



3700 Jasper Lane,
Wheatland, CA 95692

2,330± Acres Wheatland Orchards

2,330± Total Acres

1,279 Acres of Walnuts • Wheatland Water District

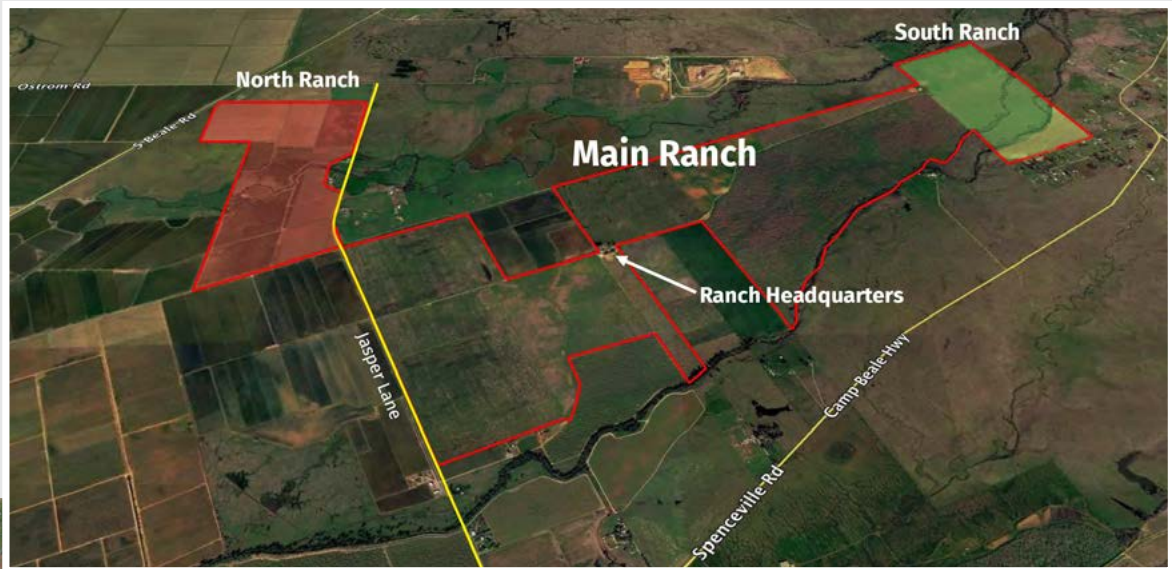
829 Acres of Almonds • 13 Agriculture Wells

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

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LISTING PRICE
\$60,000,000



2,330± ACRES WHEATLAND ORCHARDS

3700 Jasper Lane, Wheatland, CA 95692



“Main Ranch”

- 1,568 assessed acres
- 813 acres of walnuts
- 667 acres of almonds
- 60 acres of pasture
- Equipment barn

“North Ranch”

- 449 assessed acres
- 248 acres of walnuts
- 162 acres of almonds

“South Ranch”

- 314 assessed acres
- 218 acres of walnuts
- 60 acres of pasture

Ranch Totals

- 1,279 acres of walnuts
- 829 acres of almonds
- 60 acres of pasture

Water

- Wheatland Irrigation District
- 13 Agricultural Wells & 5 Lift Pumps

Improvements

Main Dwelling*: 2,014 sf.
(3 bedroom and 2.5 bath)

Labor Quarters*: 1,537 sf.
(3 bedroom and 1 bath)

*Both were renovated in 2012 with central air conditioning, new floors, appliances, roofs and exterior paint. The total put into the renovation of both houses was approximately \$100,000.

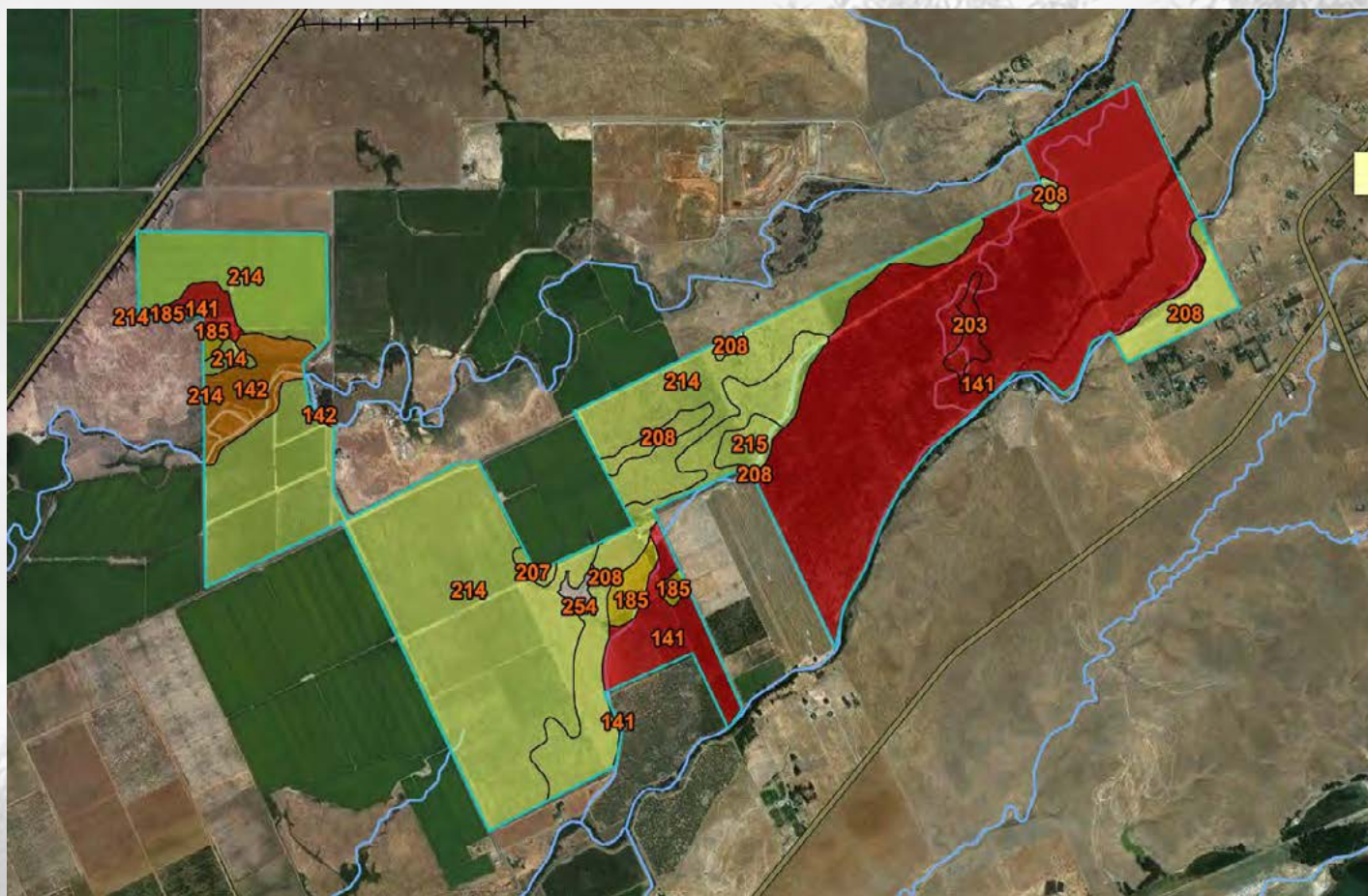
West Shop: 4,800 sf.

Barn: 4,000 sf.



SOIL REPORT

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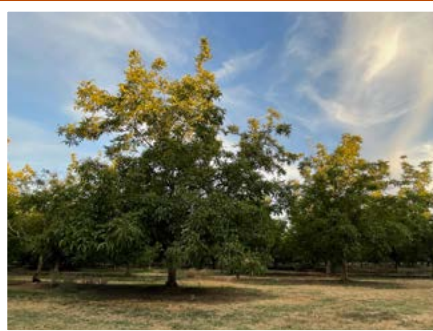
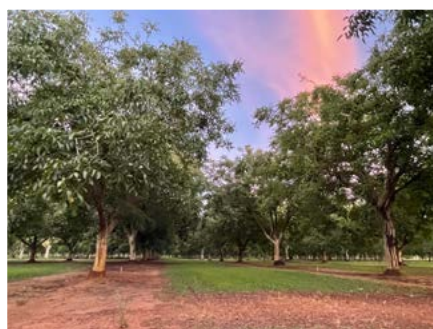
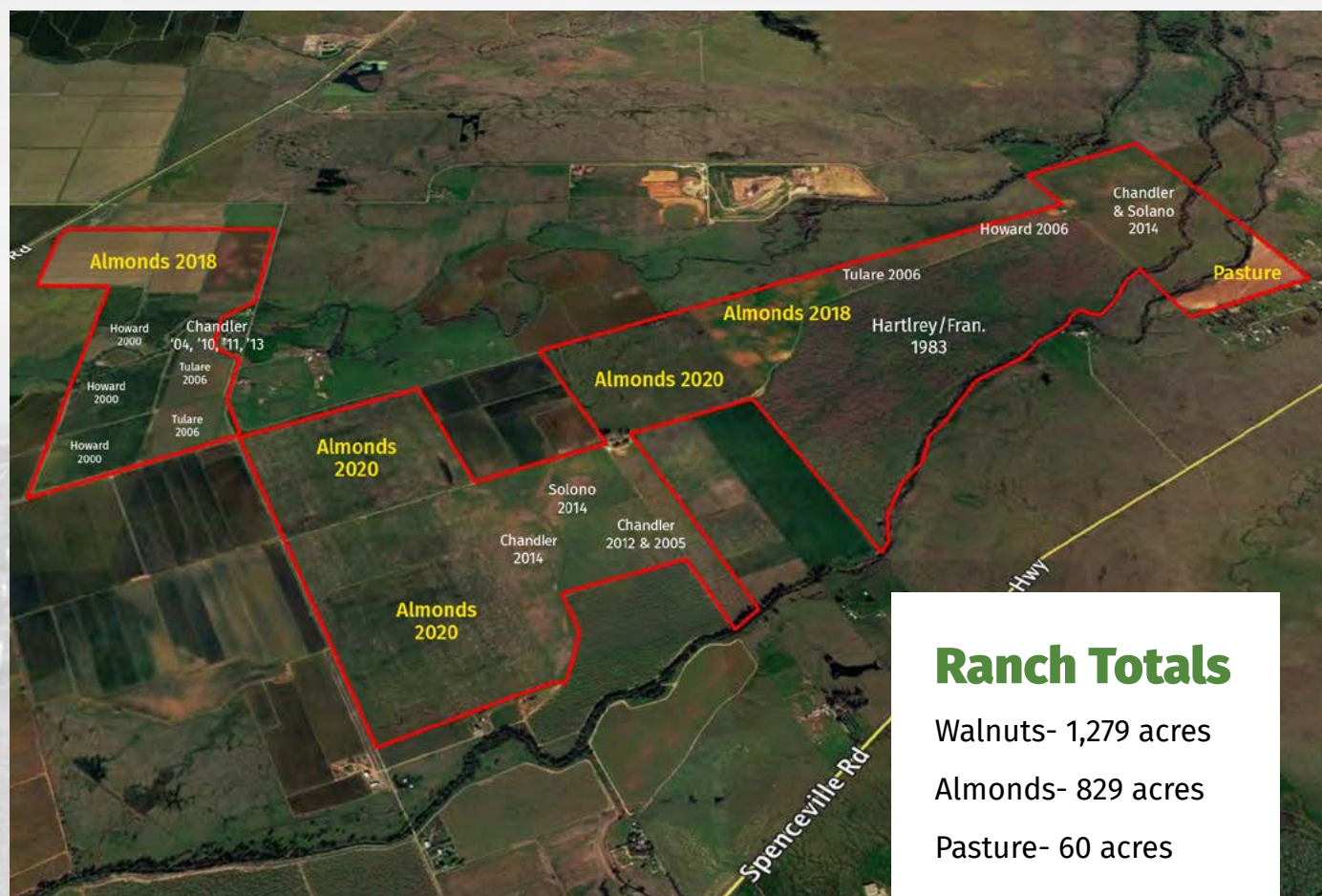


Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
131	Hollenbeck silty clay loam, 0 to 1 percent slopes	2	1.2	0.0%
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	1	1,019.2	42.6%
142	Conejo loam, 0 to 1 percent slopes, occasionally flooded	2	89.0	3.7%
185	Kimball loam, 0 to 1 percent slopes	3	35.5	1.5%
203	Perkins loam, 0 to 2 percent slopes, MLRA 17	1	18.7	0.8%
207	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	4.9	0.2%
208	Redding gravelly loam, 0 to 8 percent slopes, MLRA 17	4	201.0	8.4%
214	San Joaquin loam, 0 to 1 percent slopes	4	991.1	41.4%
215	San Joaquin loam, 0 to 3 percent slopes	4	22.8	1.0%
254	WATER		7.9	0.3%



BLOCK OVERVIEW

3700 Jasper Lane, Wheatland, CA 95692



CROP VARIETY

3700 Jasper Lane, Wheatland, CA 95692

Main Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YEAR PLANTED
Hartley & Franquette	528	30x30	1984
Tulare	35	18x20	2003
Howard	35	18x20	2003
Chandler	60	20x40	2002
Chandler	35	20x40	2012
Chandler	80	20x25	2014
Solano	40	20x25	2014

Totals **813**

ALMONDS

VARIETY	NET ACRES	SPACING	YEAR PLANTED
Ind.	584	20x14	2020
Ind.	83	20x14	2018

Totals **667**

South Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YEAR PLANTED
Chandler	166	TBD	2014
Solano	52	TBD	2014

Totals **218**

North Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YEAR PLANTED
Chandler	10	12.5x25	2004
Chandler	5	25x25	2011
Chandler	31	25x25	2010
Chandler	12	25x25	2013
Tulare	22	25x25	2006
Tulare	21	25x25	2006
Tulare	35	25x25	2006
Howard	45	12.5x25	2006
Howard	47	12.5x25	2009
Howard	20	12.5x25	2010

Totals **248**

ALMONDS

VARIETY	NET ACRES	SPACING	YEAR PLANTED
Ind.	162	20x14	2018

Totals **162**



WATER OVERVIEW

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The property boasts some of the finest irrigation water in the State of California and is irrigated by two sources of water including the Wheatland Water District & 13 Agricultural wells.

Pumping level is at approximately 100 feet.

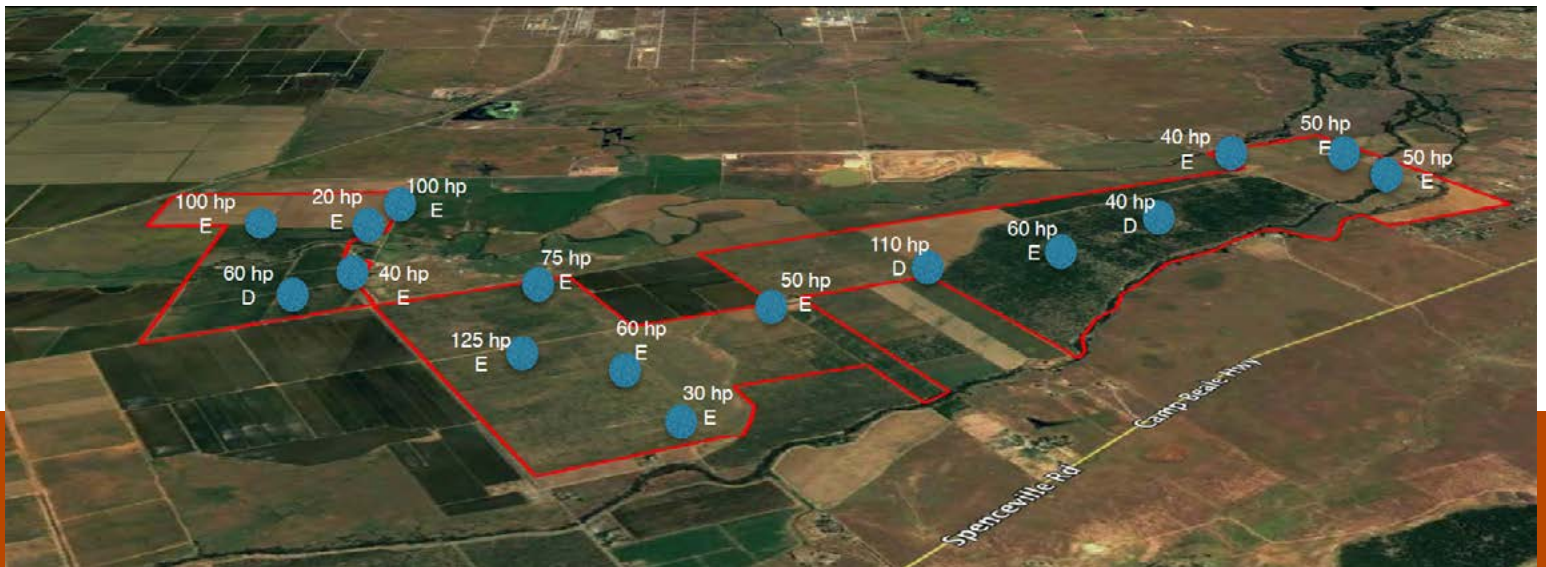
Irrigation infrastructure on each block varies and water is distributed throughout the ranch via a system of underground conduits.

The Hartley and Franquette block is irrigated by solid-set sprinklers while the remaining blocks are Microjet. All almond plantings but the northeastern block, are irrigated by Microjet sprinklers. The remaining block is irrigated via drip irrigation. The 2014 Chandler and Sola-no blocks are irrigated by Microjet sprinklers.

Drainage on the subject is primarily via natural percolation and assisted by numerous ditches that run through and along the property.

● Well (Well reports are available upon request).

“E”- Electric Pump “D” Diesel Pump



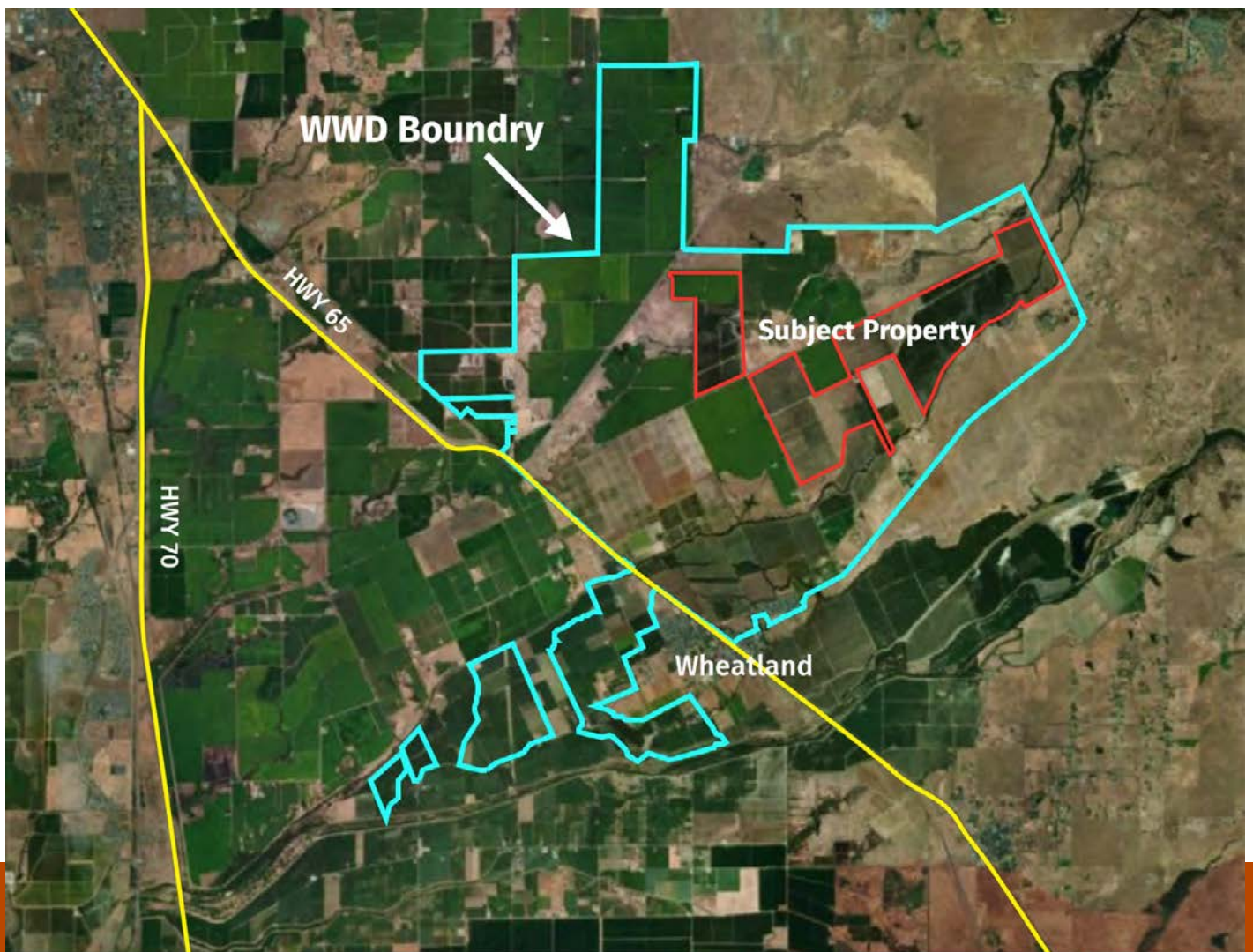
WHEATLAND WATER DISTRICT

3700 Jasper Lane, Wheatland, CA 95692

The Wheatland Water District (WWD) was formed in 1954 and provides irrigation water to approximately 7,750 acres in the areas surrounding the City of Wheatland.

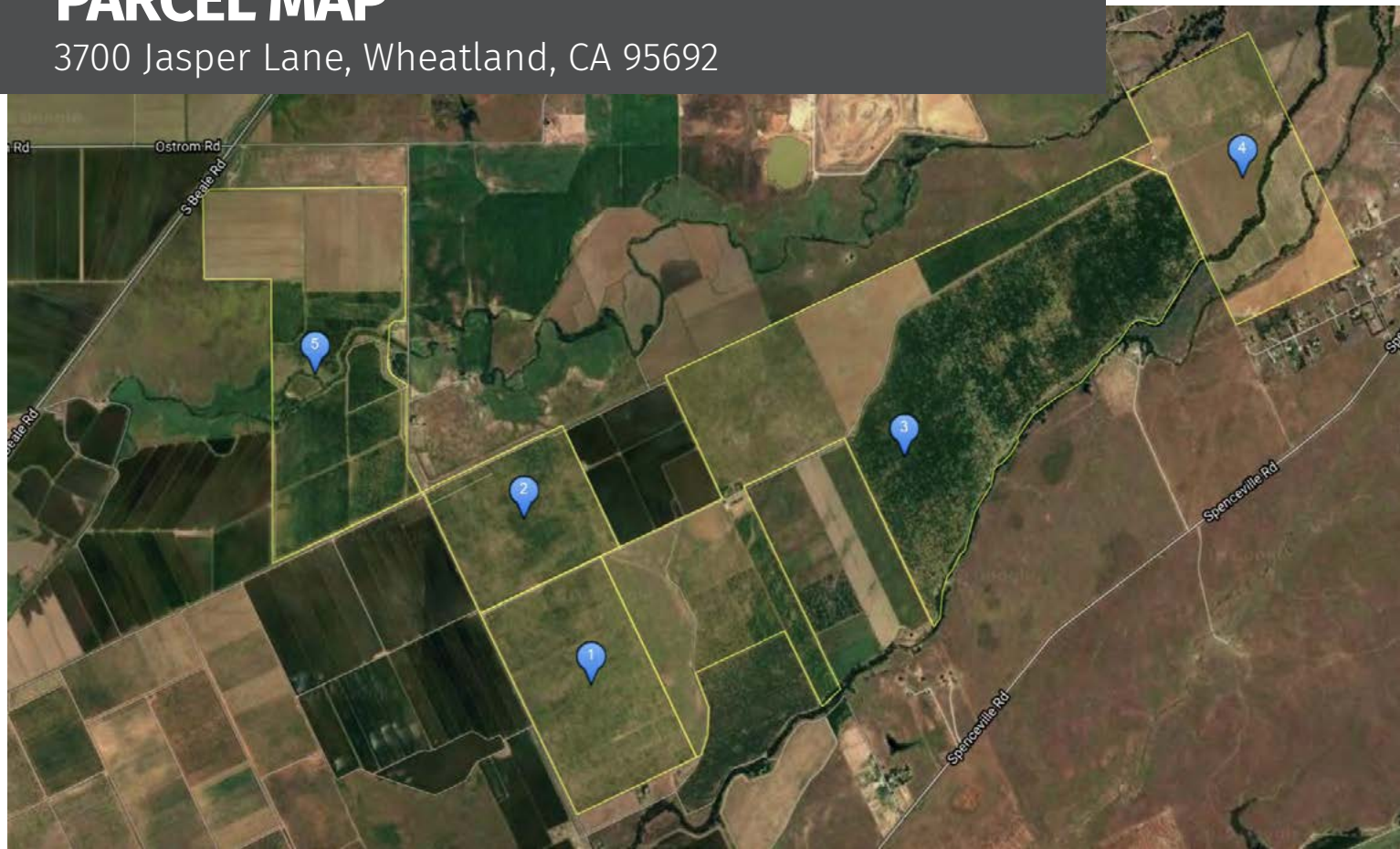
WWD receives its water from the "South Canal" off of the Yuba River diverted by the Yuba County Water Agency at the Daguerre Point Dam.

WWD is allotted 23,092 Ac.ft. of primary water and 17,000 Ac.ft. of supplemental water.



PARCEL MAP

3700 Jasper Lane, Wheatland, CA 95692



Parcels

Pin #	APN	Acres
1	015-110-026	237.65
2	015-110-025	184.18
3	015-080-015	1,146
4	015-030-021	314
5	015-070-069	448.88
TOTAL		2330.71

ZONING

Both subject properties are zoned AE-80, agriculture with an 80-acre minimum parcel size. The subjects' current uses for agriculture and, in the case of the South Ranch, rural residences are conforming.

Additional

The property is **not** currently enrolled in the Williamson Act.

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.

GABE FOSTER | FOUNDER/CO-OWNER

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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.

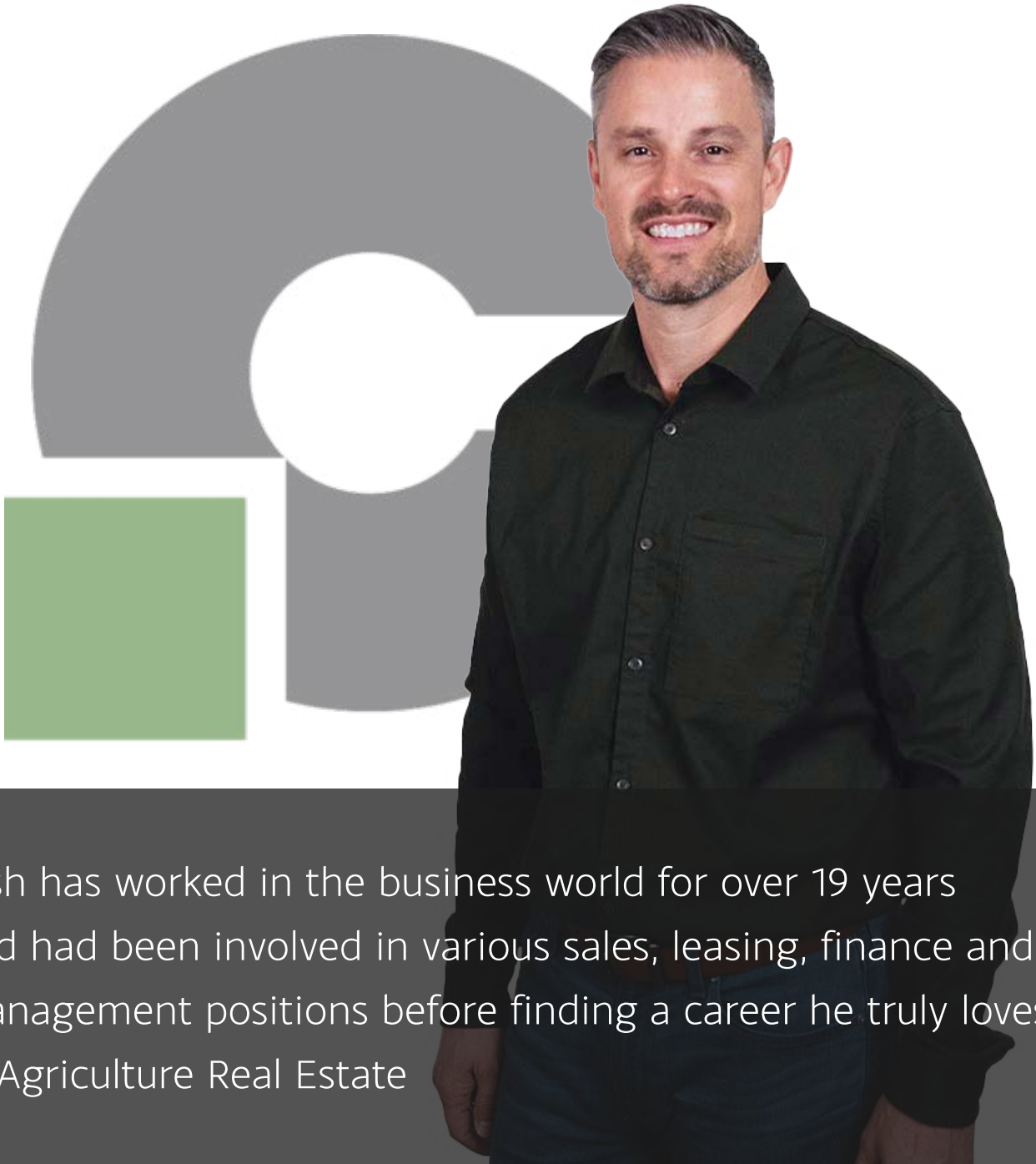
CALL (530) 300-0479

Josh Cook | Broker/Co-Owner

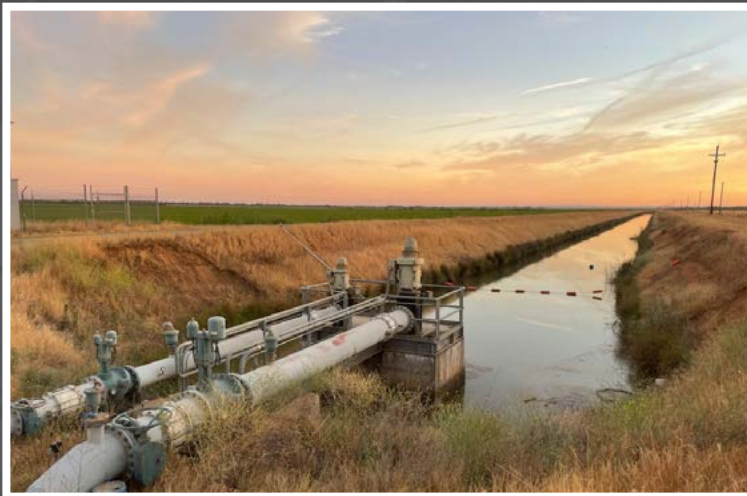
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(530)300-5294 josh@cornerstonelandco.com

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Josh has worked in the business world for over 19 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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