



**410.3±
Total Acres**

High Quality & High Yield Almond
Orchards – Arbuckle, California

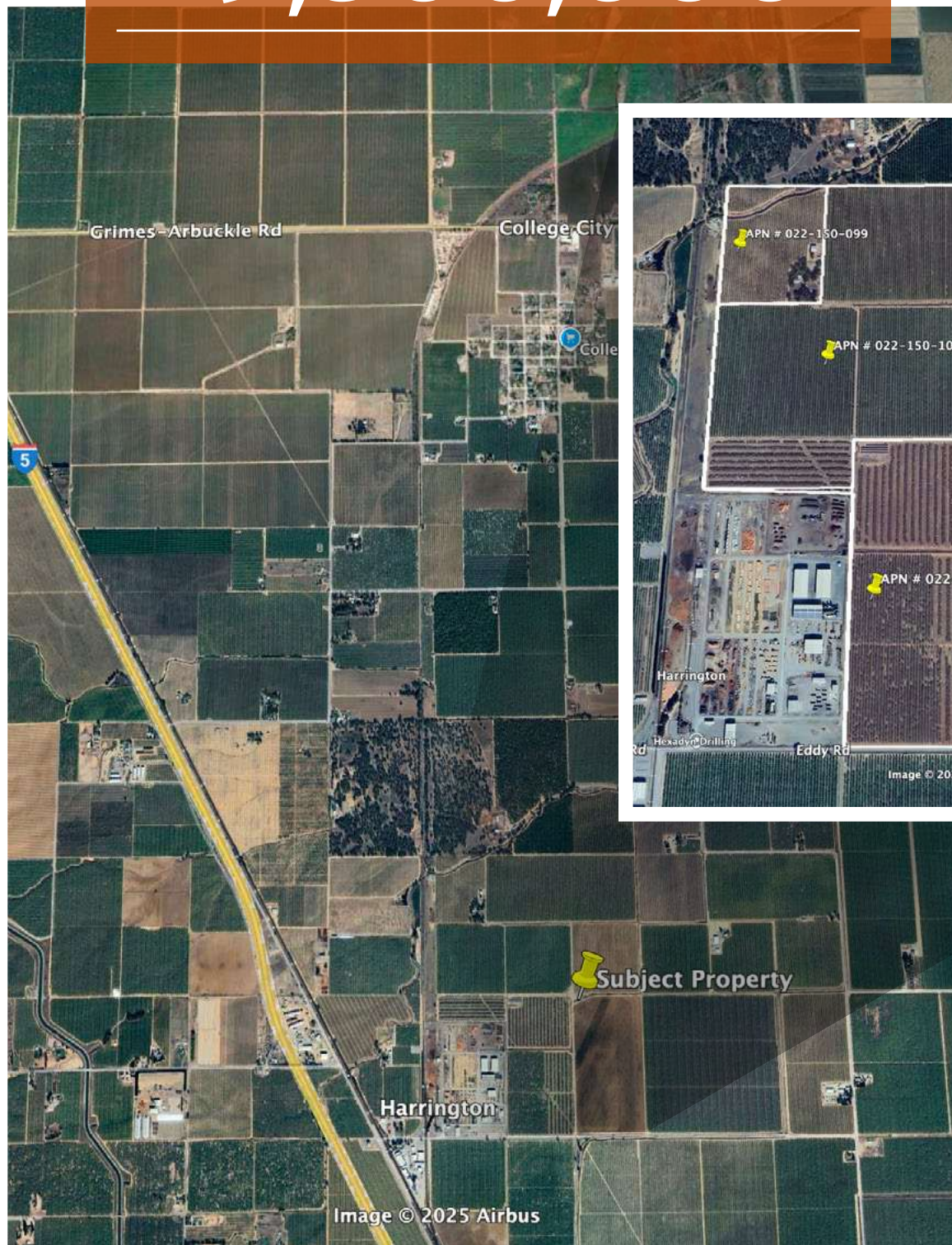
We **SELL** California
farms **with** a **HEART**
to change lives

Josh Cook
Broker

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PRICE
\$9,500,000



410.3± Acres – Arbuckle, California

High Quality & High Yield Almond Orchards

Description:

Welcome to a turn key almond orchard operation and investment. This high quality and high yielding almond orchard is located in one of the best almond farming areas in Northern California. The orchard has been developed and farmed with the highest standards for maximum yield performance. The orchard blocks display uniformity and excellent health throughout. Most of the orchard blocks are in their peak production years or are young and just coming into peak production years. Almond varieties on the farm have been chosen for maximum gross revenue potential. The property has excellent soil, multiple water options and lies in an area that rarely deals with early spring frost. In addition to the almond orchards, the property also has a diversification of 70 acres +/- in row crop that is leased out on a year to year basis. This row crop ground is also well suited for an almond orchard and has already been previously deep ripped. The majority of the electricity costs for irrigating are offset by an on site solar generation system that was newly installed in 2021. This property is an opportunity to step into a turn key almond farming operation at a time when optimism is returning to the almond farming industry.

Location:

This property can be accessed using the following address: 7111 Eddy Road, Arbuckle, CA 95912. The property is located in south Colusa County on the east side of Interstate 5, a few miles to the south of the city of Arbuckle.

Legal:

The property is made up of 5 parcels which total 410.3 assessed acres, more or less. The parcels are further described as Colusa County APN #s:

022-150-094 – 79.52 assessed acres

022-150-095 – 78.25 assessed acres

022-150-099 – 28.76 assessed acres w/ shop & home

022-150-100 – 144.71 assessed acres

022-150-129 – 78.96 assessed acres



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Orchard:

The property consists of the following orchard plantings:

Field 1 – 20 acres +/- planted in 2020 to 100% Independence variety on Viking rootstock and a 20 X 14 spacing.

Field 2 – 78 acres +/- planted in 2017 to 70 acres of Nonpareil variety and 8 acres of Fritz variety on a Krymsk rootstock and a 22 X 14 spacing.

Field 3 – 71.92 acres +/- planted in 2010 to 40 acres of Nonpareil variety, 21.28 acres of Carmel/Winters variety and 10.64 acres of Price variety on Krymsk rootstock and a 24 X 16 spacing.

Field 4 – 37 acres +/- planted in fall of 2022 to 100% Independence variety on Brights Hybrid rootstock and a 20 X 14 spacing.

Field 5 – 79 acres +/- planted in the spring of 2024 to 75% Nonpareil variety and 25% Monterey variety on Krymsk rootstock and a 22 X 14 spacing.

Field 6 – Field 6 north is 26 acres +/- of row crop leased out on a year to year basis. Field 6 south is 44 acres of row crop leased out on a year to year basis.

Compost Yard – Located on the southwest corner of the property are 15 acres +/- that is leased out for compost storage.

Yields:

The orchard blocks that are in full production have excellent yield history with yields showing up to 3,000 pounds to the acre on the mature orchard blocks. The young orchards are entering their production years and will include 3rd leaf, 4th leaf & 6th leaf in the 2026 crop season. Yield history can be made available to qualified potential purchasers.

Water:

The property has two agricultural wells which are both in active use. Both pumps on the wells are electric. The newest well is approximately 1,000 foot in depth and test pumped up to 3,500 gallons per minute in 2017. The second well is approximately 600 foot in depth and test pumped, at one time, up to 2,000 gallons per minute. The water from these wells has been sufficient to irrigate the orchards under pressure. In addition, the property receives surface water from the Colusa County Water District. Water is delivered to every tree in the orchard by drip lines. The irrigation design allows for multiple options for irrigation sets from both well water and district water as all underground mainlines and pumping and filter stations are tied in together, delivering water to every part of the property.

Buyer is advised to do their own due diligence on all water sources for the properties.

The property is located in the Sacramento Valley Colusa Basin and the Colusa Subbasin. The Groundwater Sustainability Plan for the Colusa Subbasin can be viewed at www.colusagroundwater.org

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Groundwater Disclosure:

The Sustainable Groundwater Management Act (SGMA), requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information visit the SGMA website at www.sgma.water.ca.gov

Soil:

The soils on the property are rated as Class # 1 or Class # 2 by the California Revised Storie Index. The excellent soils on these farms have contributed to the excellent yield history. Please see the included soil maps and information.

Solar:

With PG&E costs steadily increasing for Ag irrigation, this farm has the benefit of a newly installed Solar Generation Site which drastically reduces the cost of irrigation. The property has a 202 kWDC system. Solar system details are available upon request.

Home & Shop:

Located on APN # 022-150-099 is a 3 bedroom, 2 bathroom home that county records show as 1,667 square feet. This home is leased out to an employee of the farm. In addition, there is a shop located on this parcel that is used by the current owner in the farm operation.

Price:

\$9,500,000 or \$23,153 per acre.

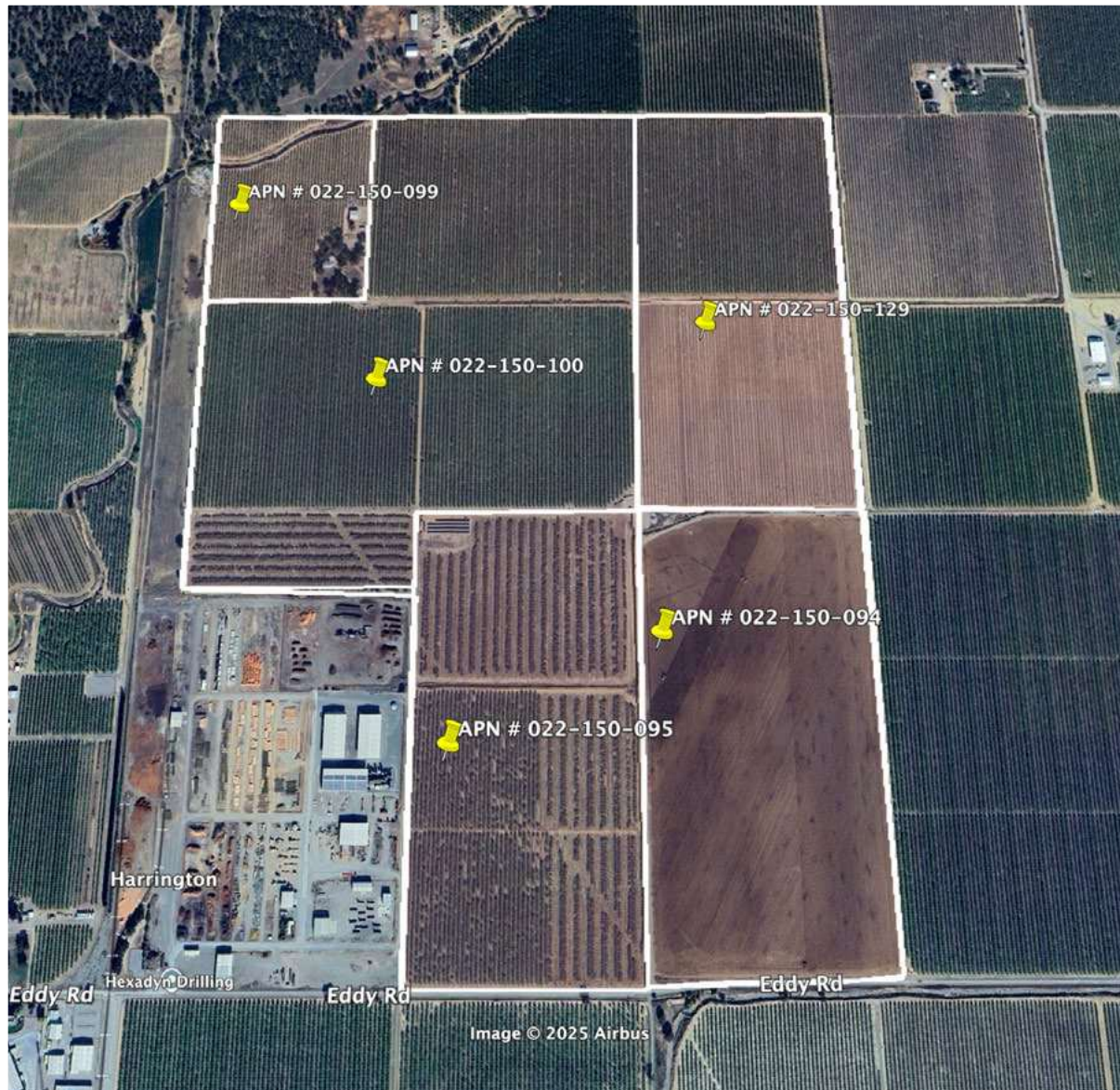
Contact:

Contact Broker for a private tour of the property.



Parcel Map (Eddy Road Property)

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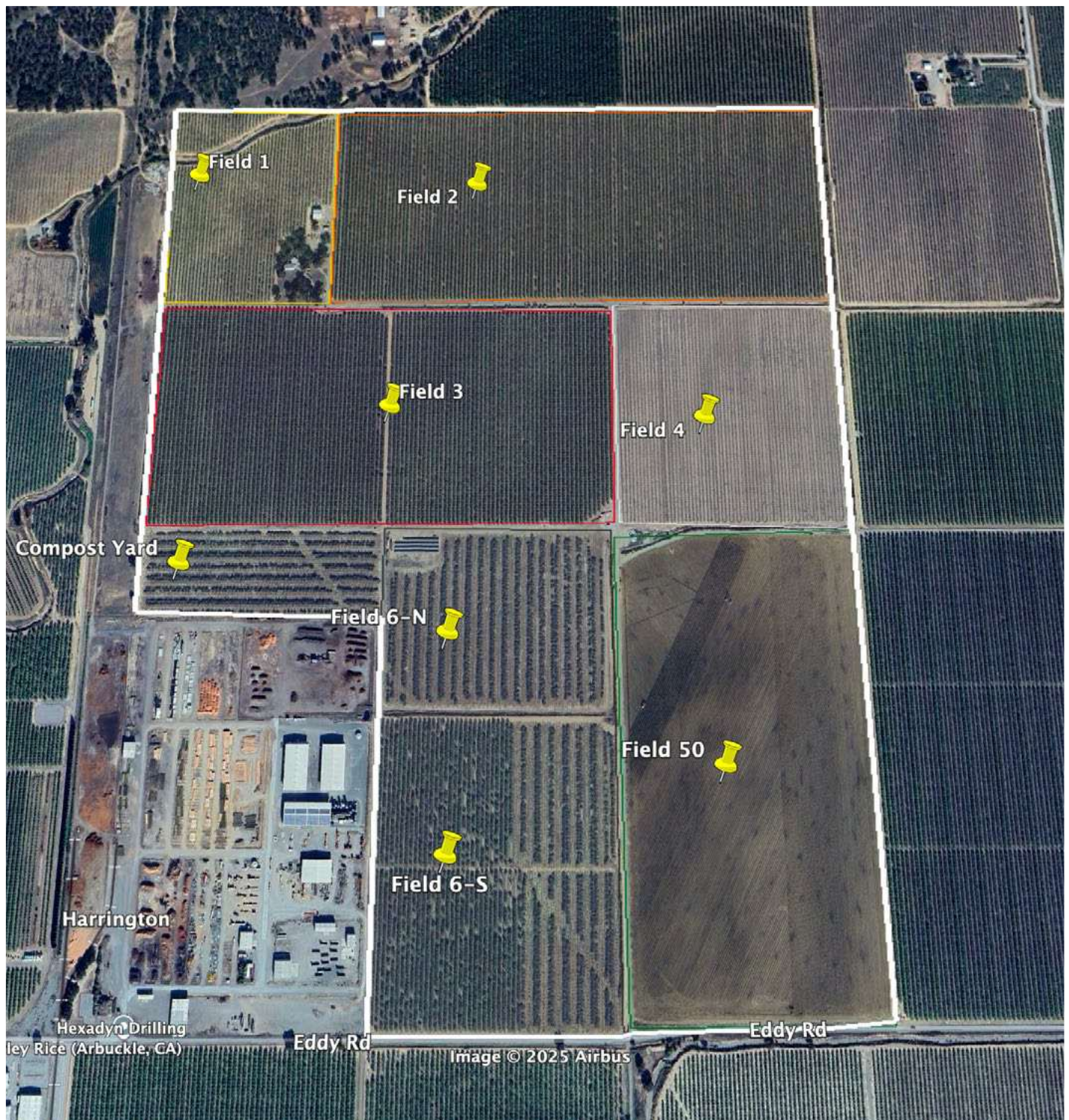
Well Map

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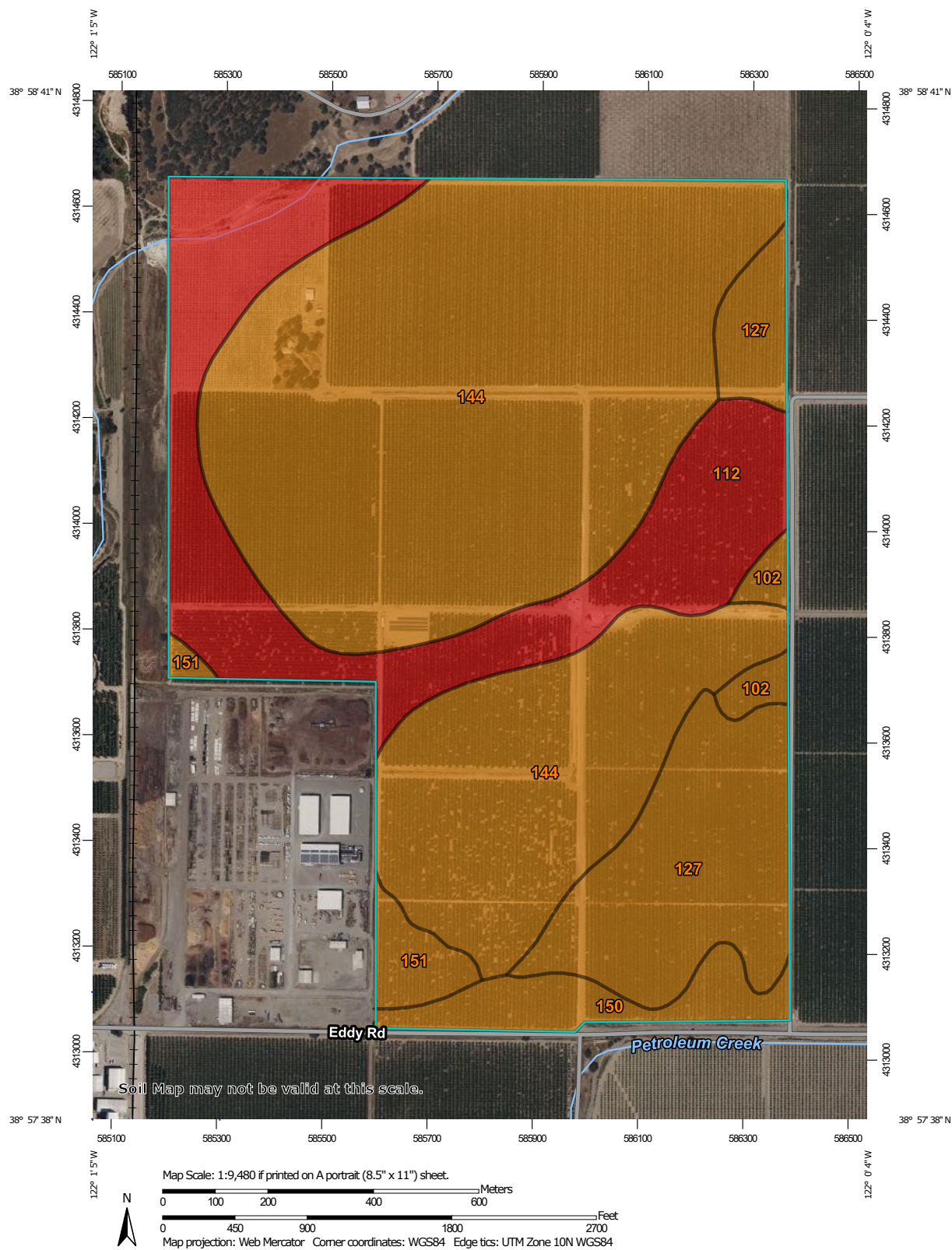
Field Maps

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Soil Map (Eddy Road Property)

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Soil Map (Eddy Road Property Continued)

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Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels- capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	4.9	1.2%
112	Westfan loam, 0 to 2 percent slopes	1	78.6	19.4%
127	Mallard clay loam, 0 to 1 percent slopes	2	53.2	13.2%
144	Hillgate clay loam, 0 to 2 percent slopes	2	244.5	60.5%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	15.0	3.7%
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	7.9	1.9%
Totals for Area of Interest			404.0	100.0%



Wells & Water

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CCWD Turnout



Eddy Road Newer Well



Timber Well Filtration



Eddy Road Timber Well

Solar

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Orchards

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Orchards

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Home & Shop

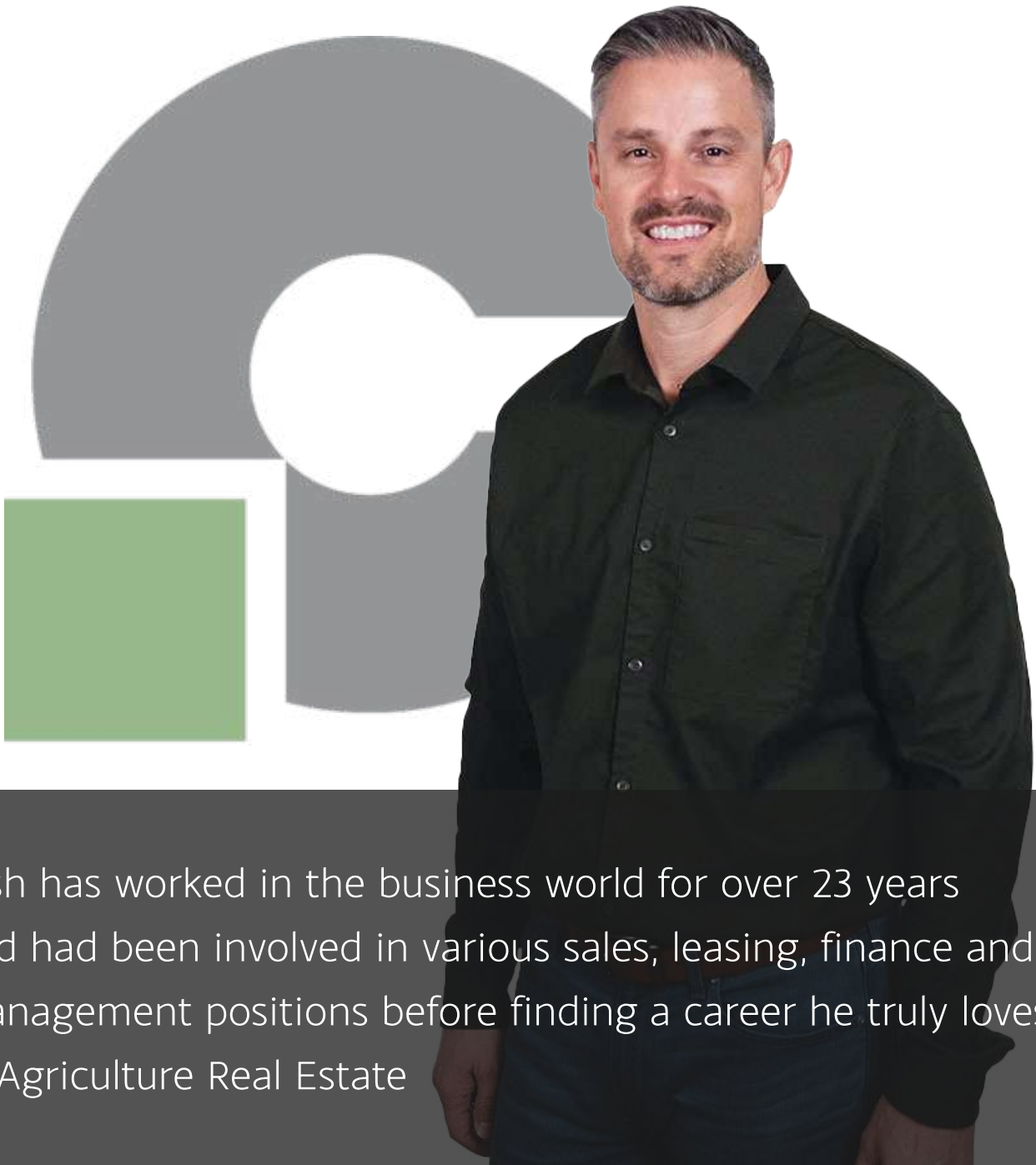
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Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 23 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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