

Ramirez Rd. Orchard

139.17 Assessed Acres
Yuba County, CA

Offering Memorandum



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Location:

The property is located on the west side of Ramirez Road just north of Honcut Creek and 10 miles north of Marysville, California in Yuba County.

Legal:

The property is made up of one (1) parcel that totals 139.17 assessed acres and is legally described as Yuba County Assessor Parcel Number:

- 003-060-041

Use:

The property has historically been used for orchard production. It is currently planted to 23 acres of beautiful 6th leaf Chandler walnuts on black root stock and 20 X 25 foot spacing, 90 acres of French Prunes planted in 1995 on 18 X 20 foot spacing and has 17 acres of open ground that has been deep ripped and prepared for a new orchard planting.

Soils:

The soils on this ranch are excellent and are rated as 100% Class # 1 soil as described by the USDA California Revised Soil Series. Conejo Loam and Columbia Fine Sandy Loam. ***(See soil map detail included)***



Water:

The property has multiple water sources. The orchard is currently irrigated by electric pump from an underground reservoir and return system which has provided adequate water for many years. Water is delivered to the trees by micro sprinklers. In addition, the property lies within the Browns Valley Irrigation District and has a water pipeline access easement through the neighbor to the east. A new owner could put in the pipeline and pumping plant to draw its water right from Honcut Creek which delivers the surface water. Finally, the property has an unused well that test pumped 600-700 gallons per minute.

Production:

In 2017 the walnut orchard produced 2,900 pounds to the acre in only its 5th leaf and should steadily increase to full production in the next couple of year. In 2017 an insurance claim filed for the prune crop. The 2018 walnut and prune crop are looking good and could be included in the sale with a quick enough close of escrow and reimbursement for some of the cultural costs.

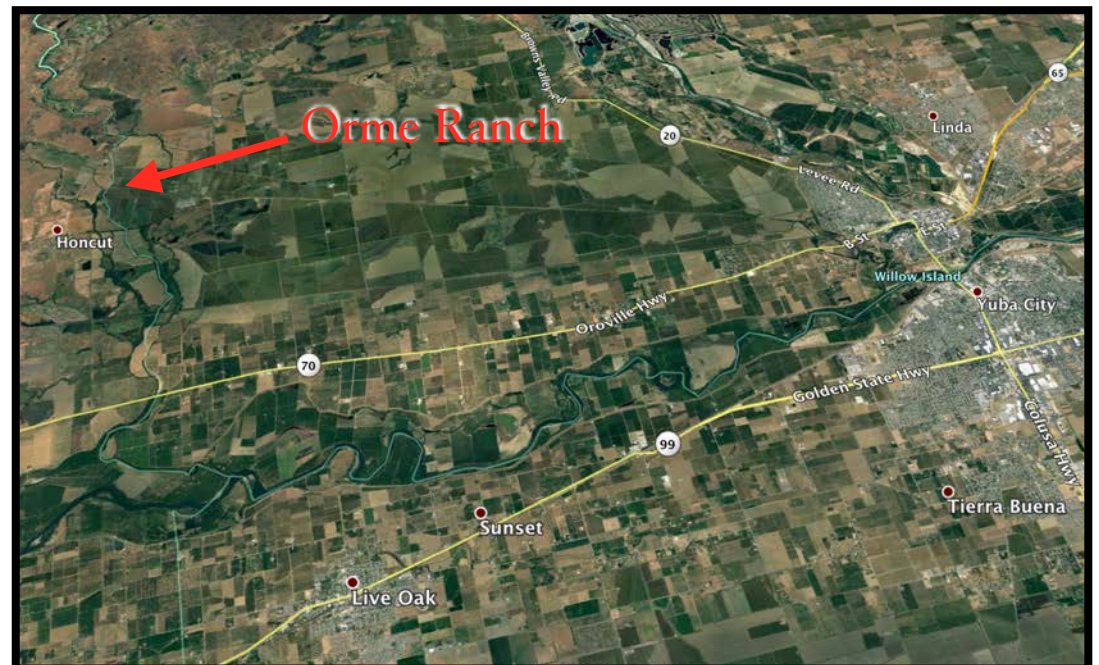
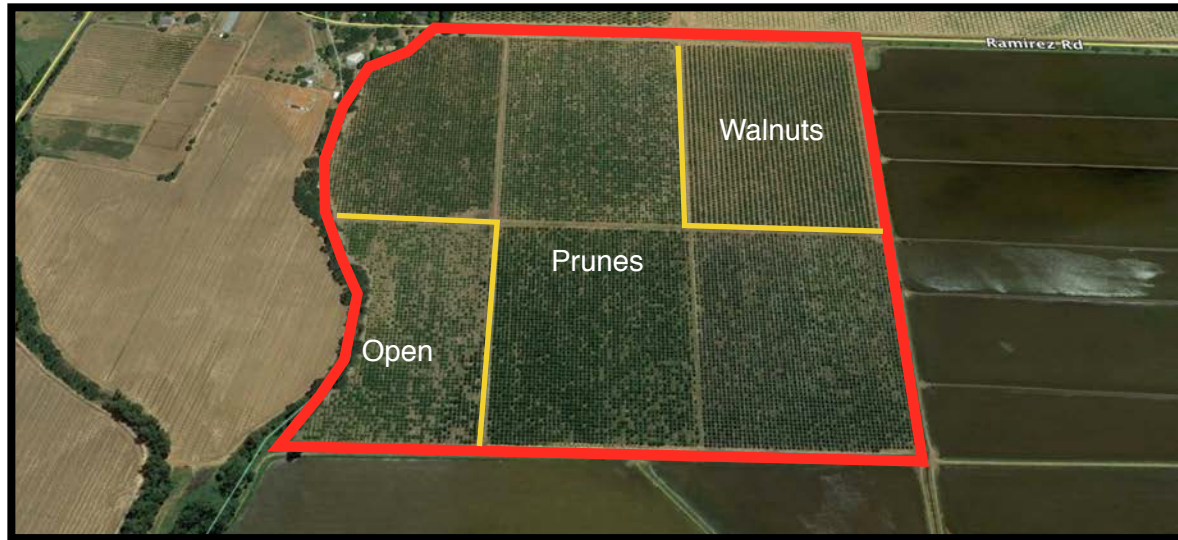
Comments:

The owner has 44 acres of walnut nursery available from Duarte nursery for the spring of 2019. Varieties are Chandler on RX-1 & Vlach rootstock. Call Cornerstone Land Company for a property tour.

Price:

\$3,250,000. Cash to Seller.

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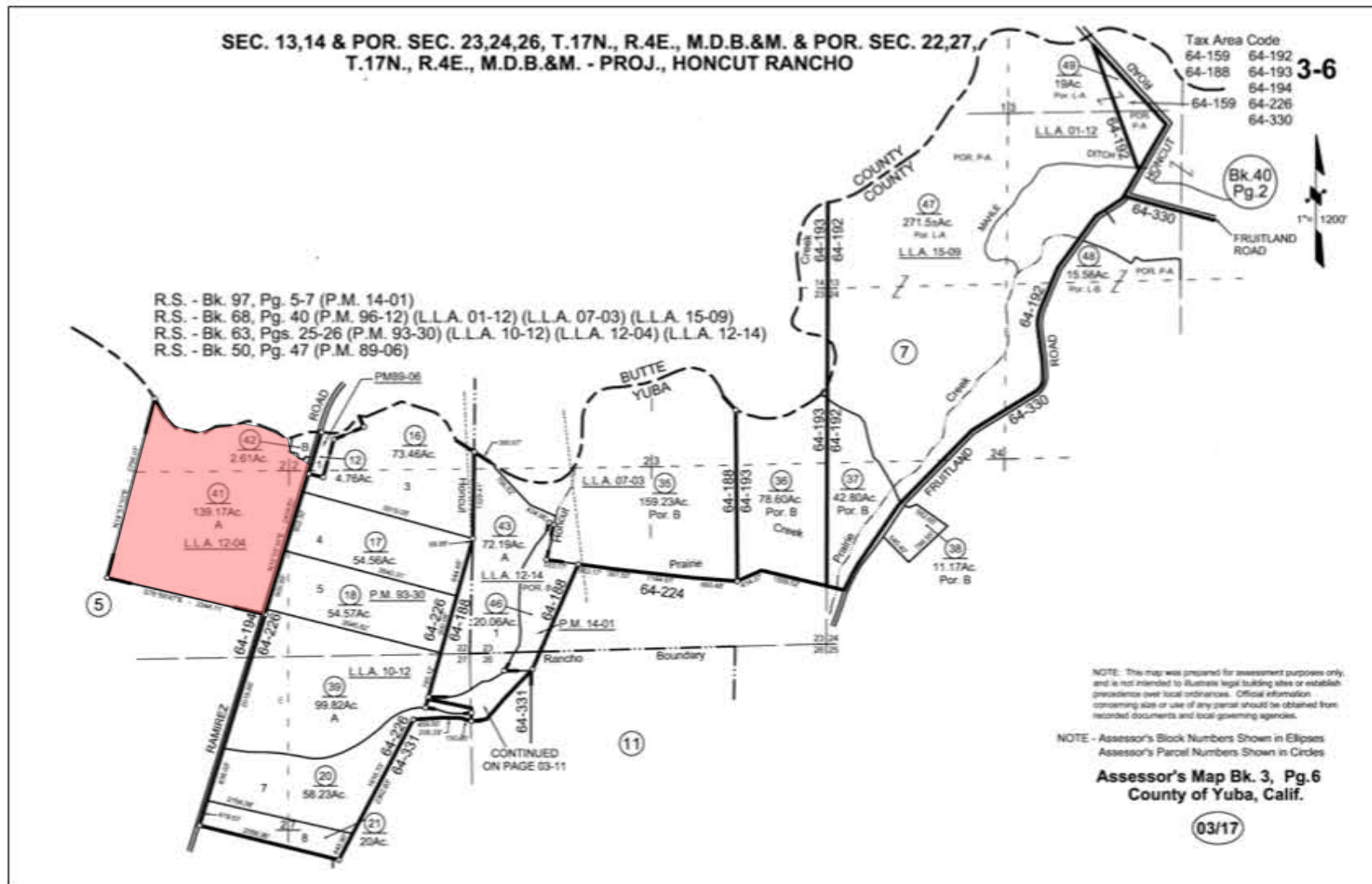
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
248yu	Trainer loam, 0 to 1 percent slopes, occasionally flooded	Grade 2 - Good	Trainer, loam (85%)	0.0	0.0%

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
137	Columbia fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent	Columbia, fine sandy loam, drained (85%)	2.9	2.2%
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	Grade 1 - Excellent	Conejo, loam (80%)	129.9	97.7%
185	Kimball loam, 0 to 1 percent slopes	Grade 3 - Fair	Kimball, loam (85%)	0.1	0.1%

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For additional information please contact Cornerstone Land Company

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