety and 7% Aldrich variety on Krymsk rootstock and a 22 X 14 spacing.

Field JL200 – 190 acres +/- planted in fall of 2020 to 68% Nonpareil variety, 25% Bennet variety and 7% Aldrich variety on Krymsk rootstock and a 22 X 14 spacing.

Field LT120 – 110.3 acres +/- planted in 1998 to 52 acres of Nonpareil variety, 36.3 acres of Butte/Padre varieties and 22 acres of Fritz variety on Lovell rootstock.

Yields:

The orchards that are in full production have excellent yield history. A five year yield history for certain fields boast the capability of producing 3,000 to 4,000 pounds to the acre. In addition, in 2024, there were multiple fields that had orchards in the 4th leaf. These orchards produced 1,150-1,350 pounds to the acre, respectively and will substantially increase in their 5th leaf year in 2025. The 2025 crop looks excellent throughout the property and production is scheduled to have an overall increase as the younger almond orchard plantings come into full production.

SOLD

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Water:

The Eddy Road property has a total of two wells, which are both in active use. Both pumps on the wells being actively used are electric. The newest well is approximately 1,000 foot in depth and test pumped up to 3,500 gallons per minute in 2017. The second active well is approximately 600 foot in depth and test pumped, at one time, up to 2,000 gallons per minute. The water from these wells has been sufficient to irrigate the orchards under pressure. In addition, the Eddy Road property receives surface water from the Colusa County Water District from three district inlets located on the property. Water is delivered to every tree in the orchard by drip lines. The irrigation design allows for multiple options for irrigation sets from both well water and district water as all underground mainlines and pumping and filter stations are tied in together, delivering water to every part of the property.

The Johns School Road property also has a total of three wells, of which, two are in active use and one is a back up. One well is powered by electricity and the other is powered by a diesel engine pump. One well is approximately 1,100 foot in depth and the other well is approximately 800 foot in depth. Both of these wells have good water output estimated at 3,000-4,000 gallons per minute. Both wells have mainlines tied in together and deliver water to each tree by drip lines.

Buyer is advised to do their own due diligence on all water sources for the properties.

The property is located in the Sacramento Valley Colusa Basin and the Colusa Subbasin. The Groundwater Sustainability Plan for the Colusa Subbasin can be viewed at www.colusagroundwater.org

Groundwater Disclosure:

The Sustainable Groundwater Management Act (SGMA), requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information visit the SGMA website at www.sgma.water.ca.gov



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Soil:

All of the soils on the Eddy Road property and the Johns School Road property are rated as Class # 1 or Class # 2 by the California Revised Storie Index. The excellent soils on these farms have contributed to the excellent yield history. Please see the included soil maps and information.

Solar:

With PG&E costs steadily increasing for Ag irrigation, these farms have the benefit of newly installed Solar Generation Sites which drastically reduce the cost of irrigation. The Eddy Road property has a 202 kWDC system and the Johns School Road property has a 159 kWDC system. Solar system details are available upon request.

Home & Shop:

Located on APN # 022-150-099 is a 3 bedroom, 2 bathroom home that county records show as 1,667 square feet. This home is leased out to an employee of the farm. In addition, there is a shop located on this parcel that is used by the current owner in the farm operation.

Price:

\$19,300,000 or \$22,622 per acre.

Contact:

Contact Broker for a private tour of the property.



Parcel Map (Eddy Road Property)

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John School Road



Well Map

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California

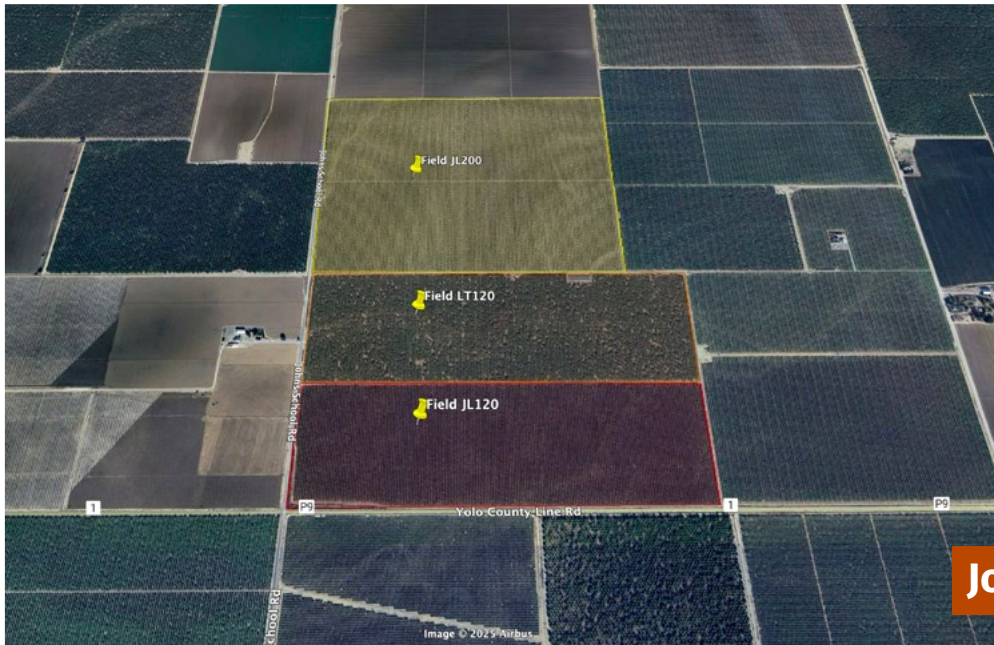


John School Road



Field Maps

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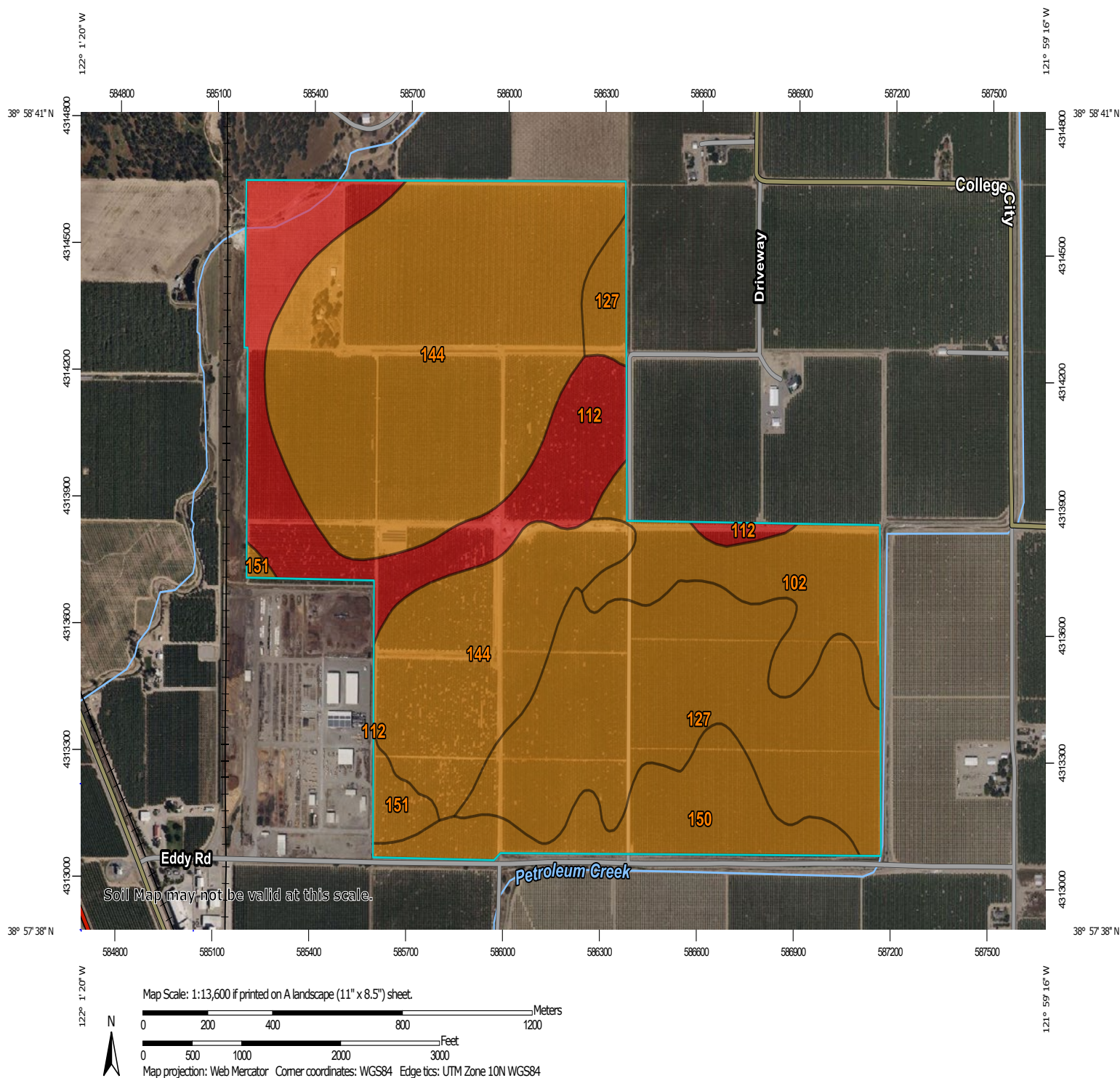
John School Road

Eddy Road



Soil Map (Eddy Road Property)

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California



Soil Map (Johns School Road Property Continued)

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded.

The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management.

The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects.

Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

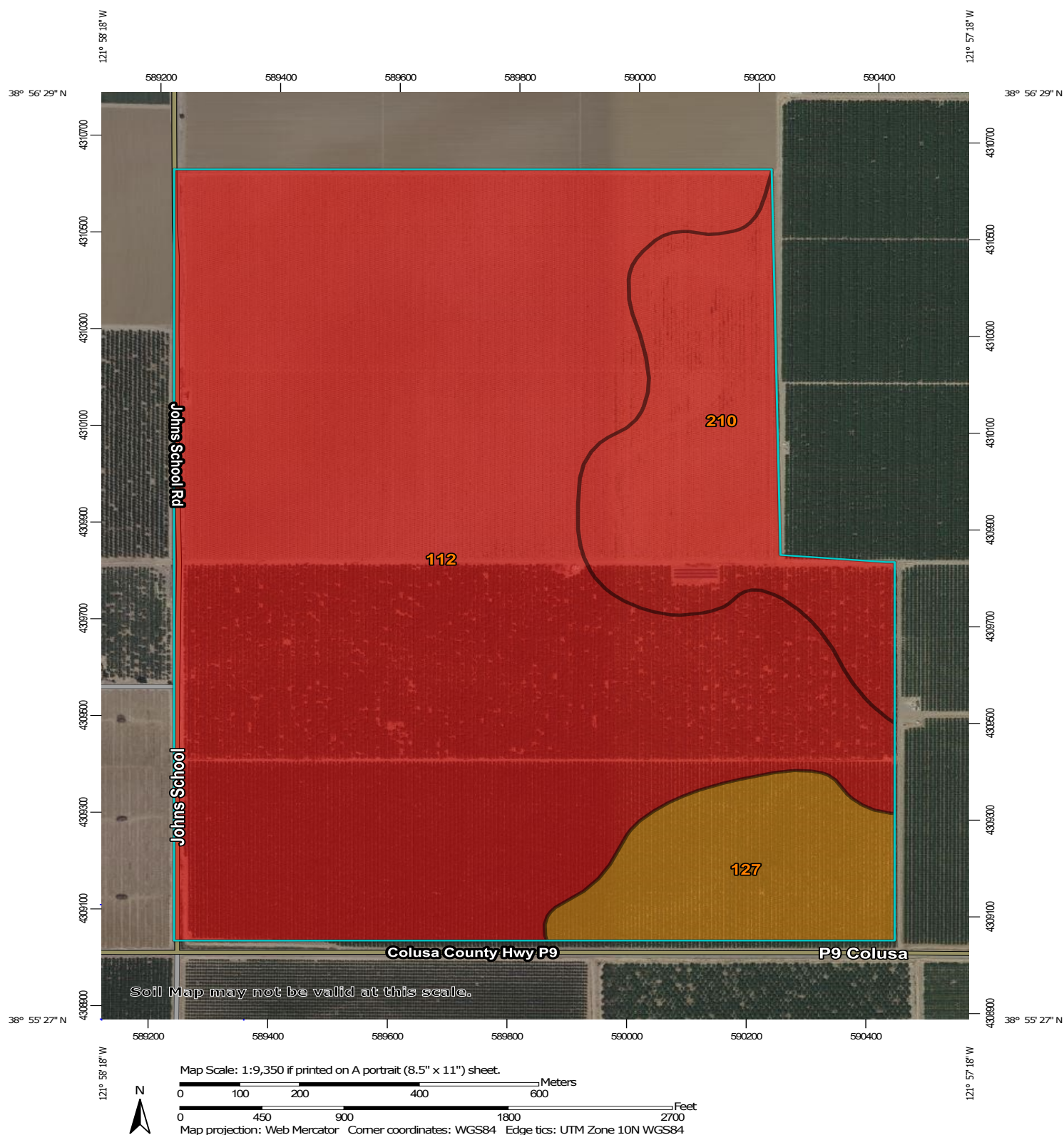
Tie-break Rule: Higher

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	47.9	8.6%
112	Westfan loam, 0 to 2 percent slopes	1	81.4	14.6%
127	Mallard clay loam, 0 to 1 percent slopes	2	129.3	23.3%
144	Hillgate clay loam, 0 to 2 percent slopes	2	244.6	44.0%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	44.8	8.1%
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	8.0	1.4%
Totals for Area of Interest			556.0	100.0%



Soil Map (Johns School Road Property)

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Soil Map (Johns School Road Property Continued)

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels- capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have few limitations that restrict their use.
- Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that reduce the choice of plants or

- that require special conservation practices, or both.
- Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition
Component Percent Cutoff: None Specified
Tie-break Rule: Higher

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
112	Westfan loam, 0 to 2 percent slopes	1	336.7	77.1%
127	Mallard clay loam, 0 to 1 percent slopes	2	38.3	8.8%
210	Corval loam, 0 to 3 percent slopes	1	62.0	14.2%
Totals for Area of Interest			437.0	100.0%



Wells & Water

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Diesel Well Johns School Road



Eddy Road Newer Well



Timber Well Filtration



Eddy Road Timber Well



CCWD Turnout



Electric Well Johns School Road



Solar

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California



Orchards

1,010.67± Acres – Arbuckle, California • High Quality & High Yield Almond Orchards



Orchards

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California



Home & Shop

853.15± Acres, High Quality & High Yield Almond Orchards – Arbuckle, California



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Josh has worked in the business world for over 23 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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