

WILLOWS YOUNG PISTACHIOS

Glenn County, California

909.44± Acres

\$26,828,480
(\$29,500/Acre)



- Young Pistachios
- 2 Sources of Water
- Kanawha Water District
- 6 Pumps & Wells



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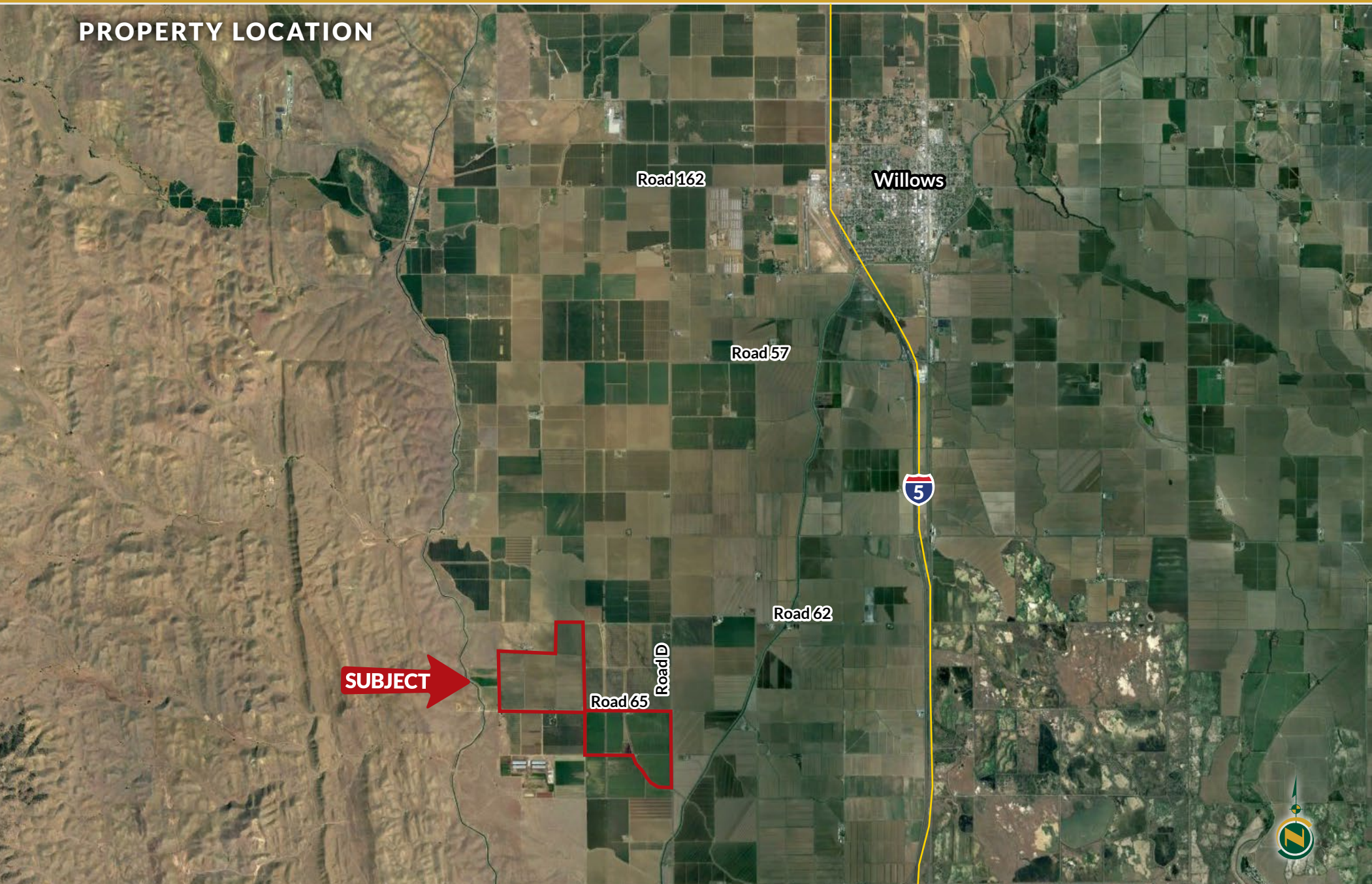


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

This newly developed pistachio ranch consists of three (3) parcels totaling 909.44± accessed acres. It is located 8± miles south of the city of Willows. The pistachios are Golden Hills variety on Platinum rootstock planted in 2022. Irrigation is supplied by Kanawha Water District, along with six (6) pumps and wells, and 5 lift pumps. The water is distributed to the orchards via drip irrigation system.

LOCATION

The property is located on the south side of Road 62 west of Road D, approximately 8± miles south of the city of Willows. Interstate 5 is located 3 ½ miles east of the property with access off the Road 68 on/off ramps.

LEGAL

Glenn County APN's: 014-170-028 (185± ac.), 014-170-039 (320± ac.), and 014-170-054 (404.44± ac.). Located in a portion of Section 1, T18N, R4W, M.D.B.&M.

ZONING

AP-80, Agricultural Preserve, minimum parcel size 72 acres.

PLANTINGS

Golden Hills pistachios planted in 2022 on Platinum rootstock (to be grafted).

WATER/IRRIGATION

(6) Irrigation Pump & Wells

(4) Lift Pumps

The orchard is irrigated by a combination of surface water from Kanawha Water District and irrigation pumps and wells. 627.21± acres are within the boundary of Kanawha Water District with 492± acres entitled to receive priority water and 135± acres entitled to receive secondary water. Historically, the owner has also irrigated with drain water from the Logan Ditch when available.

SOILS

See soils map included.

BUILDINGS/IMPROVEMENTS/STRUCTURES

A large metal construction shop with 2 horizontal sliding doors and concrete floors is located on the south side of Road 65 adjacent to the Baker Slough with a large yard area.

PRICE/TERMS

\$26,828,480 cash at the close of escrow.



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PROPERTY OVERVIEW

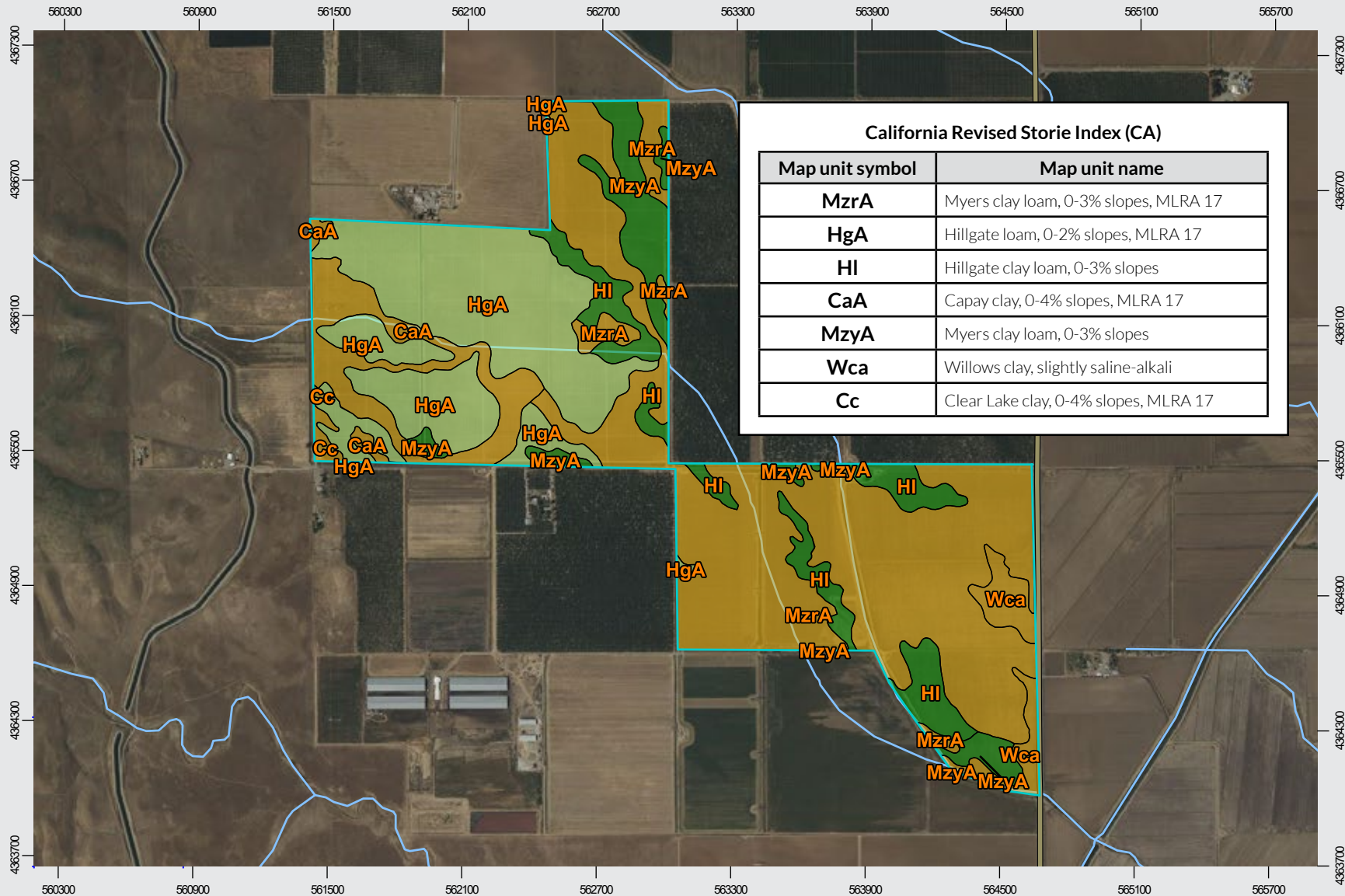


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SOILS MAP

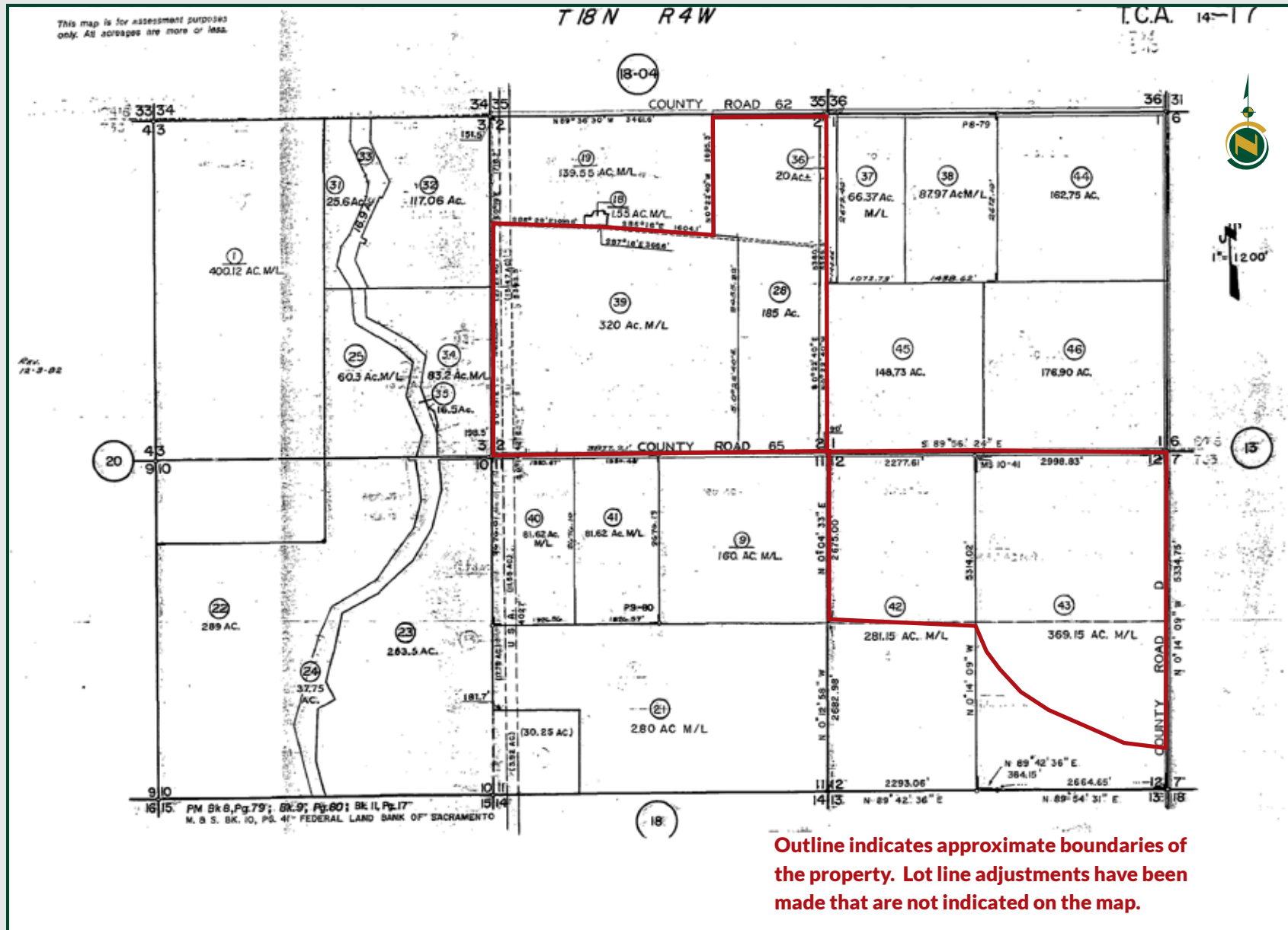


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PARCEL MAP



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PROPERTY PHOTOS



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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.