



825
Total Acres

Includes 315 Acres Row Crop Land &
240 Acres Walnut Orchard

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

Josh Cook

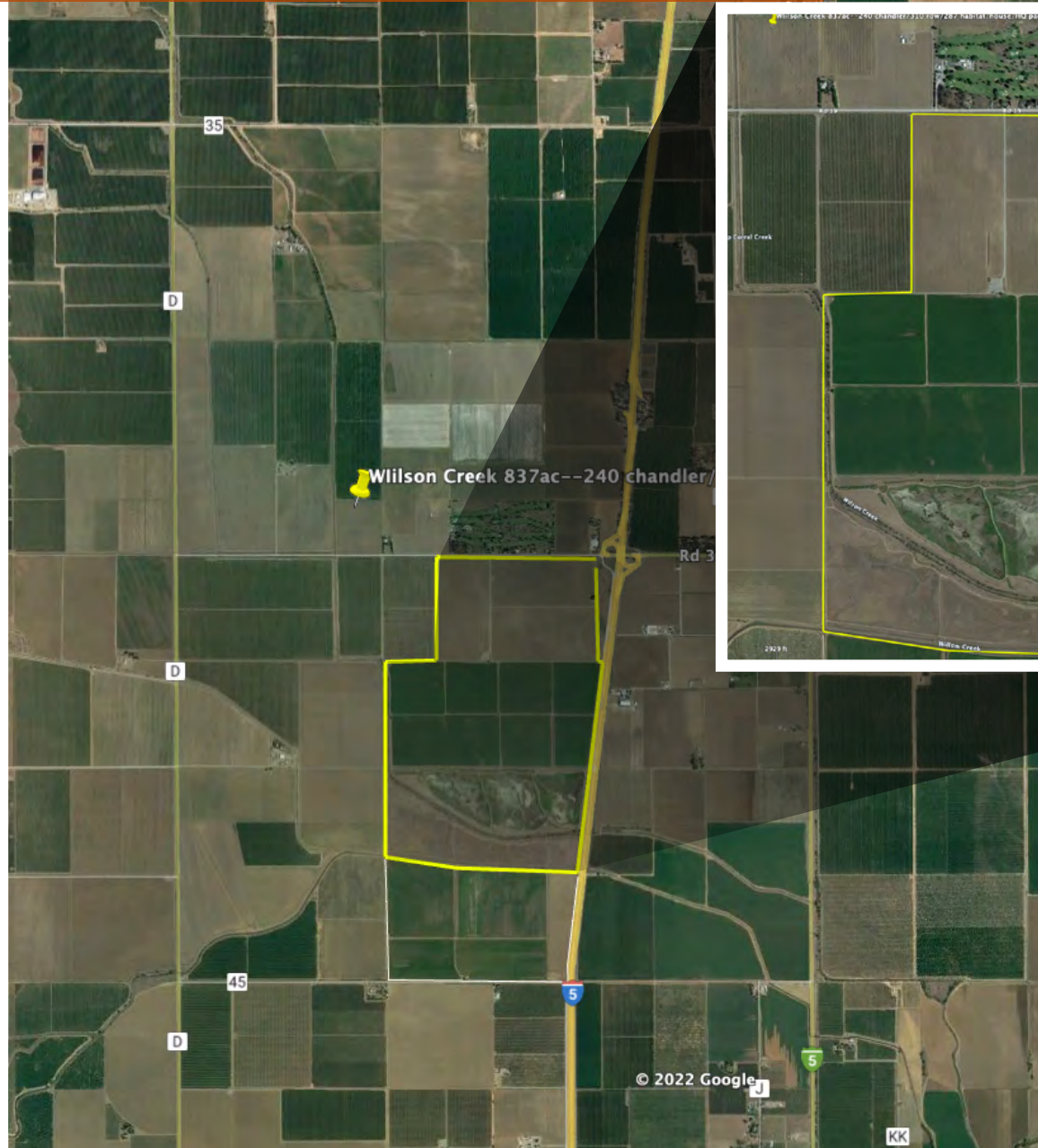
Broker

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PRICE
\$13,700,000



Wilson Creek Ranch - Glenn County

555 acres, +/- of premium farm land and 269 acres +/- waterfowl habitat area

Location

This property is located at the southwest corner of Interstate 5 and Baylis Road 39, a few miles to the south of Artois, California in Glenn County. The property has 1 mile of Interstate 5 frontage with a highway exit at the northeast corner of the property offering excellent access. The location lies in a high yielding farming area with neighboring properties planted to almonds, walnuts, pistachios and row crops.

Legal

The property is made up of 8 assessors parcels which total 824.61 assessed acres as described as Glenn County APN #'s:

020-230-008 - 314.59 assessed acres

020-230-014 - 79.84 assessed acres

020-230-015 - 1.08 assessed acres

020-230-017 - 158.64 assessed acres

020-230-018 - 1.31 assessed acres

020-240-014 - 62.3 assessed acres

020-240-015 - 57.8 assessed acres

020-240-018 - 149.05 assessed acres

Zoning

The zoning for the property is Ag Preserve 80 with the county use designated as Farms. The property is enrolled in the Williamson Act.

Use

The property consists of 555 acres, +/- of premium farm land and 269 acres +/- of waterfowl and wildlife area with developed ponds pursuant to a conservation easement.

The farm land consists of 240 acres, +/- of chandler walnut orchards and 315 acres, +/- of row crop. The chandler walnut orchard is planted on a 26 x 18 spacing on RX-1 rootstock and was field budded to the chandler variety. 2023 will be the first harvestable crop for the walnuts. The walnut orchard is irrigated by solid set sprinklers and the trees display beautiful growth and uniformity throughout. The orchard is set up to be a high yielding orchard. The row crop land has been farmed to several different crops and is currently being prepped for alfalfa. There are no lease commitments on the property.

The 269 acres, +/- of wetland habitat has a conservation easement. This habitat area is mostly developed waterfowl impoundments with necessary water infrastructure and is home to ducks, geese, pheasants, turkey and blacktail deer, presenting significant recreational opportunities.



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Soils

The soils on this property are well suited for orchard crops. Surrounding ranches have high yielding almonds, pistachios, walnuts and row crops.

Water

In today's farming environment there is nothing more critical than water. The property has water coming from three sources. The property has eight agricultural wells. Five of these wells have test pumped up to 2,000-3,200 gallons per minute. Four of these wells are newer and were drilled in 2014 as 16 inch wells to a depth of approximately 700 to 900 feet. Three of the four newer wells have been equipped with premium efficient motors with variable frequency drives. Three additional wells produce under 2,000 gallons per minute. In addition, 400 acres +/- of the property is located in and serviced as a primary user in the Orland-Artois Water District which receives its water from Lake Shasta and is delivered by the Tehama Colusa Canal. 41 acres of the wetland habitat is in the Glide Water District. The property also has two diversions from Wilson Creek. Additional water resources are provided by the 269 acre wetland habitat area.

Home & Pad

The property has one home in good condition. The home has a separate access point from Baylis road 39. The property also has a sizable graveled headquarter pad in the center of the ranch with an additional well and electricity.

Price

\$13,700,000. Cash to Seller.

Broker Comments

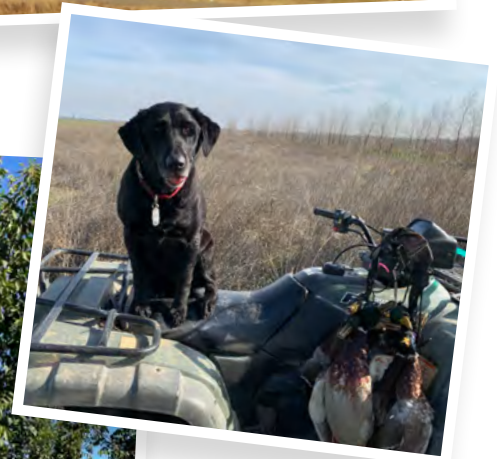
The Wilson Creek Ranch presents a rare opportunity for a Buyer to own and cultivate diversified premium farm ground with three sources of water. Properties of this size and quality are difficult to find in Northern California. In addition, the conservation habitat offers additional water flexibility and resources as well as recreational opportunities. Please contact listing Broker to set up a private property tour. Access without permission is prohibited.

All items in this brochure are for illustrative purposes and must be reviewed and determined by Buyer in diligence. Seller may sell or 1031 exchange orchard or row crop land separately.



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Josh Cook | Broker/Co-Owner

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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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