

187 Acres
Producing Almond Orchard
Tehama County, CA

Gabe Foster

530-300-0479

gabe@cornerstonelandco.com

BRE. Lic.# 01774496



www.cornerstonelandco.com

Josh Cook

530-300-5294

josh@cornerstonelandco.com

BRE. Lic. # 01872850

187 Acres

Producing Almond Orchard

Tehama County, CA

The Offering

Description: This property consists of 3 legal parcels that total 187 assessed acres, of which approximately 160 acres +/- is planted to almond orchards. Some of the remaining balance of acreage has the potential for additional orchard development.

Location: The property is located in Tehama County near to the town of Gerber, CA and is located on Rawson Road just to the west of Interstate 5.

Orchard: Approximately 130 acres +/- of the orchard was planted in the spring of 2012. The remaining 30 acres was planted in the spring of 2015. The spacing of the orchard is 22' X 14'. The varieties of both the 2012 & 2015 plantings are 50% Nonpareil, 25% Carmel & 25% Butte. The orchard is all planted on Krymsk root stock.

Water: The property has 5 wells. One of the wells is a brand new 900 foot well and test pumped over 2,500 gallons per minute. The orchard is irrigated by drip line irrigation.

Soils: The soils on this ranch primarily consist of Class 2 Arbuckle Gravelly Loam as described by the California Revised Storie Index and are well suited for most permanent crops. See attached soil report map.

Orchard Production: The almond orchard is just entering its full production years and had a good crop in 2017. A new owner should expect to exceed 2,000 +/- pounds to the acre for future orchard yields. Production records available upon request.

Improvements: The property has a 3 bedroom, 2 bathroom 2,400 square foot home. The home is currently rented on a month to month rental for \$800 per month.

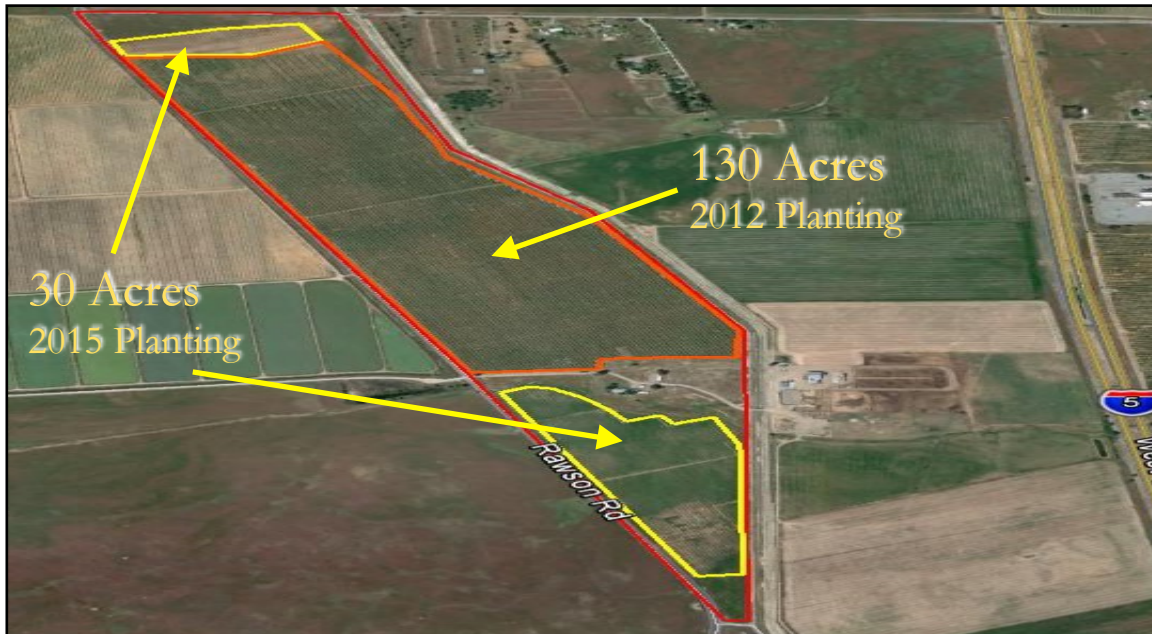
Asking Price: \$5,500,000 cash to seller.



187 Acres

Producing Almond Orchard
Tehama County, CA

Location



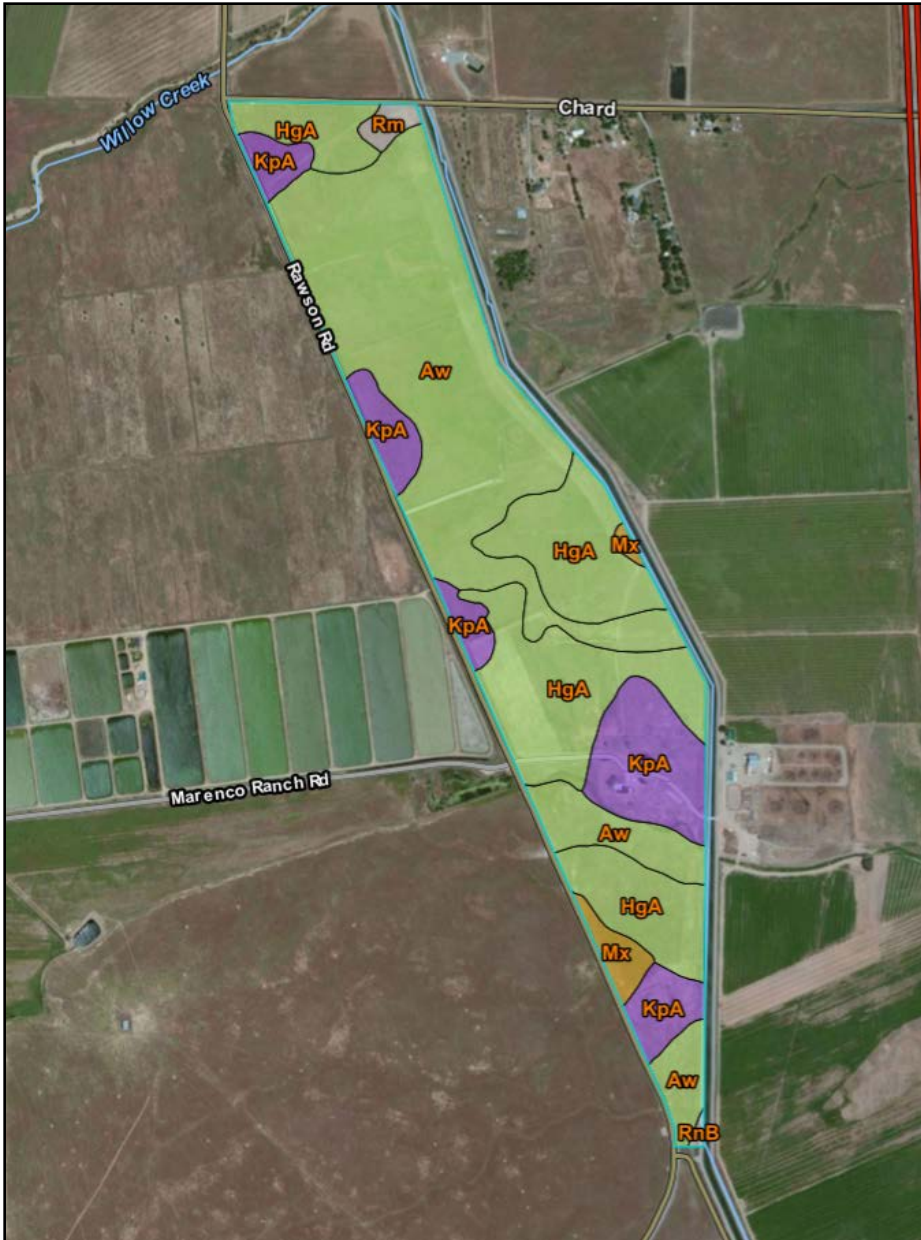
The property is located in Tehama County near to the town of Gerber, CA and is located on Rawson Road.



187 Acres

Producing Almond Orchard
Tehama County, CA

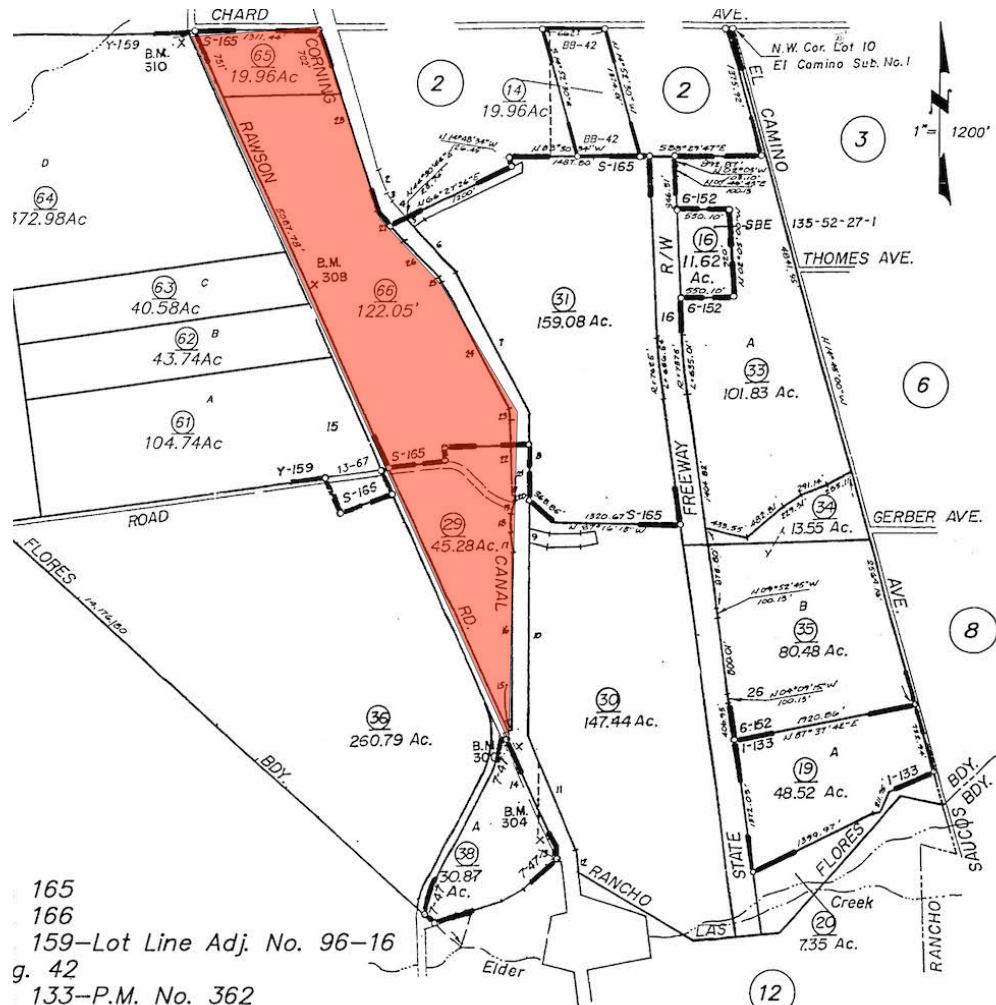
Soil Reports



Unit Symbol	Name	Class	Acres
Ax	Arbuckle gravelly loam	2	91
HgA	Hillgate loam	2	64
KpA	Arbuckle gravelly loam	3	33
Mx	Kimball loam	4	4
Rm	Redding loam	5	2
RnB	Redding gravelly loam	5	0.05



Parcel Map



Tehama County Parcel Numbers:

063-010-29-1	45.28Acres
063-010-65-1	122.05 Acres
063-010-66-1	19.56 Acres
Total:	186.89 Acres

165
166
159-Lot Line Adj. No. 96-16
g. 42
133-P.M. No. 362
152-P.M. No. 79-192
47-P.M. No. 79-175
g. 67-P.M. No. 05-18

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 63 -Pg. 01
County of Tehama, Calif.





1510 Poole Blvd. Ste. 301
Yuba City, CA 95993
530.491.0102
www.cornerstonelandco.com



Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.