

FOR SALE

48 AC - ALMONDS



**BRENNAN
& JEWETT**
ASSOCIATES

LAND MANAGEMENT
BROKERAGE & APPRAISAL

www.landmba.org

PRICE REDUCED

~~\$1,350,000~~

\$1,250,000

\$26k±/Ac.

ACREAGE

Orchard	43.0± Ac.
Pad	0.5± Ac.
Roads & edges	4.5± Ac.
Total	48.0 Ac.

ORCHARD

Independence on Lovell rootstock. Planted 2016 on 14x22 spacing (141 TPA).

WATER

Westside Water District Application by dual drip.

SOILS

Class 2 – 100%

CROP

Property to be sold with or without 2022 crop.

ZONING

Exclusive Agriculture
40-acre minimum

PARCEL INFORMATION

DESCRIPTION

48 Acre almond orchard west of Williams. Orchard planted in 2016 to Independence on Lovell rootstock with a spacing of 14x22 (141 trees per acre). Irrigation is from Westside Water District and application is by dual drip lines. Soils are all Class II types and the property is level to grade. This orchard is productive with a full life ahead for the new owner. Property contains two parcels and would make a desirable home site for those seeking a pristine rural setting.

LOCATION

On the northwest corner of the Freshwater Road and Danley Road intersection, five miles west of Williams, Colusa County, California.

ASSESSOR PARCEL NUMBER

016-050-012
016-050-031

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CLINT JEWETT

BROKER ASSOCIATE

DRE License No. 01789662
642 5th Street, No. 8
Colusa, CA 95932

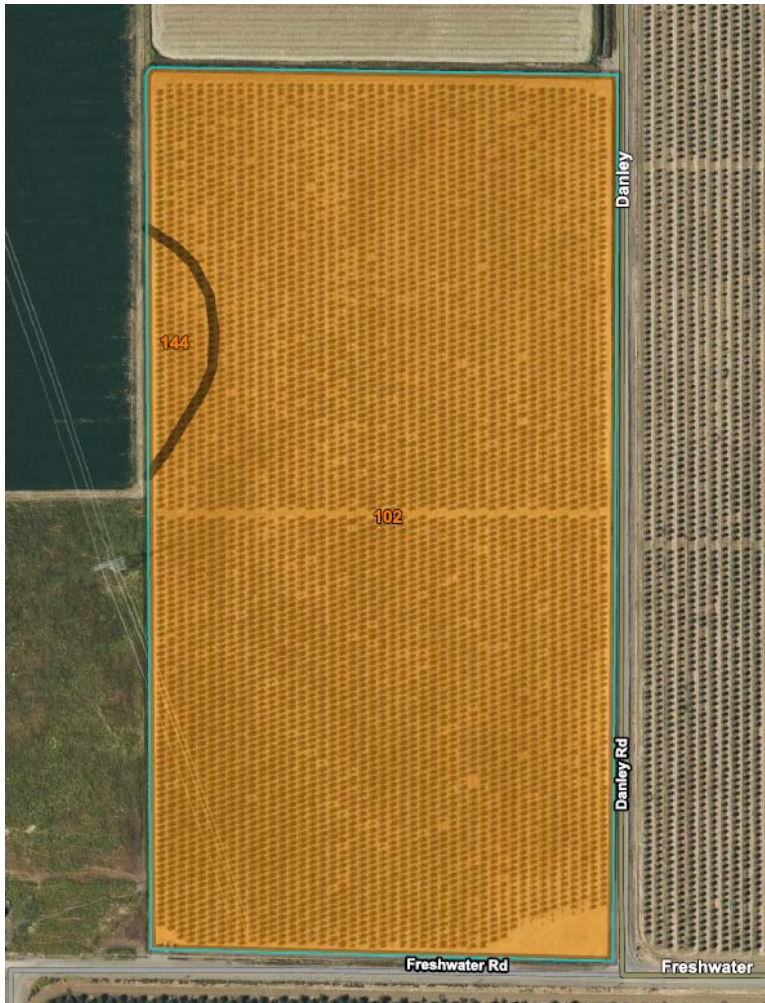
(530) 945-5519

clint@landmba.org

Broker: Peter F. Brennan, Inc.
DRE License No. 01944663



SOIL MAP



MARKETING INFO

MetroList[®]
THE TRUE SOURCE

AgAlert

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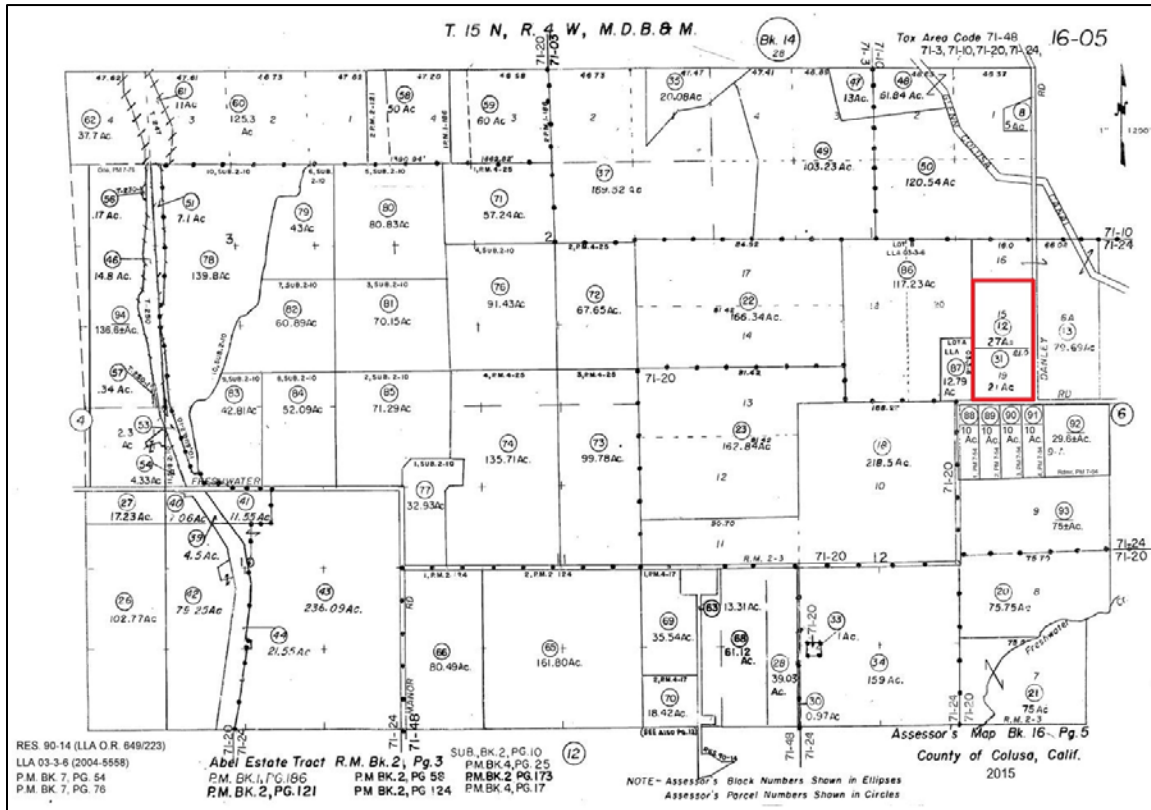
Soils	% of Ac.
(102) Capay clay loam	97%
(144) Hillgate clay loam	3%



PROPERTY MAP



ASSESSOR MAP



AREA MAP



** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.