



SCHUIL
AG REAL ESTATE



+/-367.41 Acres – Walnuts – Sacramento, CA

Garden Highway, Sacramento, CA • 367.41 Acres

CalBRE: 00845607

Schuil Ag Real Estate

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LOCATION:

The property is located north of Sacramento, CA, along Garden Highway. It is northeast of Woodland and south of Nicholas, just outside of Verona Village.

SIZE:

+/-367.41 Assessed Acres

PLANTINGS:

+/-321.93 net acres of the ranch are fully planted to Walnuts.

Block 1: +/-40 Acres of the Chandler variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 24'x24.

Block 2: +/-57 Acres of the Howard variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 20'x23.

Block 3: +/-70 Acres of the Howard variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 20'x23.

Block 4: +/-33.39 Acres of the Chandler variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 24'x24.

Block 5: +/-87 Acres of the Chandler variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 24'x24.

Block 6: +/-34.54 Acres of the Chandler variety of Walnuts on Paradox rootstock, planted in 2015/16 at a spacing of 24'x24.

WATER:

The property is located in the Reclamation District No. 1001 Water District and part of Sacramento Valley – North American GSA.

It features riparian water rights on +/-230-acres. Riparian water is accessed via a 50 HP slant pump out of the adjacent Feather River.

There are two (2) on-site wells, with 20 HP pumps. There are also two (2) 60 HP booster pumps and a filter station. The ranch has a tile drain system.

SOIL:

A majority of the property features Grade 2- Good soils.

- +/-67.4%: Nueva loam, 0 to 1 percent.
- +/-23.7%: Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17.
- +/-6.7%: Holillipah loamy sand, 0 to 2 percent slopes.
- +/-1.3%: Water.
- +/-0.8%: Nueva loam, occasionally flooded, 0 to 1 percent slopes.

LEGAL:

Sutter County APNs: 034-150-008, 034-190-018 and 034-190-029

**GROUNDWATER
DISCLOSURE:**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/.

REMARKS:

Explore this exquisite Sutter County Walnut Ranch, beautifully farmed, boasting dual water sources, including riparian rights out of the adjacent Feather River. Contact the listing agents to schedule your private tour today.

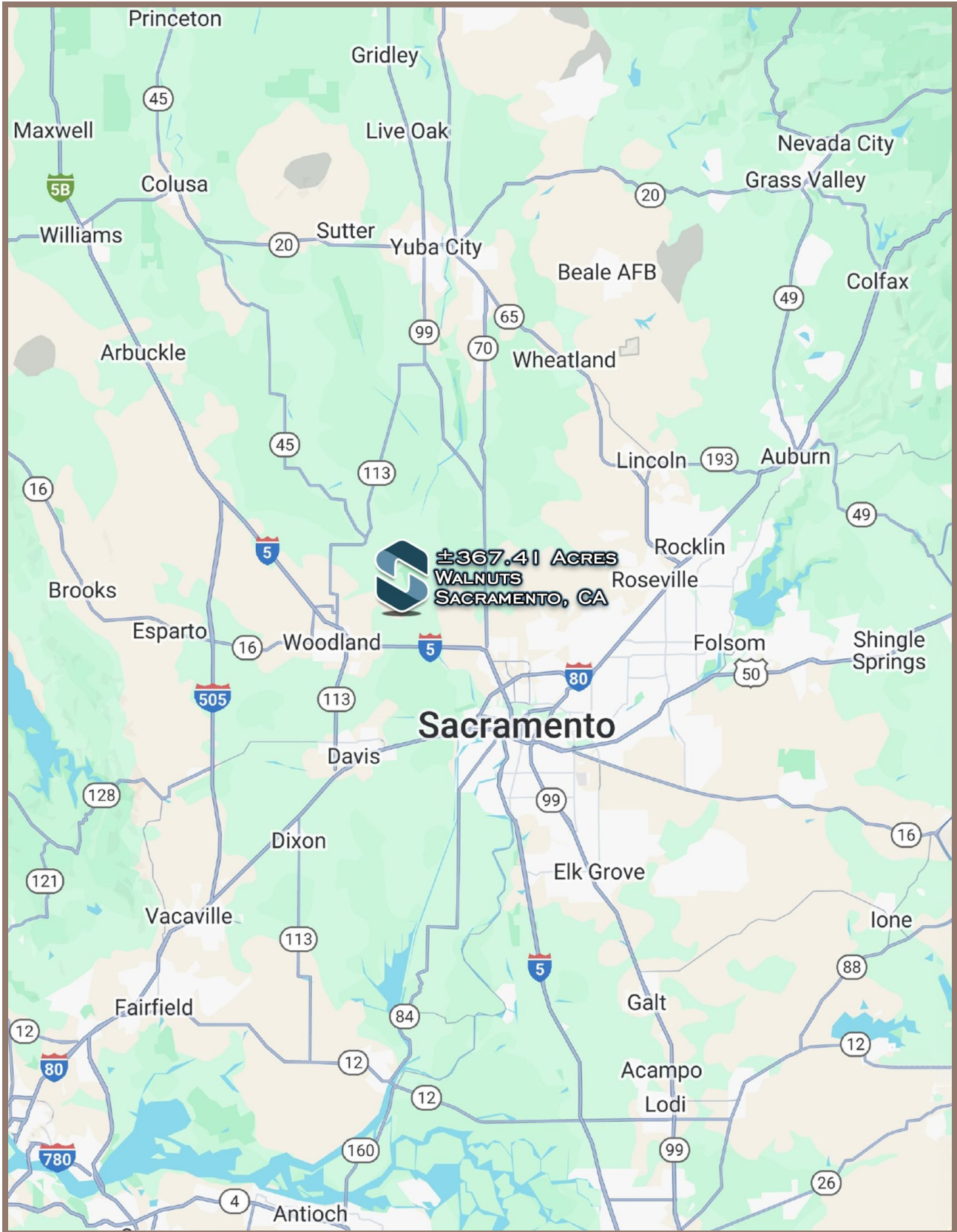
PRICE:

\$8,000,000

CONTACT:

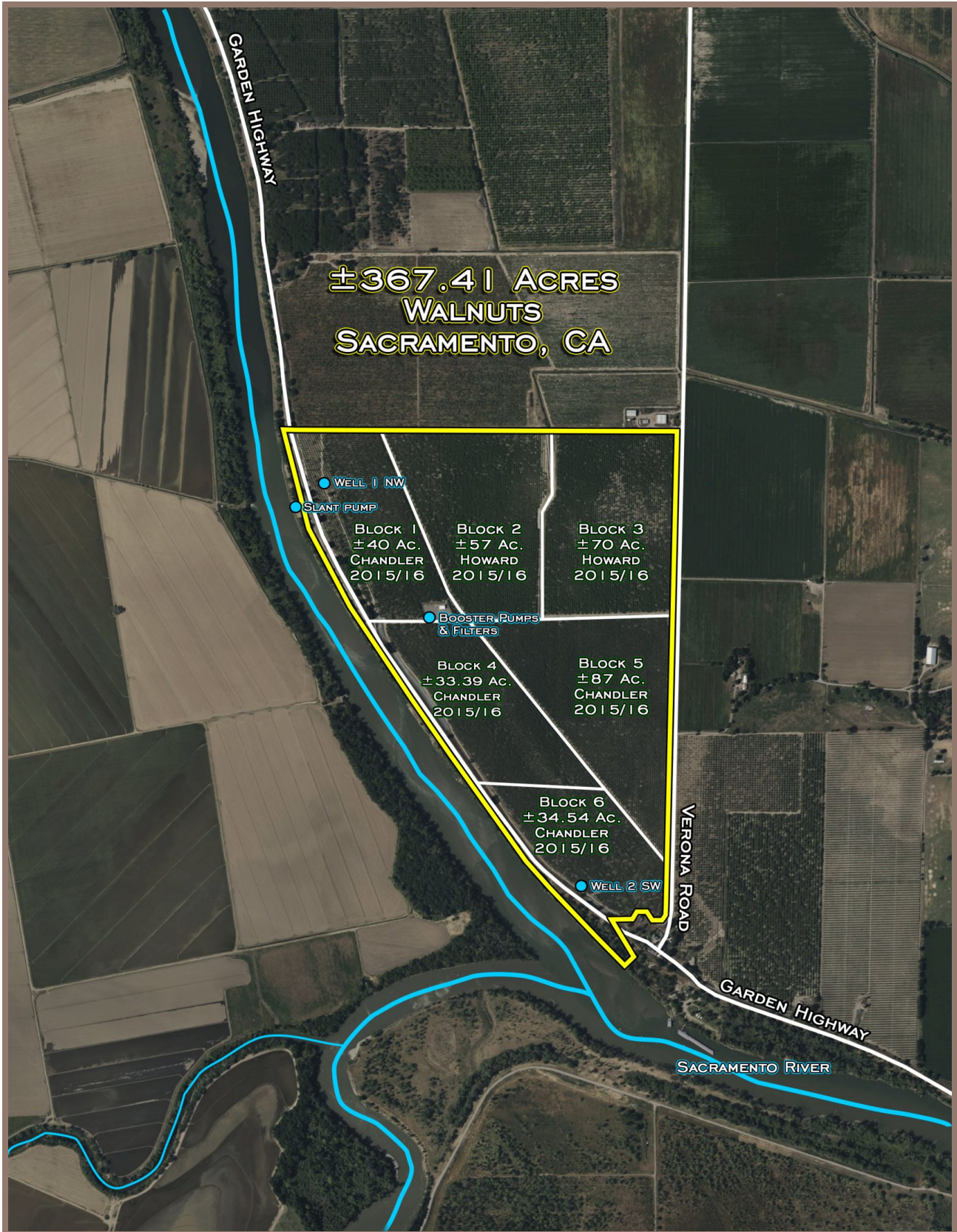
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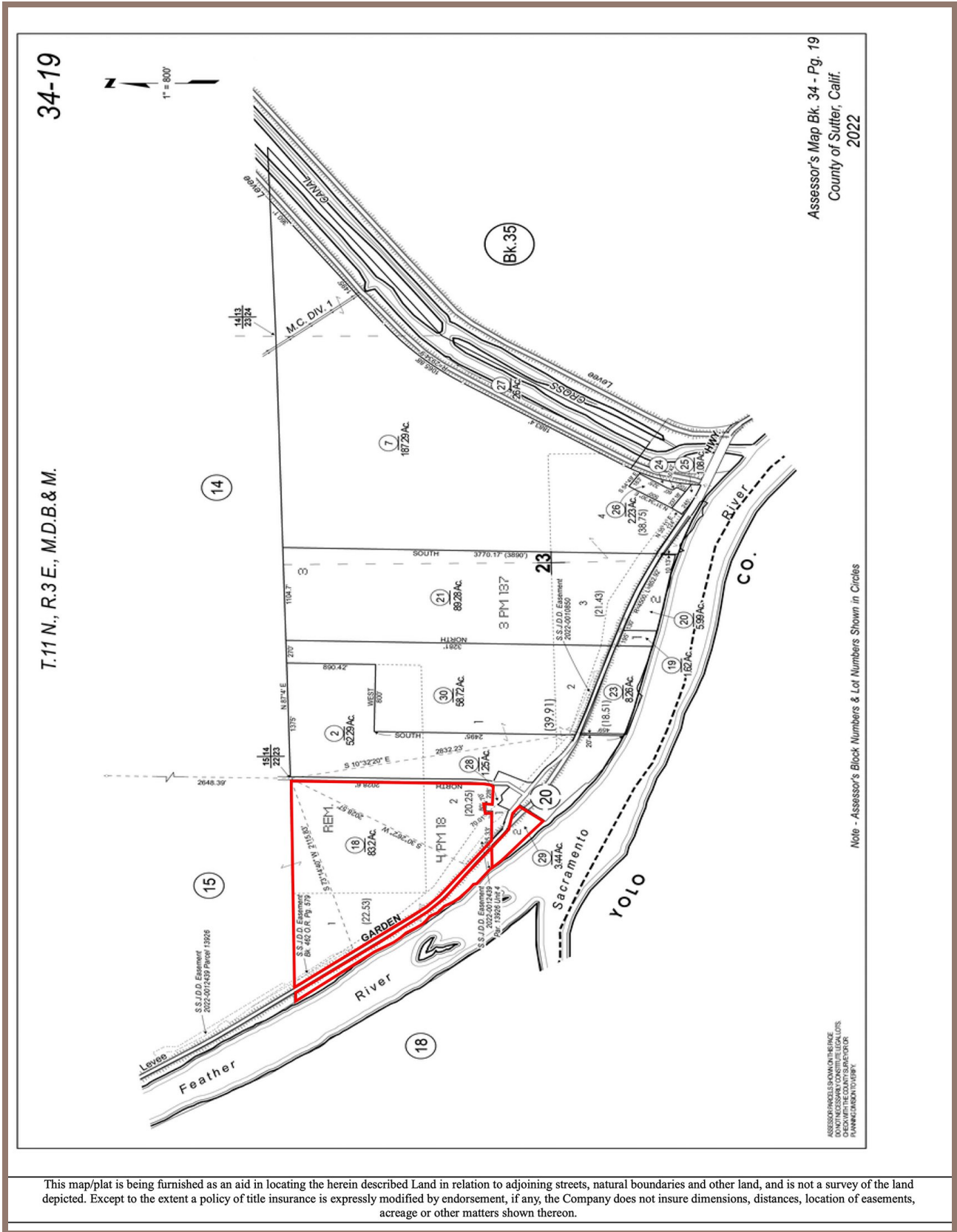
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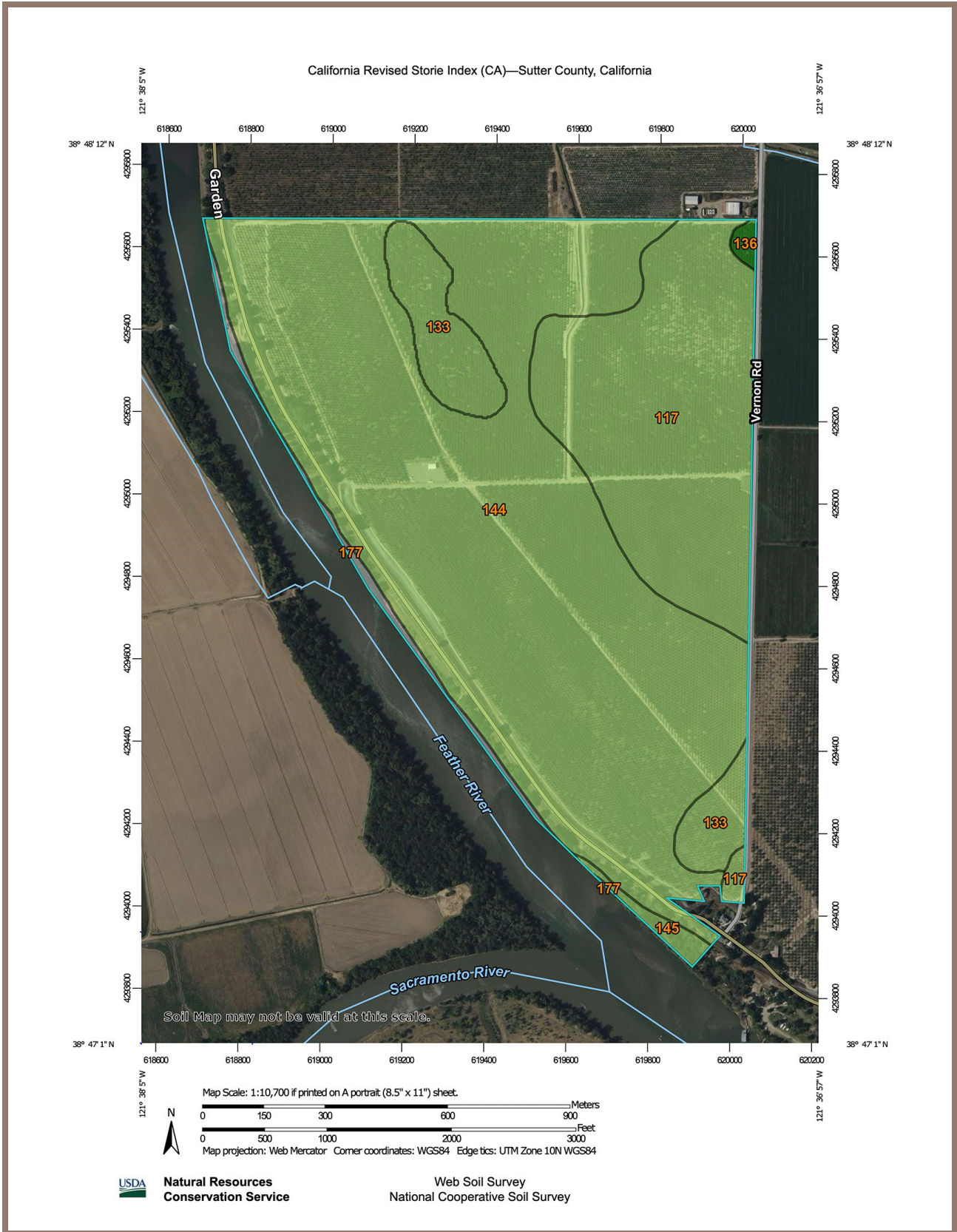


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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California Revised Storie Index (CA)—Sutter County, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Columbia, fine sandy loam (80%)	91.4	23.7%
133	Holillipah loamy sand, 0 to 2 percent slopes	Grade 2 - Good	Holillipah, loamy sand (85%)	24.8	6.4%
136	Holillipah sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Holillipah, sandy loam (80%)	1.4	0.3%
144	Nueva loam, 0 to 1 percent	Grade 2 - Good	Nueva, loam (85%)	260.4	67.4%
145	Nueva loam, occasionally flooded, 0 to 1 percent slopes	Grade 2 - Good	Nueva, loam, occasionally flooded (85%)	3.2	0.8%
177	Water	Not Rated	Water (100%)	5.1	1.3%
Totals for Area of Interest				386.3	100.0%

