

FOR SALE

Yuba Co. Almonds & Walnuts

Acreage: ±139.17 assessed acres

Location: West side of Ramirez Road, ±1.00 mile southeast of Honcut in Yuba Co.

Land Use: ±22 acres of 2013 (8th leaf) Chandler walnuts on Black Walnut rootstock.
±21 acres of 2019 (2nd leaf) Chandler walnuts on RX1 rootstock.
±60 acres of 2019 (2nd leaf) Independence almonds on Krymsk rootstock.
±23 acres of 2020 (1st leaf) Independence almonds on Krymsk rootstock.

Soils: ±100% Trainer loam - Class 2

Water: Property has historically utilized water provided by the property's tile drainage system which has sufficed annual needs of the property. Seller is in the process of connecting pipeline for surface water delivery from the Browns Valley Irrigation District as well as drilling an ag. well. All acres are irrigated via micro-sprinkler system.

Price: **\$3,600,000** (\$25,868/Assessed Acre)

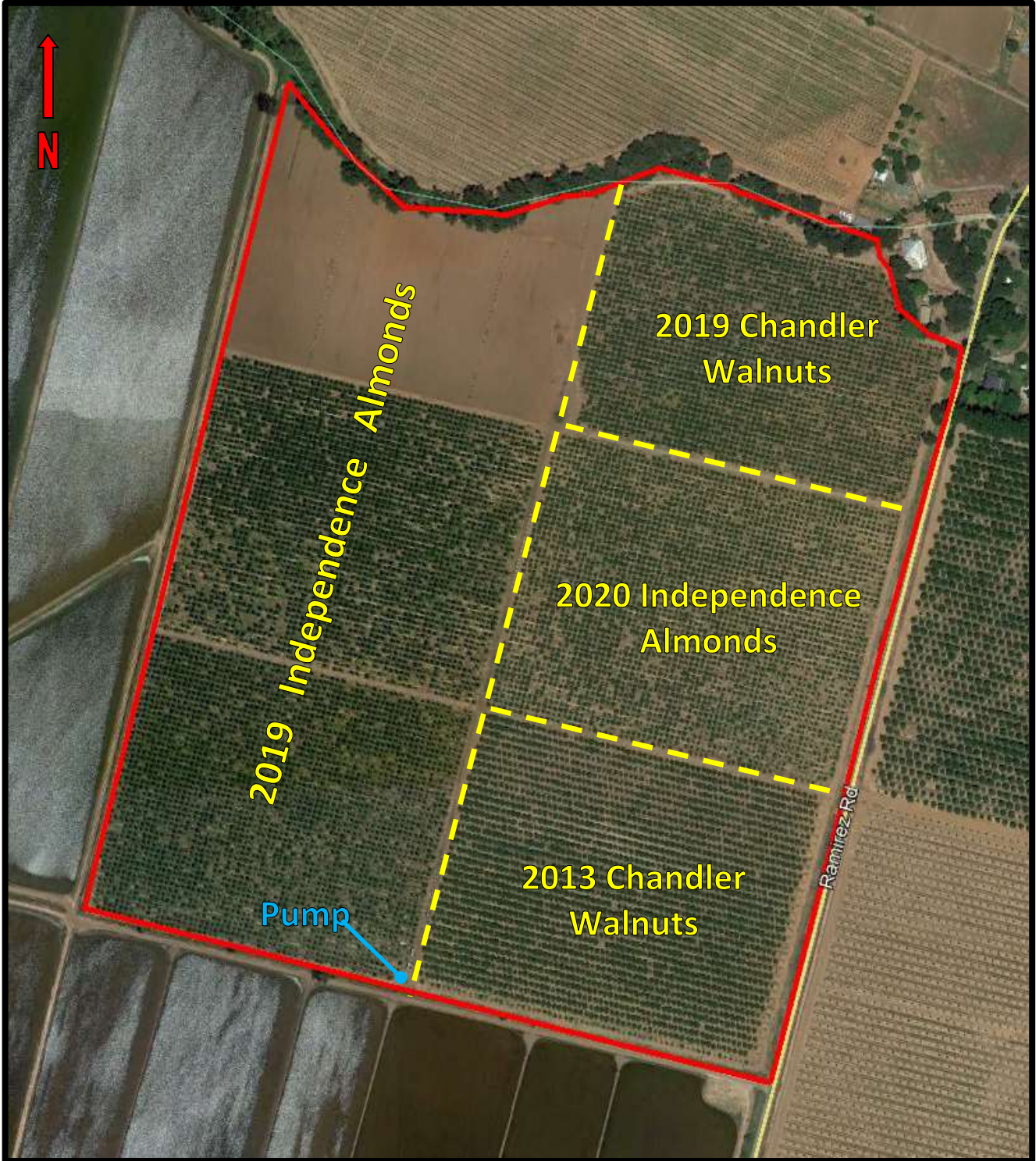
CONTACT BROKER FOR SITE VISIT

The above information has been obtained from sources deemed reliable, but not guaranteed.
Potential buyers are responsible for completing their own due diligence.

Contact Kyle Dalrymple: 530-870-2732
BRE Broker License No. 01857897



AERIAL / PLAT MAP



Yuba Co. Almonds/Walnuts



2020 Almonds.



2020 Almonds.



2020 Chandler walnuts.



2020 Chandler walnuts.

Yuba Co. Almonds/Walnuts



2019 Almonds.



2019 Almonds.



2013 Chandler walnuts.



2013 Chandler walnuts.

Yuba Co. Almonds/Walnuts



Tile drain irrigation pump.