

# ORLAND-ARTIOS WATER DISTRICT ALMONDS

**\$7,817,000**  
(\$24,574±/Acre)



**Glenn County, California**

**318.10± Acres**

- Orland-Artios Water District Contract Water
- Abundant Well Water
- Productive Soils
- Almonds in Full Production
- Solar to Offset Electric Costs
- Tax Benefits

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CA DRE #00020875

# ORLAND-ARTIOS WATER DISTRICT ALMONDS

318.10± Acres  
Glenn County, CA



## PROPERTY INFORMATION

### DESCRIPTION

The 318.10± assessed acre offering is planted to 300.54± acres of Almonds established in 2006 and 2007 to 5 varieties. The offering has both Orland-Artios Water District water and abundant well water. Additionally, the site is improved with leased solar system to help offset utilities cost. This investment features: Orland-Artios Water District contract water and well water, productive soils, almonds in full production, solar to offset electric costs, and numerous tax benefits.

### LEGAL

The South ½ of Section 29, Township 21S, Range 3W, MDB&M. Glenn County APN's 024-180-007 and 008.

### SOILS

The farm features the below rated soils, please refer to the detailed soil map provided with this brochure:

- 56.7±% grade 2 rated soils, irrigation capability class
- 29.6±% grade 3 rated soils, irrigation capability class
- 9.1±% grade 4 rated soils, irrigation capability class
- 4.5±% not rated

### PRODUCTION

Detailed production records are available upon request.

- 2018- 2,177± lbs/acre average
- 2019- 1,402± lbs/acre average
- 2020- 2,036± lbs/acre average
- 2021- 1,660± lbs/acre average
- 2022- Frost damage

### PLANTINGS

Use	Acres	Planted	Varieties	Spacing	Rootstock
Almonds	70.03	2006	50% Non Pareil, 25% Winters, 12.5% Carmel, 12.5% Monterey	22'x14'	Lovell
Almonds	<u>230.51</u>	2007	25% Non-Pareil, 25% Aldrich, 25% Winters, 25% Monterey	22'x14'	Mariana
Total Planted	300.54±				
	<u>17.56±</u>		Roads, Solar and Waste		
Assessed Acres	318.10±				

### LOCATION

The property is located in the desirable farming area 9.6± miles north of Willows, CA. It is west of Highway 5 at the northeast corner intersection of Road 31 and Road F. Regionally the site is located 11± miles south of Orland, 30± miles west of Chico, and 93± miles northwest of Sacramento.

### ZONING

The land is zoned AP-80 (Agricultural Preserve), and is enrolled in the Williamson Act.

### WATER

The orchard has 1.8AF/acre of contract water entitlement from Orland-Artios Water District through onsite meter D5 & D19. Additionally, abundant well water is provided by one well powered by a 300HP electric motor. District water is delivered through a nicely appointed micro fanjet system with sand media filters and 125HP booster pump. The well water spin clean filters. Also, there is a 60±HP diesel powered back up well. There is one out of service 60HP electric well.

### SOLAR

The site is improved with a 223.2 kW DC leased solar system to help reduce electricity costs.

### PRICE/TERMS

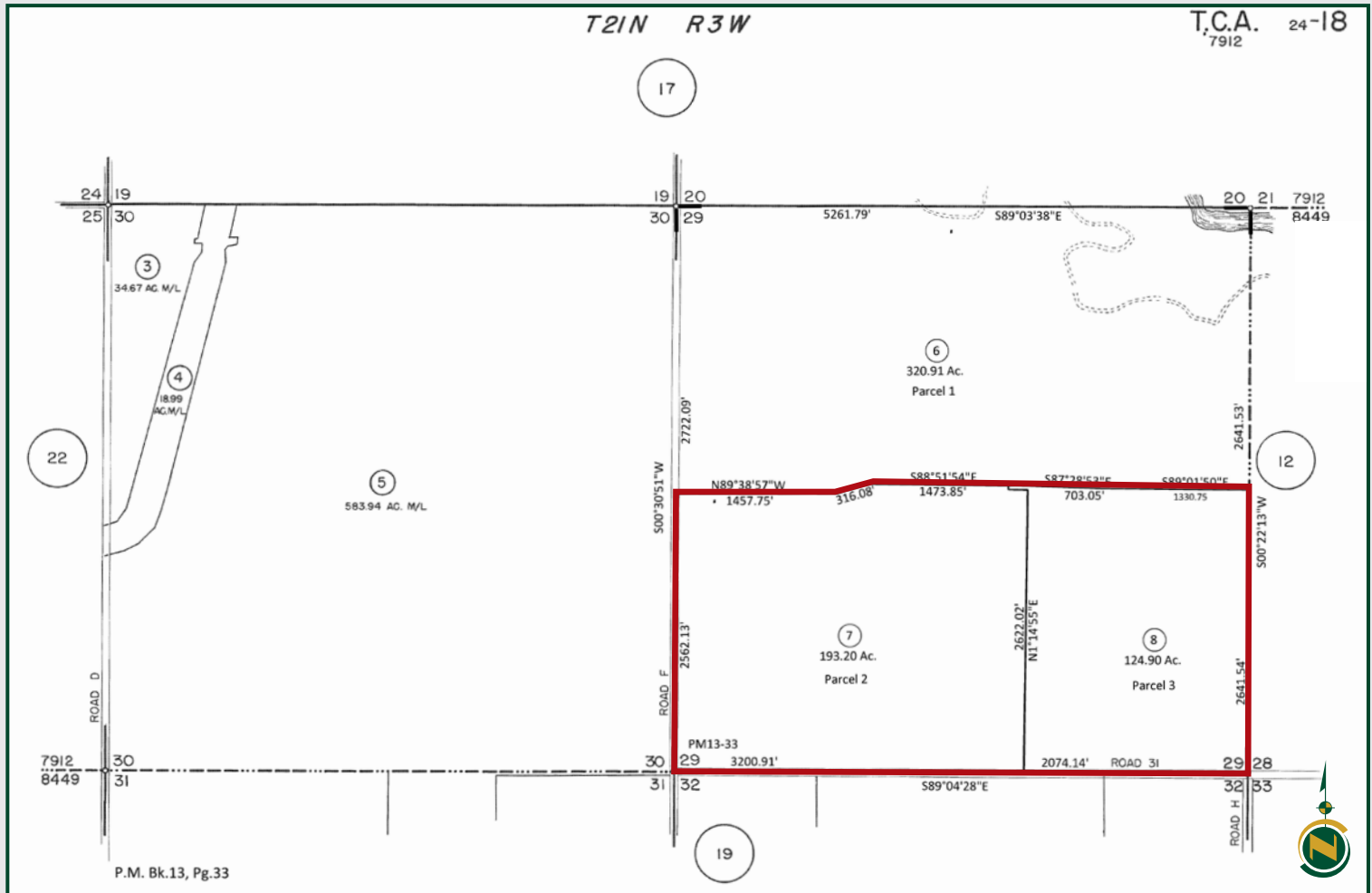
\$7,817,000 (or \$24,574±/acre) cash at close of escrow. The 2023 crop is available subject to reimbursement of agreed farming expenses. Sale is subject to Buyer's assumption of solar lease benefiting the site.



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## APN MAP



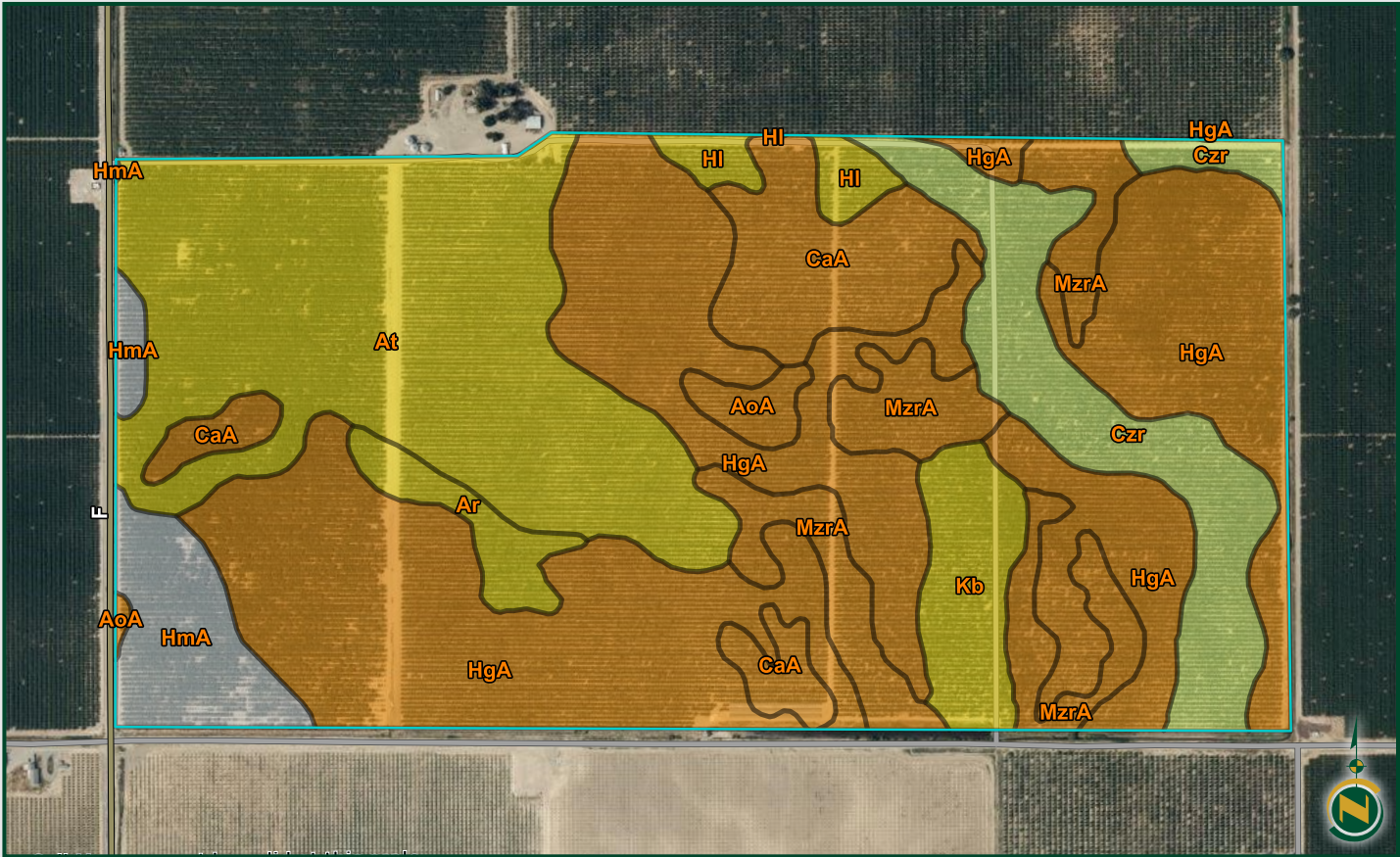


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## SOIL MAP



California Revised Storie Index (CA)			
Map Unit Symbol	Map Unit Name	Rating	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	1.0%
Ar	Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope	3	1.8%
At	Artois loam	3	22.8%
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	2	7.2%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	4	9.1%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	40.4%
HI	Hillgate clay loam, 0 to 3 percent slopes	3	1.4%
HmA	Hillgate gravelly loam, 0 to 2 percent slopes		4.5%
Kb	Kimball loam, 0 to 2 percent slopes	3	3.6%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	2	8.1%
Totals for Area of Interest			100.0%

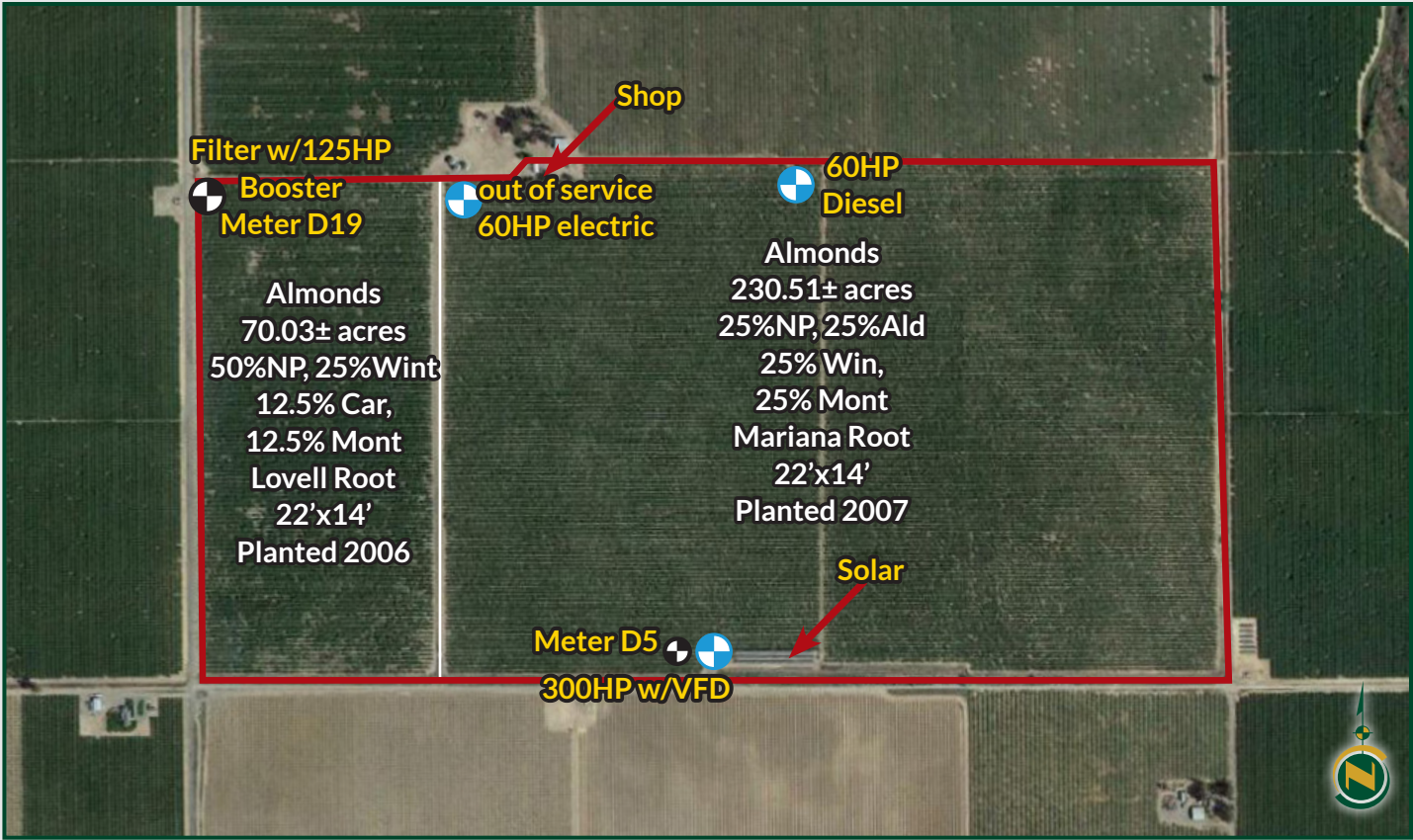


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## FARM MAP





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## PROPERTY PHOTOS





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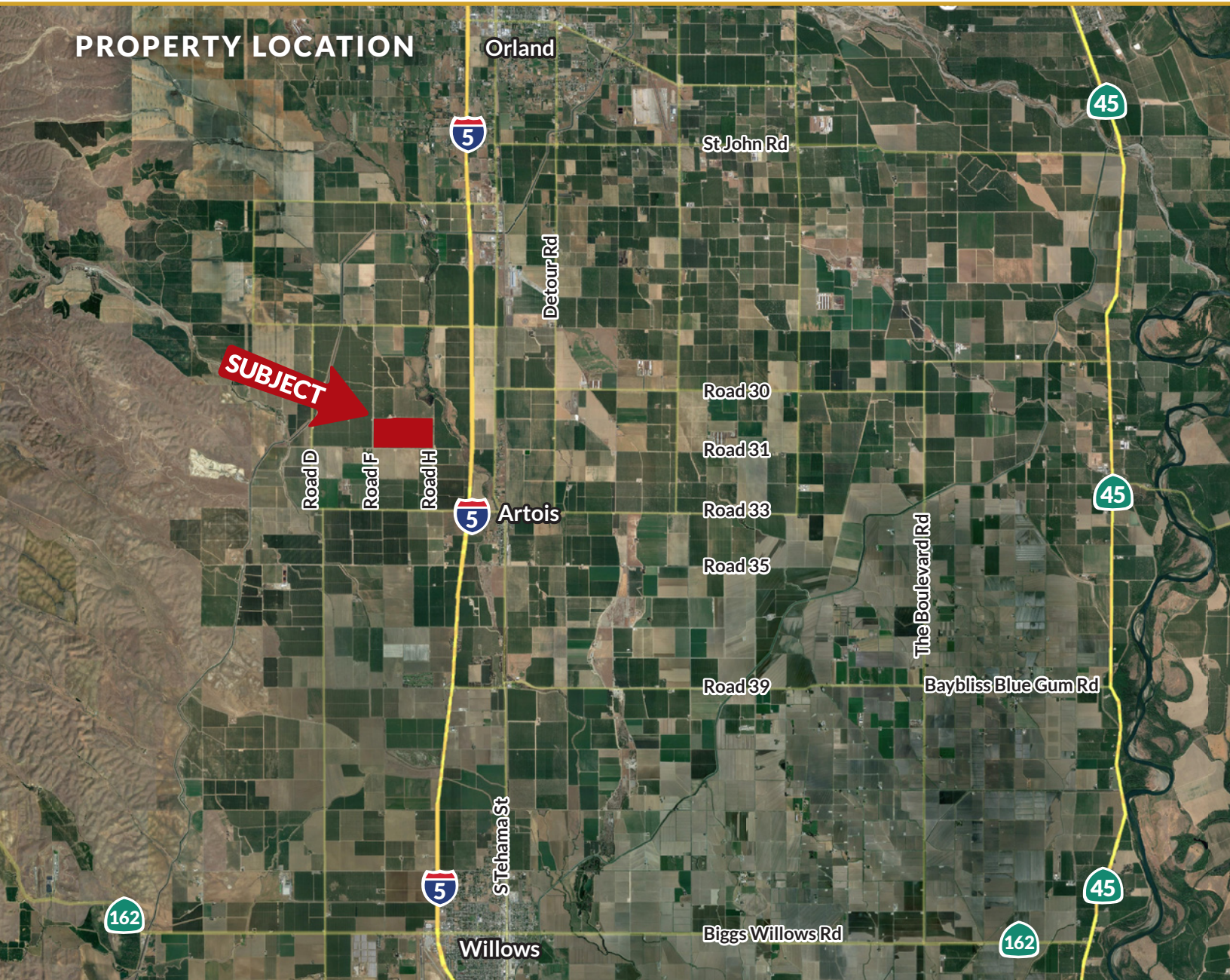
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**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

**Policy on cooperation:** All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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