

3762 County Road S Orland, CA
72.73 Acres NE corner CR S & CR 25



73.72 gross acres consisting of 54.73 acres M/L almonds planted in 1990 through 1997. There are 2 acres M/L of almonds that are 1st leaf.

There are 13 acres M/L of bare land which the almonds have been removed and is ready for orchard development.

5 acres M/L which consist of almond huller, shops, and manufactured home.

Irrigation is supplied by 3 wells with water distributed by solid set irrigation.

AP# 023-150-007 Glenn County

See brochure for additional details

Asking \$2,950,000.00

Owner may carry 1st deed of trust








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3762 County Road S Property Soils Map



— Property Boundary

Symbol		Description	Capability Unit
AoA		Arbuckle gravelly loam, 0 to 2% slopes	2-s
Tm		Tehama silt loam, 0 to 3% slopes	2-s
Wh		Wyo gravelly loam, moderately deep over gravel	2-w
Czt		Cortina very gravelly sandy loam	4-w
Wg		Wyo loam, deep over gravel	2-s
Wn		Wyo silt loam	1-
Ta		Tehama loam, 0 to 2% slopes, deep over gravel	3-s



Almonds were planted from 1990 through 1997. Varieties are Nonpareil, Durango, Butte, Padre, and Peerless. North portion is planted to a 24 X 24 spacing, the South is 20 X 24. The three-year average production is 638 lbs./ac.



The huller has a Satake Sorter and Forsberg destoner and related huller equipment. The system has approximately 3.33 tons per hour capacity and hulls all the almonds on the property as well as almonds from other growers.





Forsberg rock pre-cleaner



Agricultural Water Source

The orchards on the subject property rely upon groundwater for the irrigation water source. The area is a reliable groundwater area. The orchards are irrigated by solid-set irrigation.



Huller Irrigation well:
US Motors electric motor (hp unknown)
Serial No. 796385
Layne & Bowler turbine
Serial No. unknown
Morrill Industries sand filter
Serial No. 933
API Spin Clean filter
Model No. 1010



Middle orchard well:
CAT Diesel motor
Serial No. JKT106904557124
Hours unknown
Johnston gear head
Serial No. 153253
BJ Turbine
Serial No. 816W1586
Morrill Industries sand filter
SN 132



North irrigation well:
Pomona Electric motor
Serial No. & hp unknown.
Morrill Industries sand filter
Serial No. 217

WATER & IRRIGATION

Domestic Water Source

The domestic well is located behind the detached garage on the property. A well and a pressure tank are present at the site.



Domestic well

1 HP Franklin Electric pump motor

Model No. 2801084915

Well was installed in 2016 and is 220' deep with the pump set at 160'.

Contains a Myers pressure tank.



Shed: 16'6" x 12' (198 sq. ft.) shed with concrete slab foundation, wood frame, metal siding and a metal roof.



Manufactured home: 27' x 40' (1,080 sq. ft.) home with a perimeter foundation, wood frame, wood siding, and a metal roof.

3762 County Road S Property
Aerial Map



— Subject Property