

For Sale

Gilbert Group Walnut Orchards and Facility

703.92 Acres, Wheatland, CA

Generational walnut operation on the Bear River in one of the premier walnut producing areas in California.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

- **Location:**
 - The orchards are located North and South of Wheatland Road straddling the Yuba / Sutter county line. The orchards are predominately North of the Bear River with one block bordering the Bear to the South. Gilbert Orchards and Rio Oso Groves are one and one half miles southwest of Wheatland, Ca.
- **Acreage:**
 - m/l 703.92 deeded acres.
 - m/l 633.01 planted acres.
- **APN's:**
 - See attached spreadsheet.
- **Crop:**
 - Walnuts
- **Varieties:**
 - Chandler, Hartley, Solano, Forde and pollinating varieties.



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- **Water Source:**
 - The ranch has 7 deep wells and district turnouts with pressure systems from Dry Creek Mutual Water Company and South Sutter Water District. See irrigation schematic for locations of wells and district turnouts.
- **Irrigation:**
 - The orchards are all solid set buried PVC with R2000 and Rainbird sprinklers.
- **Improvements:**
 - 2010 Wizard walnut huller with 2 aspirators, (10 ton per hour), and drying facility, (100 ton capacity), shops, office, multiple farm related buildings, 2 single family residences and on site improvements. Equipment list available upon request.
- **Age:**
 - See attached spreadsheet.
- **Soils:**
 - See attached soils report.



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- **Description:**

- This is a premiere Northern California walnut ranch. A great mix of varieties, great water and some of the best soils that can be found in the state. A large percentage of the acreage is just coming into production and the hulling and drying facility is set up to handle all of the acreage. This is a unique opportunity for a long term investment into producing orchards, spectacular soils and fantastic water. The depreciation opportunities and tax benefits are tremendous. This is a one of a kind offering...

- **Price:**

- \$21,750,000.00

- **Contact:**

- J Hill Land Company
- BRE # 01399530
- (530) 304-7889 Justin Hill
- justin@jhillland.com

All information provided within brochure was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



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Aerial Map by APN



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For Sale

APN List and County

APN	Gross Acres	Net Acres	County
015-130-062-000	51.9	40	Yuba
015-130-052-000	108	88	Yuba
015-130-006-000	10	10	Yuba
28-010-002	48.5	48	Sutter
28-010-003	3.82	3.82	Sutter
28-210-014	63.05	63.05	Sutter
015-480-018-000	91.46	79	Yuba
015-480-020-000	79	79	Yuba
015-480-015-000	30.4	16	Yuba
28-210-049	1.14	1.14	Sutter
28-210-004	98.6	93.2	Sutter
28-210-027	15.35	10.3	Sutter
28-210-026	92	92	Sutter
28-210-007	12.7	12.7	Sutter
Total	705.92	636.21	



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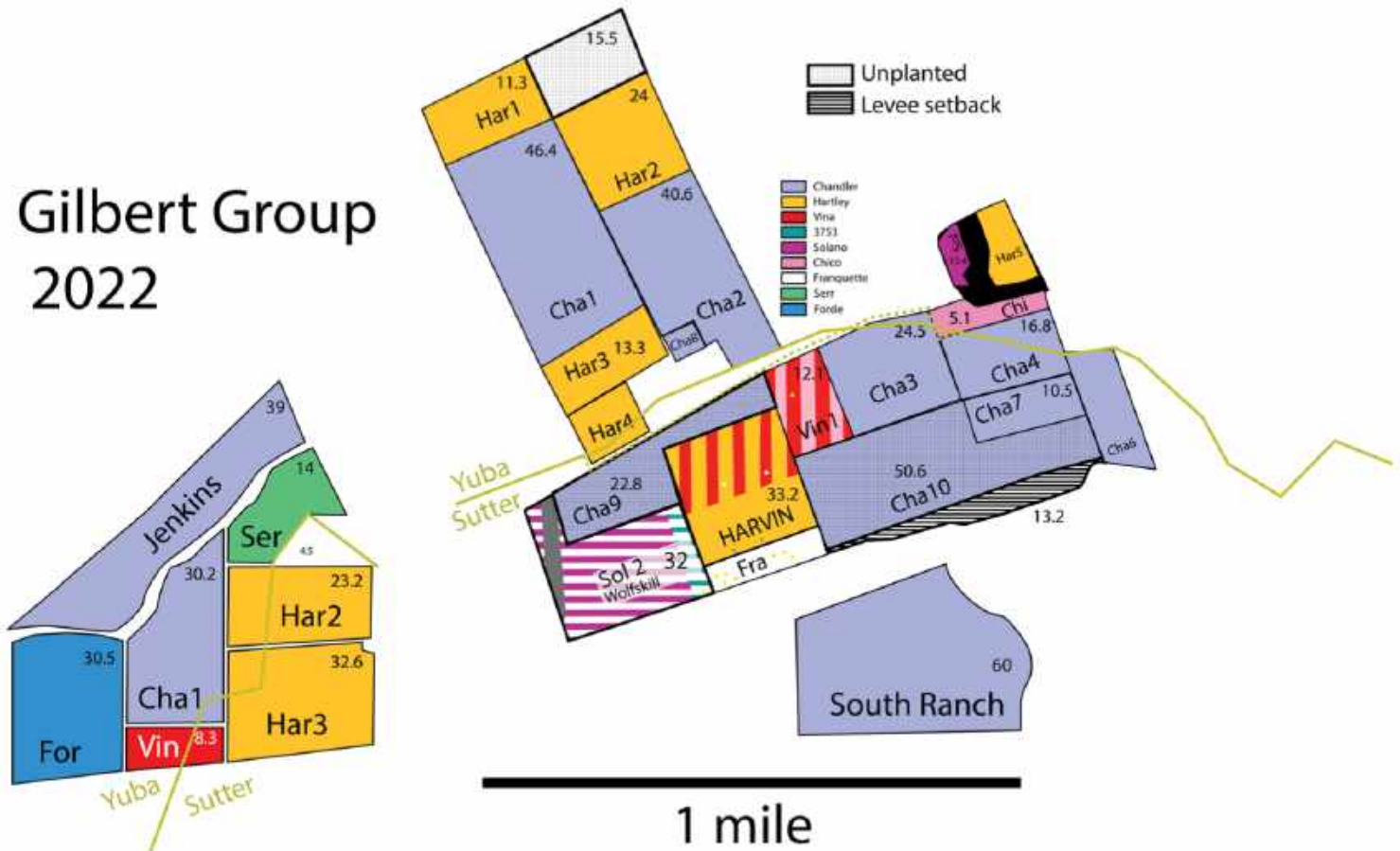
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For Sale

Variety by Block

Gilbert Group
2022



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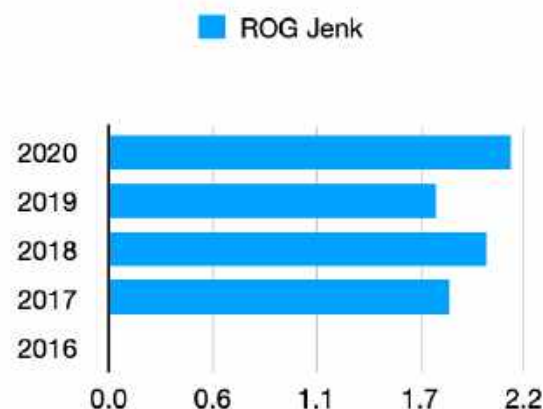
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015-130-062-000

Yuba Acres: 51.9 acres/40 acres net



Blocks

Jenkins

Chandler

2009

Where: Yuba County, 40 Mile Road

Surface Water: Dry Creek Mutual Water District



Irrigation Connection:
015-130-052-000

Soil: Kimball Loam,
Columbia Fine Sandy
Loam

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015-130-052-000

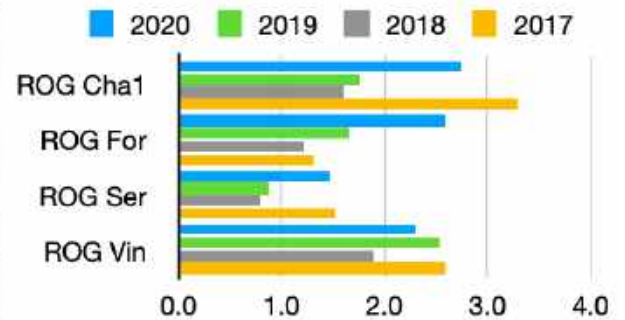
Yuba Acres: 108 acres gross/88 acres net

28-210-003

Sutter Acres: 3.82 acres gross & net

015-130-052-000 net

h for your map.



Blocks

For

Forde, 2012

Cha 1

Chandler, 2002

Vin

Vina, 2002

Ser

Serr, 1970's

Surface Water: Dry Creek Mutual Water District



Well pump



District pump

Soil: Shanghai Silt/Loam,
Columbia Fine Sandy
Loam

Where: Yuba & Sutter Counties, 40 Mile Road

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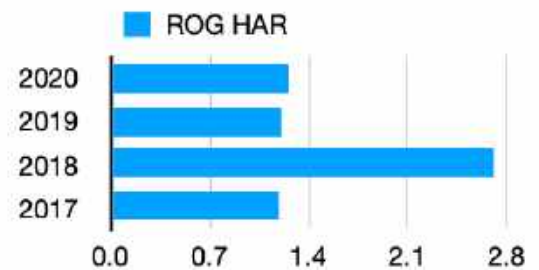
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28-210-002

Sutter Acres: 48.5 gross/48 acres net

015-130-006-000

Yuba Acres: 11.5 gross & net



Blocks

Har 2, 3

Hartley
1970's

Surface Water: Dry Creek Mutual Water District



Well pump

District pump

Where: Yuba County, 40 Mile Road

Soil: Kimball Loam,
Columbia Fine Sandy
Loam

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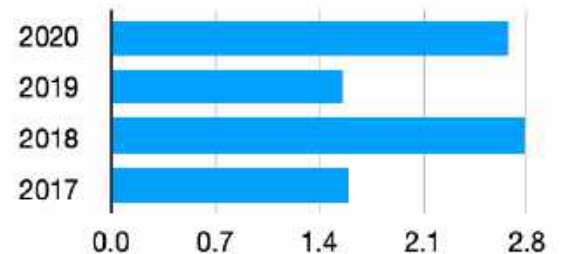
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28-210-014

Sutter Acres: 62.2 acres gross & net



■ ROG South Ranch



Blocks

South Ranch

Chandler

1970's

Surface Water: South Sutter Water District



Well pump

District pump

Soil: Holillipah Loamy Sand

Where: Sutter County, 40 Mile Road

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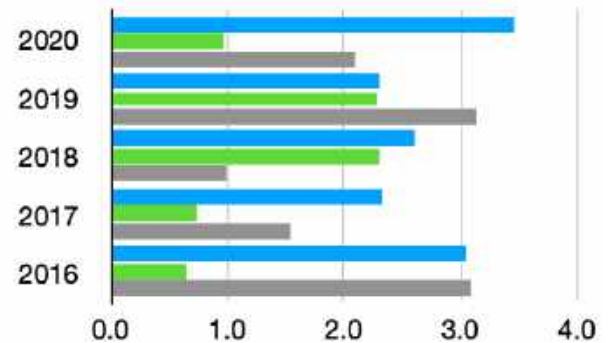
015-480-018-00

Yuba Acres: 91.3 gross/ 79 acres net

015-480-018-00 net



GO Cha1 GO Har1
GO Har3&4



Blocks

Har 1

Hartley, 1960

Cha 1

Chandler, 1989

Har 3,4

Hartley, 2001

Surface Water: Dry Creek Mutual Water District



Well pump

District pump

Soil: Shanghai Silt/Loam,
Columbia Fine Sandy
Loam, Holillipah Loamy
sand, Kimball Loam

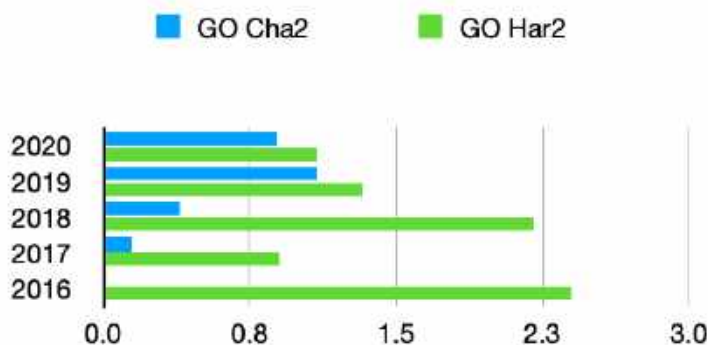
Where: Yuba County, Wheatland Road

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015-480-020-000

Yuba Acres: 79.2 acres gross & net



Blocks

Har 2

Hartley, 1967, 68

Cha 2

Chandler, 2014

Where: Yuba County, Wheatland Road

Surface Water: Dry Creek Mutual Water District



Well pump

District pump

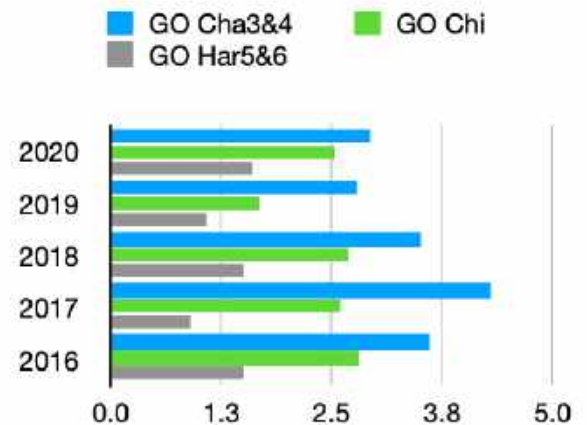
Soil: Shanghai Silt/Loam,
Columbia Fine Sandy
Loam, Holillipah Loamy
Sand

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015-480-015-000

Yuba Acres: 28 acres gross / 16 acres net



Blocks

Chi

Chico, early 1980's

Har 5

Hartley, 1977

Cha 4

Chandler, 1999



Surface Water: Dry Creek Mutual Water District

Filling and huller pump

Connected to Huller
Irrigation Line

Soil: Kimball Loam, San
Joaquin Loam

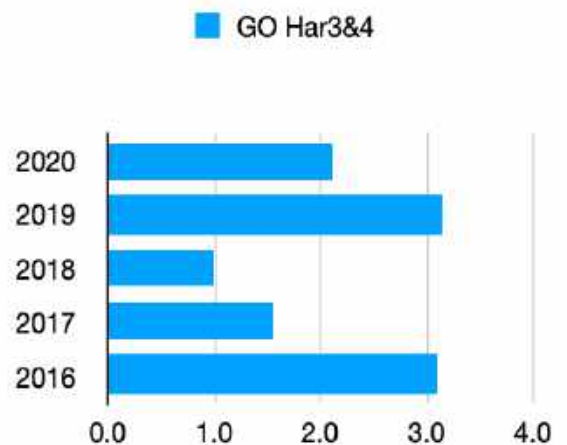
Where: Yuba County, Wheatland Road

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28-210-049

Sutter Acres: 1.14 acres gross=net



Blocks

Har 4

Hartley, 2001

Surface Water: Dry Creek Mutual Water District



Irrigation connection:
015-480-018-00

Stam Irrigation Line

Where: Sutter County, Wheatland Road

Soil: Holillipah Loamy Sand

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28-210-004

Yuba Acres: 96.6 acres gross / 90 acres net



Blocks

Cha 9

Chandler, 2022

Sol 2

Solano, 2018

HARVIN

Hartley & Vina, 1972-1976

Fra

Franquette, 1958

Surface Water: Dry Creek Mutual Water District



Well pumps (2)

District pump

Soil: Kimball Loam, San
Joaquin Loam,
Holillipah Loamy Sand

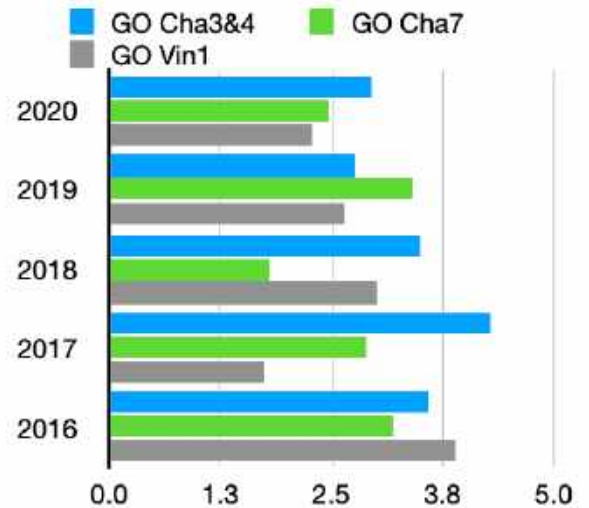
Where: Sutter County, Wheatland Road

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28-210-026

Yuba Acres: 99.5 acres gross & net



Blocks

Vin 1

Vina, 1977

Cha 3, 4

Chandler, 1999

Cha 7

Chandler, 1983

Cha 10

Chandler, 2022

Surface Water: Dry Creek Mutual Water District



Well pumps (2)

Soil: Kimball Loam, San
Joaquin Loam,
Holillipah Loamy Sand

Where: Sutter County, Wheatland Road

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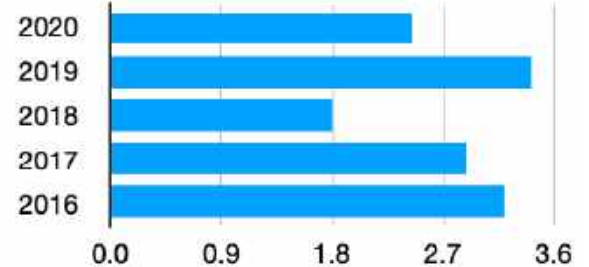
28-210-027

Yuba Acres: 10.3 acres gross & net

28-210-027 net



GO Cha7



Blocks

Cha 10

Chandler, 2022

Cha 7

Chandler, 1983

Surface Water: Dry Creek Mutual Water District



Irrigation connection:
28-210-004

Huller Irrigation Line

Where: Sutter County, Wheatland Road

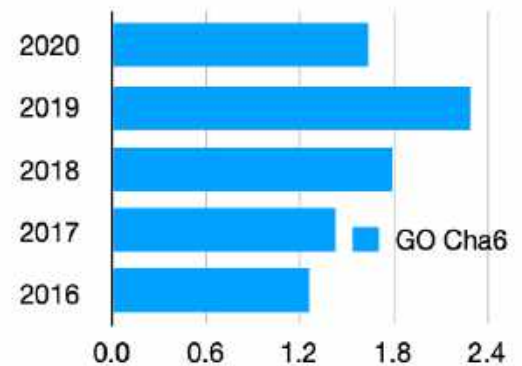
Soil: Kimball Loam, San
Joaquin Loam,
Holillipah Loamy Sand

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28-210-007

Yuba Acres: 12.7 gross & net



Blocks

Surface Water: Dry Creek Mutual Water District

Cha 6

Chandler, 2012

Where: Sutter County, Wheatland Road



Well pump

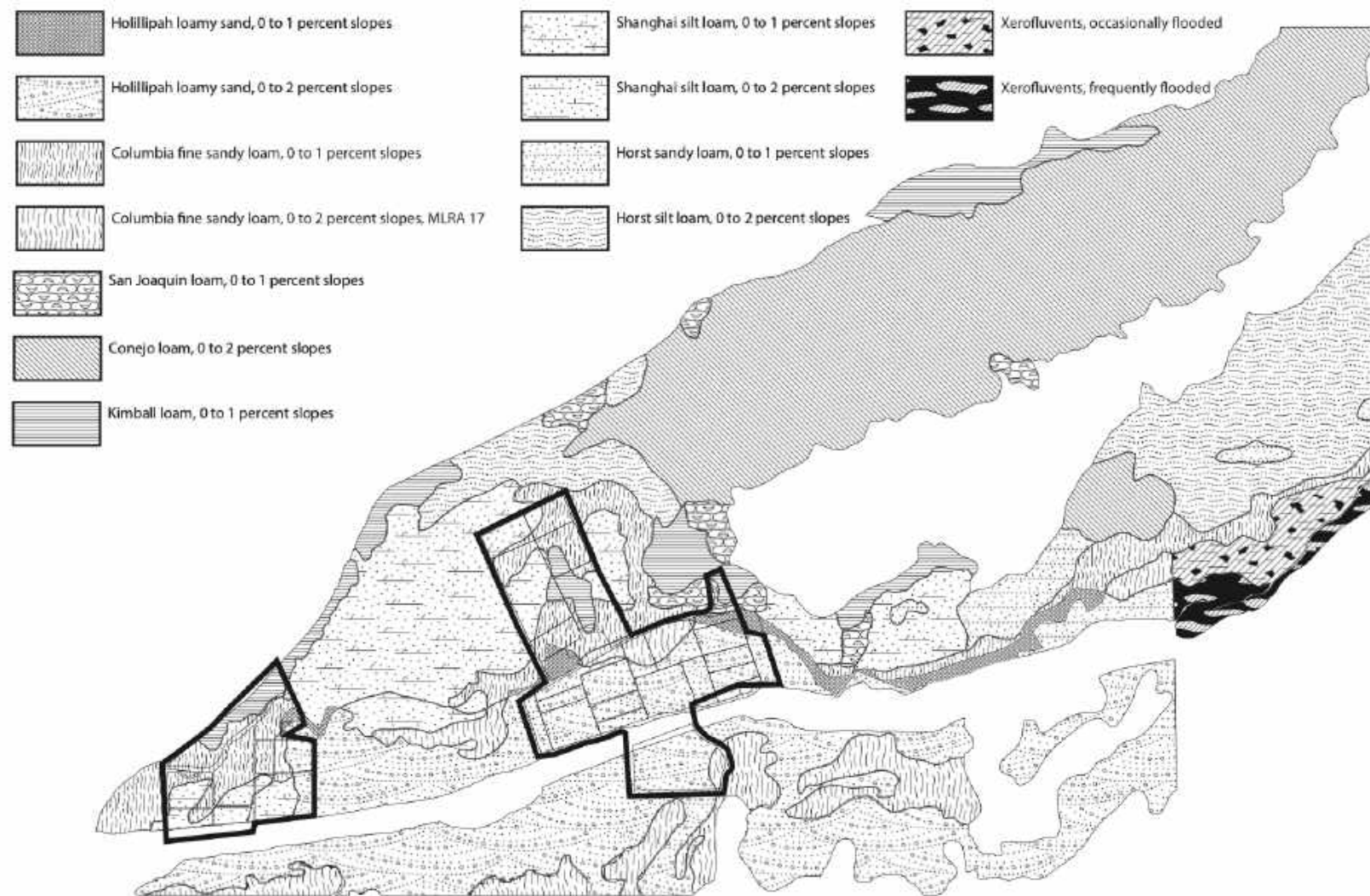
Soil: Kimball Loam, San
Joaquin Loam,
Holillipah Loamy Sand

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For Sale

Soil Map



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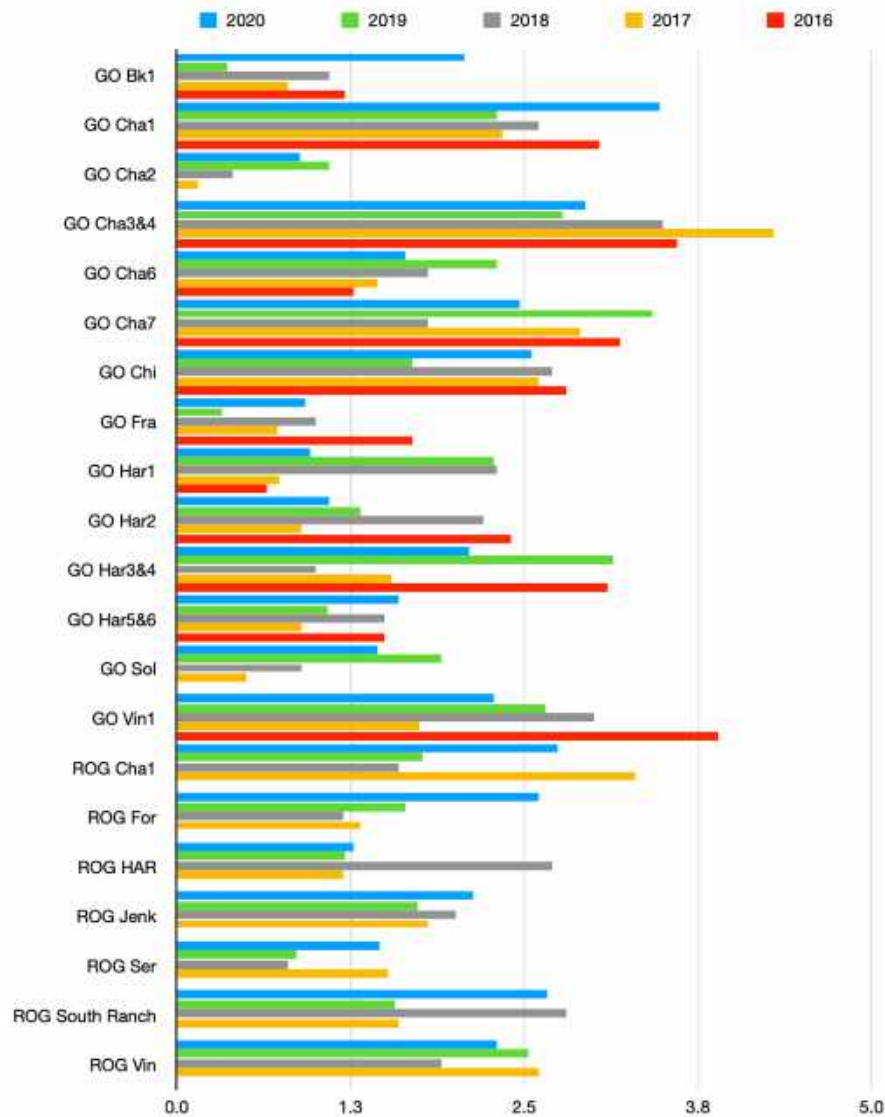
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Production Records



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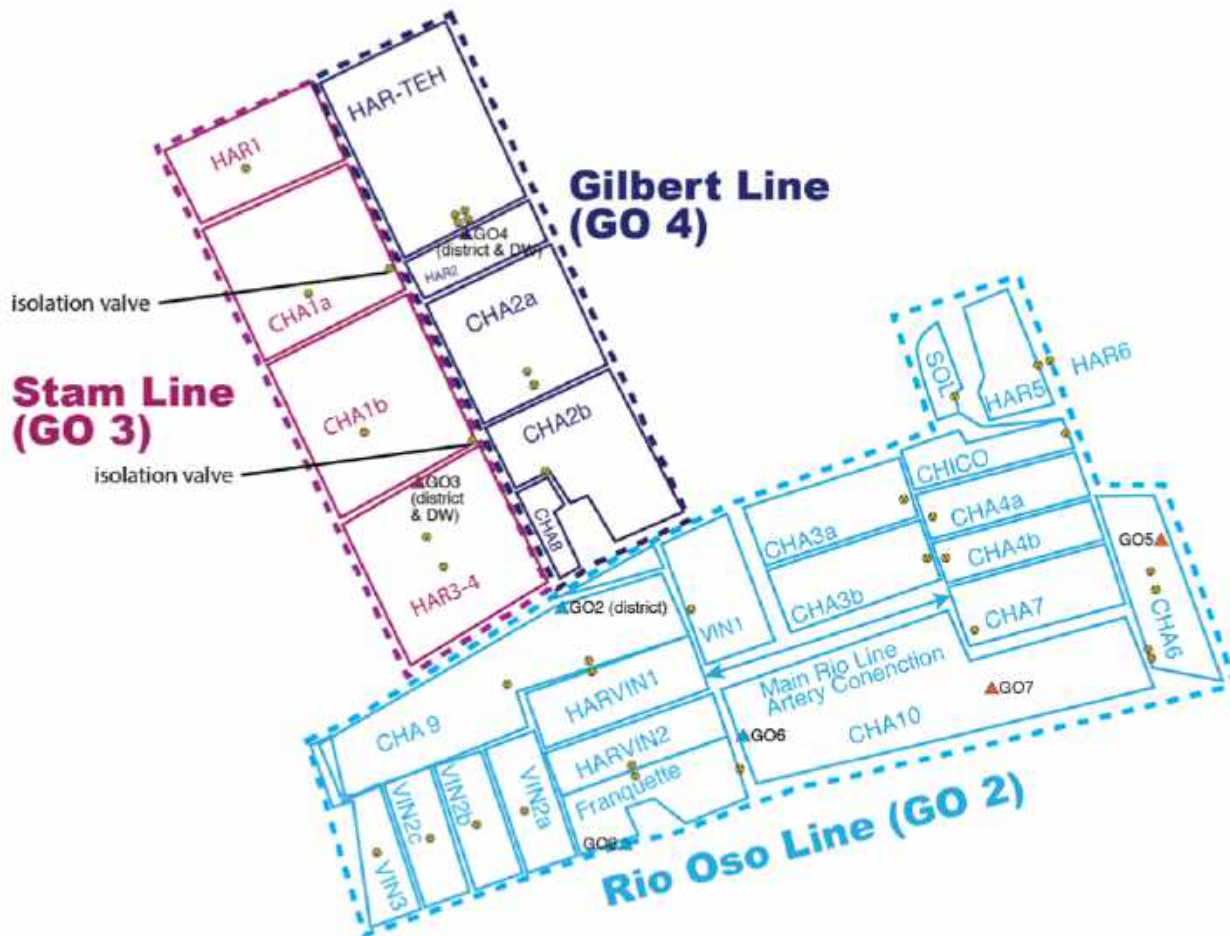
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For Sale

Irrigation Schematic



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**Chandlers North of
Wheatland Rd.**



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For Sale

Huller and Dryer



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For Sale

Rio Oso Groves Chandler and Forde



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Block South of Wheatland Rd.



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Huller/Dryer



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