

For Sale

Butte County Almonds

81 Acres, Oroville, CA

Excellent quality almond orchard early in its profitable life. Uniform 9th leaf trees, great varieties and rootstock



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

- Location
 - The subject property is located East of Lonetree Rd and immediately South of Cox Lane
- Property Description
 - There are 4 parcels, which are contiguous to one another, referenced by parcel #'s
 - 027-220-213 (20.00 acres +/-)
 - 027-220-214 (20.03 acres +/-)
 - 027-220-215 (20.33 acres +/-)
 - 027-220-216 (20.75 acres +/-)
- Soils
 - The soils consist of primarily East Biggs loams and Wilsoncreek-Trainer loams, with have 0-2% slopes, as evidenced by attached soil survey.
- Crops
 - There are approximately 76 net planted acres which were planted in 2016. All trees are planted on Rootpac R rootstock. Tree spacing is 14' x 21'
- Varieties
 - 50% Nonpareil
 - 25% Monterey
 - 25% Wood Colony
- Leases
 - The subject property is free and clear of any leases
- Zoning
 - Agriculture 20 acre minimum



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- Irrigation
 - The irrigation supply is provided by 2 wells. There is a 70 hp submersible well drilled to 325 feet, set at 220' and a new 100 hp GE motor turbine well with a soft start drilled to 325 feet, bowl set at 180'. The wells can be run in tandem or individually. The orchard is irrigated by microjet sprinklers and run in 2 sets.
- Taxes
 - The property is not enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.
- Improvements
 - In addition to the orchard there is a modular home, workshop and pole barn for equipment storage
- Available upon Request
 - Production history, well information
- Price
 - \$1,600,000
- Contact
 - Justin Hill
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The above information was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



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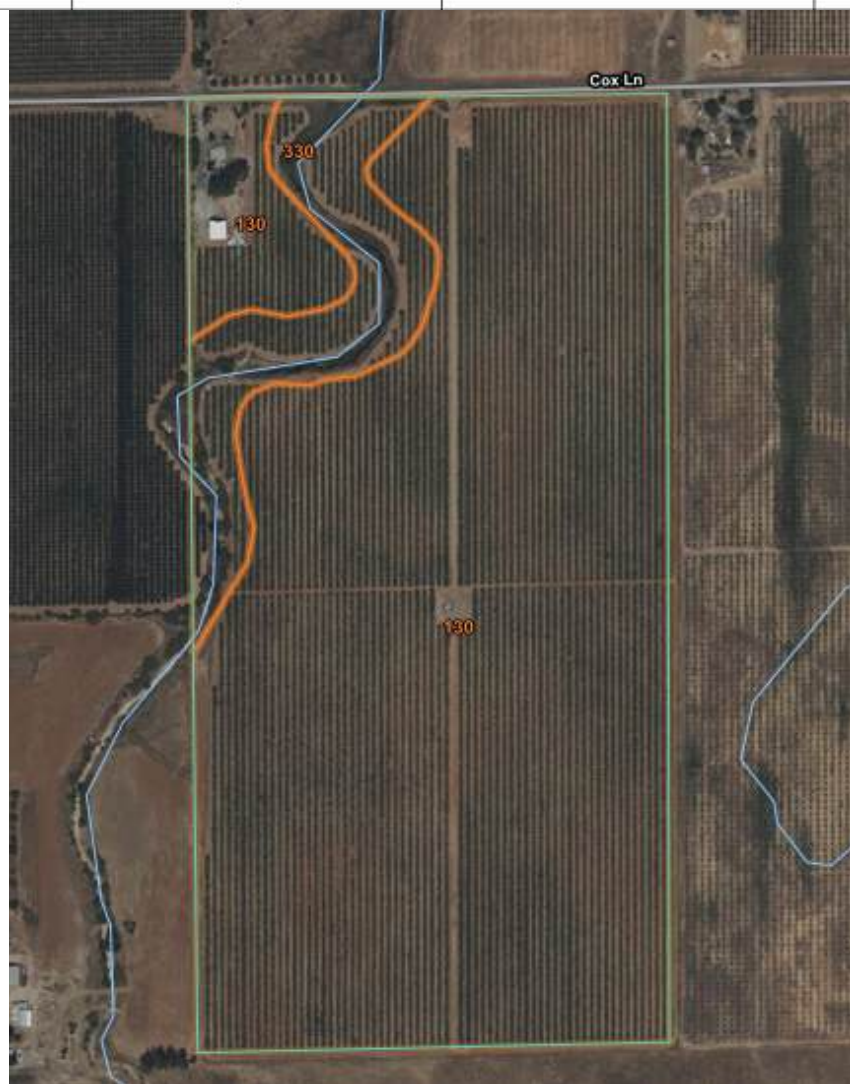
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
130	Eastbiggs loam, 0 to 2 percent slopes	70.7	89.3%
330	Wilsoncreek-Trainer loams, 0 to 2 percent slopes, occasionally flooded	8.5	10.7%



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