



SUTTER
EQUITIES

293 Acres Tehama County Almonds

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Agent

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\$4,750,000
(\$16,212 Per Acre)
293 Total Acres

THE OFFERING

293 acres of almonds which were thought to be planted in 2003. The varieties are 1/2 Nonpareil and the pollinators are Aldrich, Butte and Carmel. 82 Acres have recently been redeveloped to 1st leaf Independence variety almonds on Viking rootstock. The spacing is 22' x 14'.



TOTAL ACRES

293 acres



APNs

091-290-001; 091-290-003;
091-290-004; 075-280-030



ZONING

AG-2



IMPROVEMENTS

One shop



CROP

Producing independence variety, on Viking rootstock



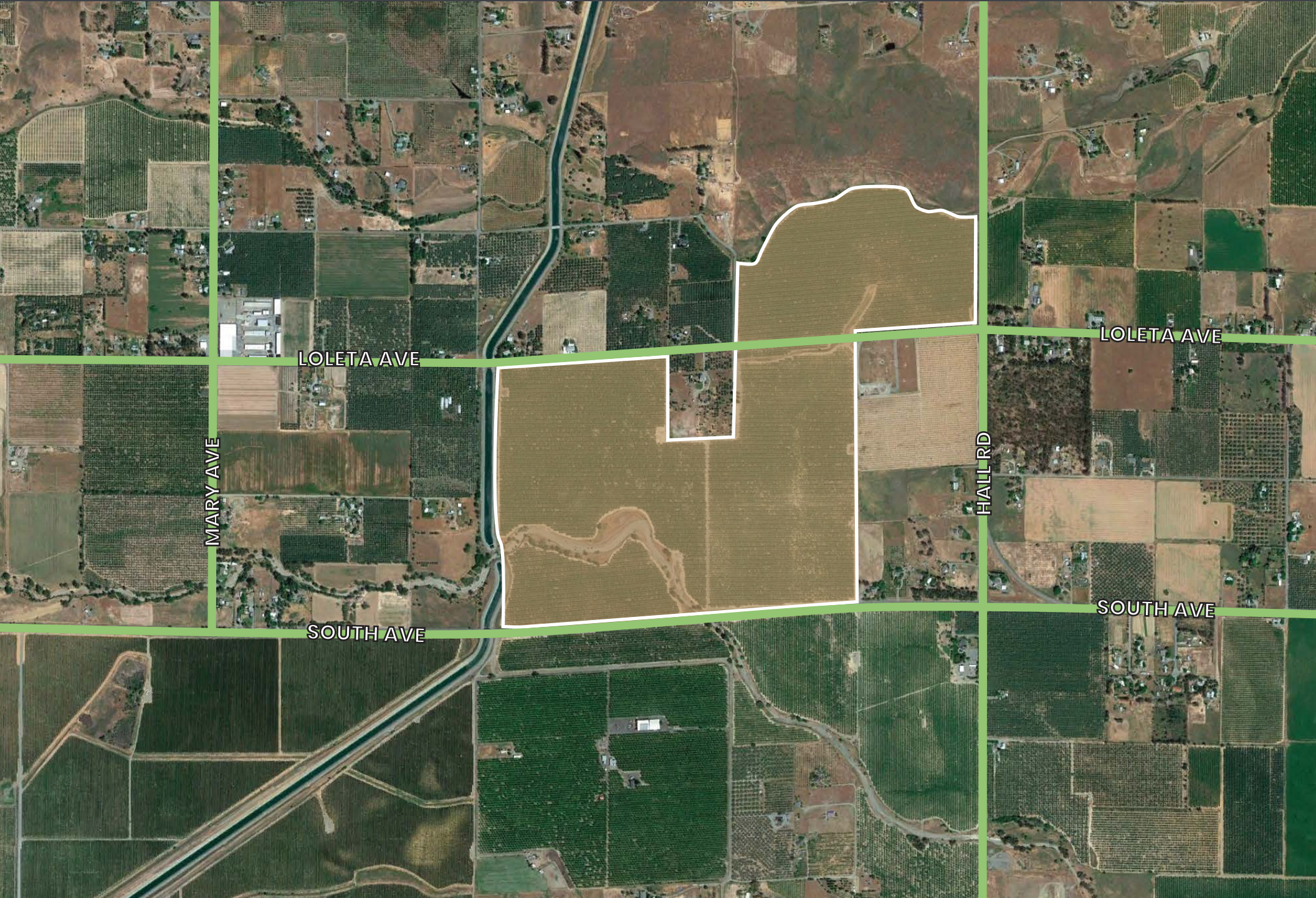
WATER

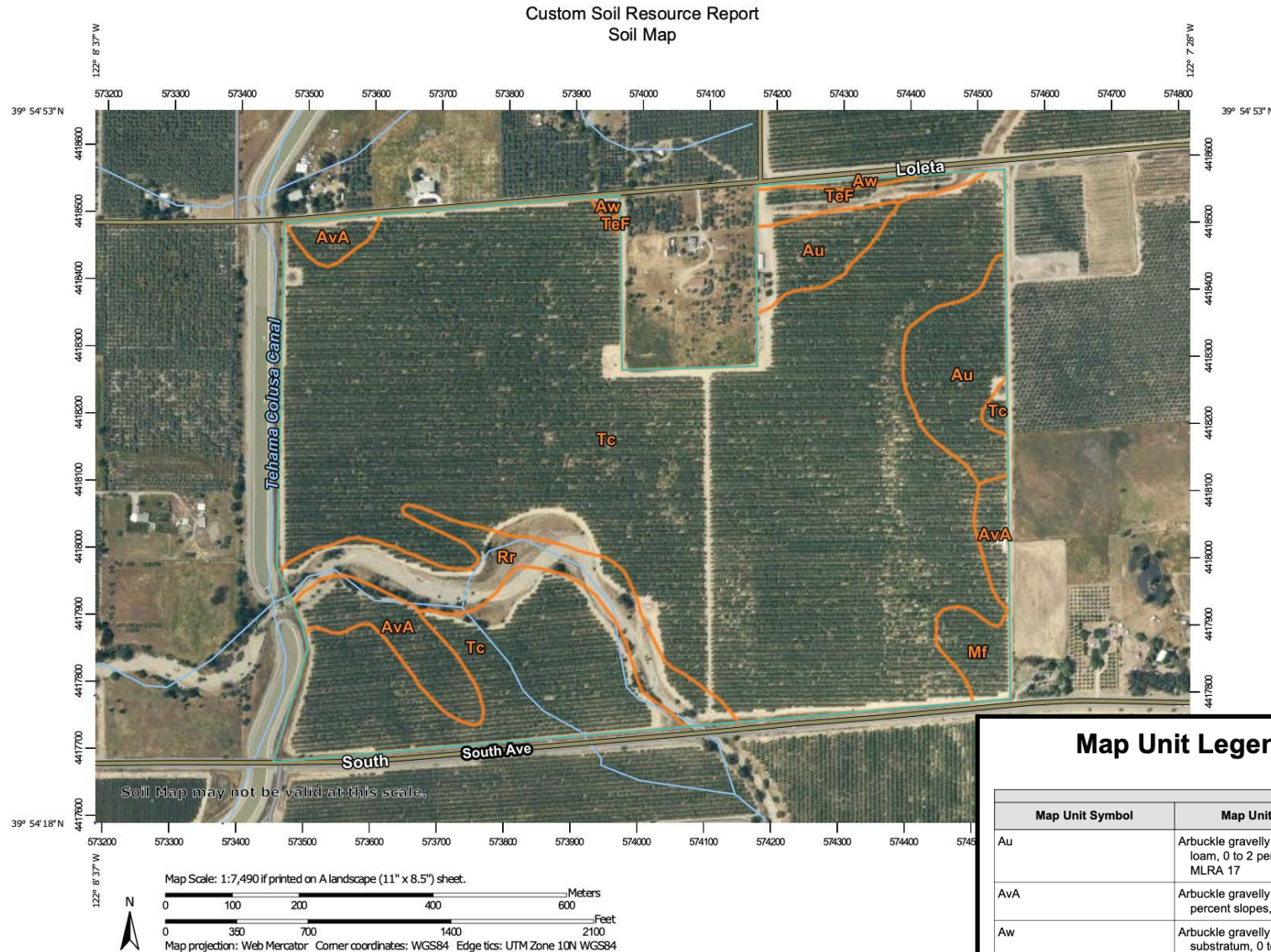
Water is provided by four wells on the property. Two have 100 H.P. electric turbines, one has a 125 H. P. electric turbine and one is 150 H.P. gear head powered by a diesel engine. Distribution is by micro-jet sprinklers.

PROPERTY PHOTOS



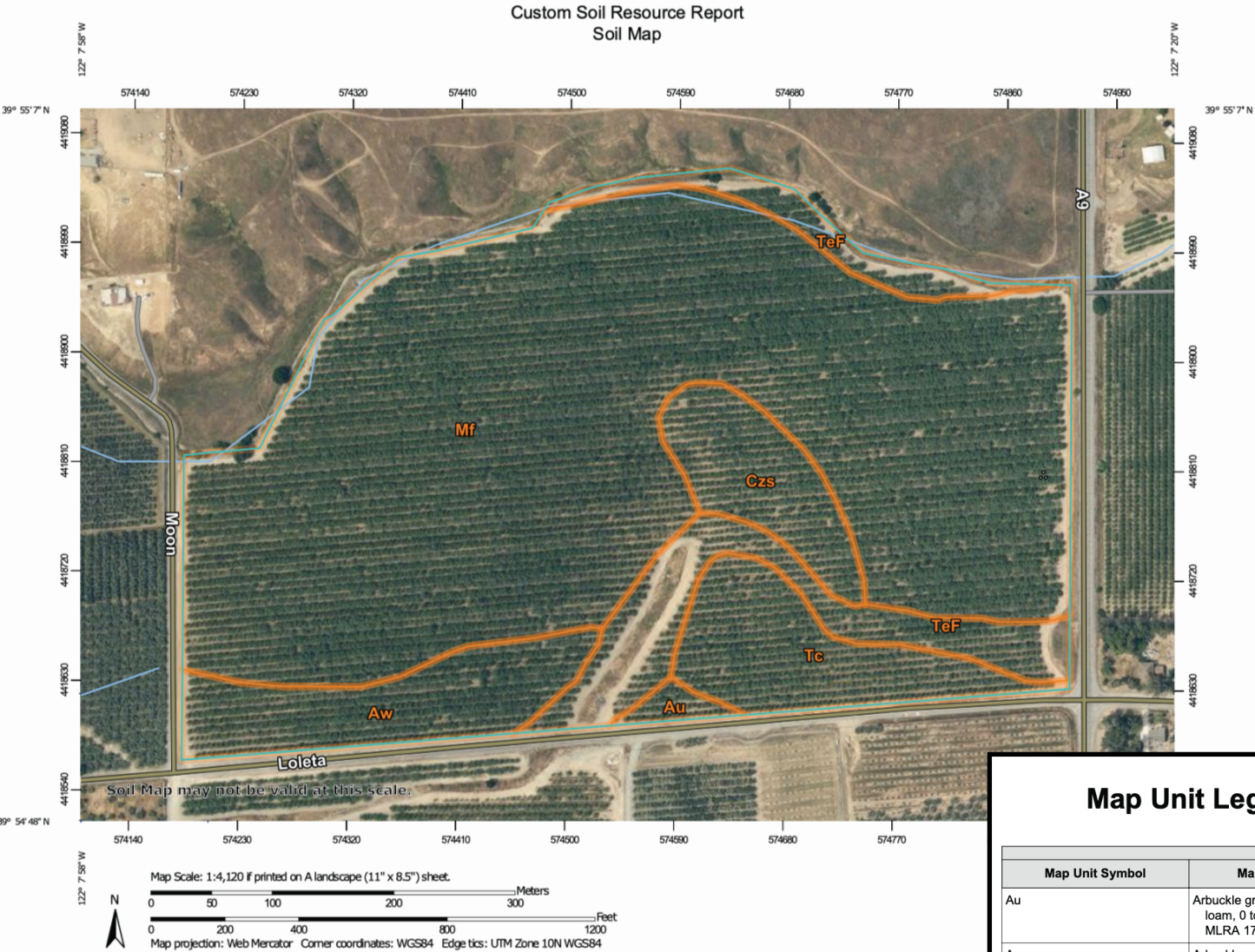
AERIAL OVERVIEW MAP





Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	13.0	6.5%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	9.0	4.5%
Aw	Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes	0.8	0.4%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	2.9	1.4%
Rr	Riverwash	11.6	5.8%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	160.7	80.0%
TeF	Terrace escarpments	2.9	1.5%
Totals for Area of Interest		200.8	100.0%



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	0.5	0.7%
Aw	Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes	5.0	7.3%
Czs	Cortina very gravelly fine sandy loam	3.6	5.2%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	48.2	69.9%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	4.8	7.0%
TfF	Terrace escarpments	6.8	9.9%
Totals for Area of Interest		69.0	100.0%

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