

PASCHOAL WALNUT FARM

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800 Acre Walnut Ranch
+/- 660 Acres Planted

Exclusively Offered at \$22,500,000

PROPERTY DESCRIPTION



This amazing walnut ranch is comprised of 800 acres located in Yolo County, just outside Davis, CA which is known for it’s world class agricultural climate. Approximately 660 acres are planted to 4 different varieties: Tulare 261-acres, Chandler 430-acres, Solano 85-acres and Howard 78-acres.

The property features Class-1 soils perfect for Walnut Trees and abundant harvests. The walnut market has seen a recent re-surgence in pricing making this an attractive investment and long term opportunity. Blessed with gushing wells (+/- 1,500 gpm) and a winning combination of Class 1 Soils this property is the quintessential nut tree property. The water is comprised from a mix of both Pre-1914 Water rights off of Putah Creek and Three (3) strong pumping wells providing abundant water for your trees and continued vibrancy for the farm. The hard set sprinkler system is intelligently designed for maximum distribution and watering efficiencies to help yield the strongest crop possible. These integrated water sources allow for a fluid flow of liquid gold.

The property itself has strategically placed chemical and diesel supply tanks to help with farm operation logistics. The array of four (4) walnut varieties helps balance the dependency on any one type of walnut. The plantings range between 8 and 16-years old and have been well tended and are ready for their next steward.

PROPERTY OVERVIEW

GENERAL OVERVIEW

- 800 +/- Acre Walnut Farm
- 660 +/- Planted Acres
- 4 Varietals: Tulare, Chandler, Solano & Howard
- 3 Wells installed by Alsco-Geyer
- Water Rights to Putah Creek
- Sprinklered every other row
- Class 1 Soils
- Solar Power included
- 1 Parcel with 3 APN’s

BUILDING/EQUIPMENT OVERVIEW

- Huller Metal Building - 11,200 +/- Sq. Ft.
- Metal Shop Building - 6,000 +/- Sq. Ft.
- 200 Ton McDowell Dryer
- 60” Wizard Huller
- 70’ Scale & Scale House
- Caretakers Quarters



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PASCHOAL FARM STATS

TOTAL ACREAGE:	800 Acres	WATER SOURCES:	GPM
APN:	Size	Well 1	1,500
033-130-006	320 Acres	Well 2	1,500
033-130-007	320 Acres	Well 3	1,500
033-110-008	160 Acres	Putah Creek - Pre-1914 water rights serviced by 2 seasonal pumps	

PLANTED CROP DISTRIBUTION			
Varietal	+/- Acreage		Age Range
Tulare	255		9-18 years
Chandler	243		18 years
Solano	85		9 years
Howard	78		17 years
Total Planted	661		

OTHER PROPERTY INFORMATION			
<u>Metal Huller Building</u> 6,000 +/- SF Enclosed 11,200 +/- SF Covered		<u>Metal Shop Building</u> 6,000 +/- SF Enclosed 6,000 +/- SF Covered	
Sprinklered - Every other row			
Solar System - Owned free and clear			
McDowell Dryer & Wizard Huller - Included with site			

WALNUT TREE DATA

Varietal	Field	FSA Acres	Rootstock	Plant	Age (Leaf)	Spacing	Irrigation Source
North Chandler	K1	117.4	Paradox	2006	17	25' X 25'	Putah Creek (Surface only)
Tulare	K2 (18)	73.7	Paradox	2006	17	25' X 25'	Putah Creek (Surface only)
Howard	K3, K4, K10	72.2	Paradox	2007	16	20' X 25'	Surface & Well
South Chandler	K5, K6, K11	134.9	Paradox	2007	16	25' X 25'	Surface & Well
Tulare	K7 & K8	95.5	Paradox	2015	8	25' X 25'	Surface & Well
Tulare	K12 & K13	86.2	Paradox	2015	8	25' X 25'	Surface & Well
Solano	K9	84.4	Paradox	2016	7	25' X 25'	Surface & Well

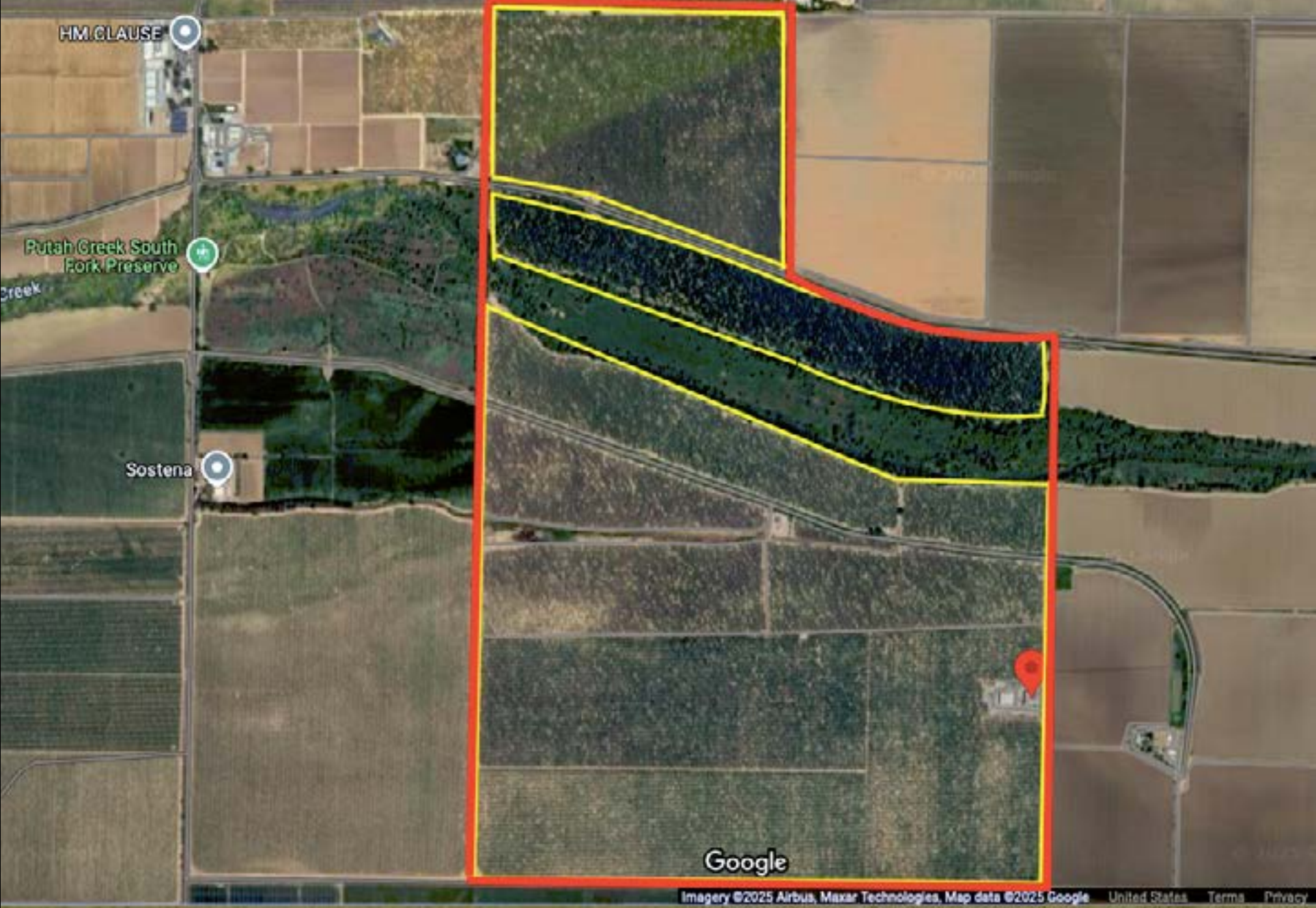
WALNUT YIELD DATA

Total Lbs Yield 2020	Total Lbs Yield 2021	Total Lbs Yield 2022	Total Lbs Yield 2023	Total Lbs Yield 2024
547,000	488,420	497,400	549,880	907,140
428,320	337,620	245,300	305,920	
360,780	388,540	359,240	377,740	383,800
510,660	488,720	623,300	604,500	
314,320	150,220	305,280	464,400	
314,060	232,680	250,580	298,660	795,640
<u>74,780</u>	<u>116,580</u>	<u>181,820</u>	188,740	<u>270,740</u>
2,549,920	2,202,780	2,462,920	2,789,840	2,357,320

VARIETAL PLANTING MAP



PROPERTY AERIAL MAP



RED LINE IS APPROXIMATE BOUNDARY

PROPERTY LOCATION TO DAVIS & SACRAMENTO



PROPERTY INFORMATION & REPORTS



[Link to Property Video](#)

[Link to Additional Property Information](#)

CONTACT INFORMATION



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