

# FOR SALE | COUNTY LINE ALMONDS – COLUSA COUNTY

NW Corner of County Line Road & Wildwood Road, Arbuckle, CA

## PROPERTY HIGHLIGHTS

- Leased Fee Estate (Sold Subject to Orchard Development Lease)
- Mature Bearing Almond Orchard
- 119.57 Gross Acres with 95+/- Net Planted Acres
- Orchard Developed in 2005
- 50% Nonpareil; balance Butte, Winters, Carmel & Fritz varieties
- Lease terminates at the end of 2024 crop year

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# COUNTY LINE ALMONDS COLUSA COUNTY

## LOCATION DETAILS

NW Corner of County Line Road  
& Wildwood Road,  
Arbuckle, CA



### LOCATION:

**County Line Almonds** is situated on the NW corner of the intersection of County Line and Wildwood Roads. This almond production district is on the westside of Colusa County, about 6 miles SW of community of Arbuckle, CA and 3 miles (following County Line Road) to a full-interchange at Interstate 5, which links the area to Sacramento (40 miles) and San Francisco (under 100 miles) via Interstate 505 (at Dunnigan, CA)

**Arbuckle is a small but growing community** in the SW part of Colusa County along Interstate 5, with a population currently just under 3,500 residents and surrounded by some of the richest farmland in the country. The town provides support services for the largely agricultural community and is the home of Pierce High School with an enrollment of over 400 students.

**Colusa County ranks 6th in the whole state for almond production** with over 68,000 harvested acres and is the No. 1 crop in terms of value within the County. The nearby Nickels Field Station is where much of the research for micro-irrigation was conducted, helping growers reduce the amount of water needed to grow almonds by 33% from 1990 to 2010.

### Did you know?

**California is one of five places on this earth with the Mediterranean climate needed to grow almonds.**



# COUNTY LINE ALMONDS

## COLUSA COUNTY

## LAND SUMMARY

NW Corner of County Line Road  
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<b>REGION:</b>	Colusa County – Sacramento Valley – Northern California
<b>NEAREST COMMUNITY:</b>	Williams, CA is 19 miles N. Community of Arbuckle (local schools) is within 6 miles NE along Interstate 5
<b>ASSESSMENT DATA:</b>	<b>APN:</b> 021-280-045 <b>Acres:</b> 119.57 <b>Property Taxes:</b> \$7,280
<b>LAND USE ZONING:</b>	EA – Exclusive Agriculture
<b>FLOOD ZONE:</b>	Zone A – an area with no flooding (except Petroleum Creek)
<b>TOPOGRAPHY:</b>	The terrain is unlevelled and segmented by Petroleum Creek, a natural, seasonal drain that sheds water from the mountain range to the west. The elevation is about 340' on the westerly boundary and about 300' on the along Wildwood Rd. There is a building pad along County Line Rd. that would make a nice homesite.
<b>ORCHARD:</b>	Almonds were established in 2005 in three uniform blocks with 15' x 21' spacings with 50% Nonpareil and alternating rows of Butte, Carmel, Fritz and Winters varieties
<b>SOILS:</b>	Mixed but primarily Westfan loam, a deep and well-drained, Class 1 soil without any restrictive features with very little natural slope being formed on alluvial fans. It is associated with Arbuckle gravelly sandy loam and Arand sandy loams. Please reference the Soil Map for soils dispersion.

**WATER:** The property has historically relied upon the Colusa County Water District (CCWD) for irrigation water. CCWD comprises about 29,000 acres, and is a water contractor that receives surface water from the Tehama-Colusa Canal (TCC), which is owned by the Bureau of Reclamation and a part of the Central Valley Project. Water in the canal is diverted into an underground network of lateral pipelines and a pipeline paralleling County Line Rd. on our subject goes to a dedicated outlet about ½ mile W. of Wildwood Rd. 2022 base water rates were \$24.50/acre for O & M charges. In 2021, CCWD bought out their BOR contract and the annual charge for that is \$26.25/acre (9 yrs. until extinguished). Due to severe prolonged drought, there is no water available from Lake Shasta, etc. Tenant currently imports well water into the system to irrigate (Warren Act) which is not appurtenant to the property

**SGMA:** In Sacramento Valley – Colusa Groundwater Authority (CGA) High Priority (Over 20 pts) – Shows Declining Groundwater Levels

**DRAINAGE:** The property has excellent natural drainage from the gravelly soils and augmented by Petroleum Creek. The property is within the bounds of the Colusa Main Drain and assessed with the property taxes.

**MINERAL RIGHTS:** Intact and convey with property at offered price. Currently unleased.

**ASKING PRICE:** **\$2,200,000**

**ASKING PRICE:** Cash to seller at closing.

**CONTACT:** Exclusive Agents

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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



# COUNTY LINE ALMONDS COLUSA COUNTY

## INVESTMENT PROFORMA

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### LANDLORD INCOME REVIEW BASE LEASE TERMS (BASED ON CURRENT LEASE)

PLANTED ACRES:	95 Acres
LEASE EXPIRATION:	Oct. 1, 2024 Note: Tenant/Lessee interested in extending the lease into 2029 crop year
LEASE RATE:	Landlord Share Rent is 10% of gross proceeds
EXPENSES:	Tenant pays all cultural expenses, water costs and the property taxes
PRODUCTION HISTORY:	

Variety	Acres	Year - 2018	Year - 2019	Year - 2020	Year - 2021	4 Year Average
Nonpareil	47.50	2,754	2,038	2,826	2,108	2,432
Butte	12.00	2,469	2,416	2,254	1,803	2,236
Carmel	12.00	1,680	2,113	1,758	908	1,615
Fritz	11.50	2,864	2,110	2,680	1,109	2,191
Winters	12.00	2,111	1,562	2,401	1,540	1,904
Overall Meat Lbs/Ac		2,515	2,044	2,548	1,725	2,076
Blue Diamond Landlord Payments		\$ 60,436	\$46,776	\$44,838	\$41,203	\$48,313
Landlord Income/Acre		\$636.17	\$492.38	\$471.98	\$433.72	\$508.58

AVG. GROSS LANDLORD INCOME:	\$48,313
AVG. LANDLORD INCOME/ACRE:	\$508.58
EXPENSES:	Landlord Liability Policy currently at \$700/Year, Tenant pays property taxes.
NET OPERATING INCOME:	\$47,613
NOTE:	At present, there is a reversion back to the landlord for the fee estate (orchard goes to landlord at end of lease) at the end of 2024



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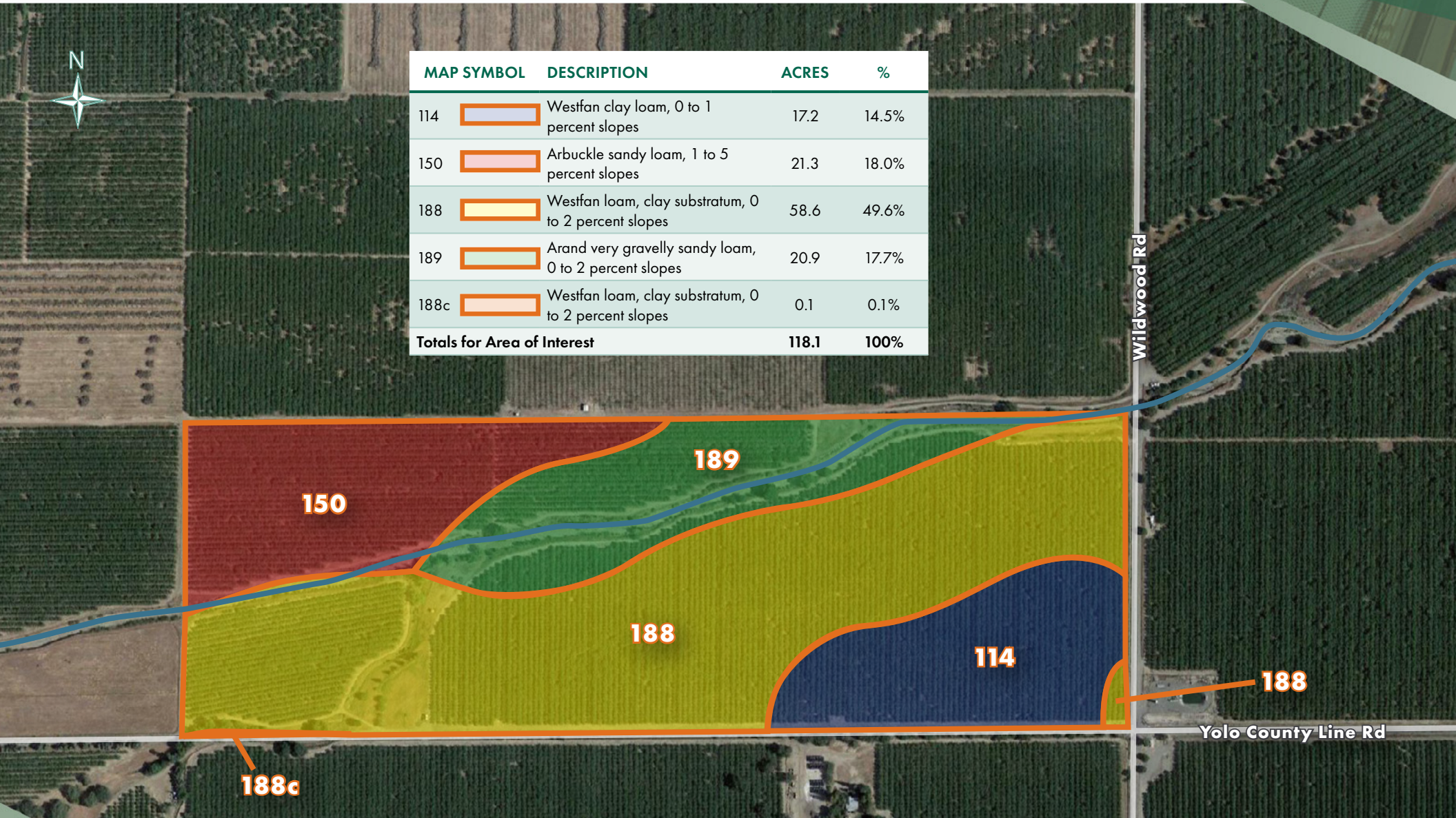
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# COUNTY LINE ALMONDS COLUSA COUNTY

## SOIL MAP

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# COUNTY LINE ALMONDS COLUSA COUNTY

## PROPERTY PHOTOS

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**Intersection Wildwood & CL Road**



**Orchard View from County Line**



**Ground View along W. boundary**



**Fertigation Station**



**Overhead view of remainder area**