



PRICE REDUCED!!

CALL ZAC TODAY!!

The information contained in this offering was provided from sources deemed to be reliable however Broker or Owner makes no representations or warranties of any kind, expressed or implied, regarding the physical condition, zoning classification, physical characteristics such as square footage, adequacy of electrical service or other utilities, building habitability or fitness, compliance with current building codes such as ADA, seismic, health & safety or any other governmental codes or regulations, structural integrity including water tightness of the roof or any other component of the buildings, environmental matters, income/expense information or any other aspect of the property or the buildings thereon. Prospective Buyers or Tenants shall be solely responsible for determining the suitability of the property and its condition for their intended use.

AVAILABLE FOR SALE

50.34 Acres Almond Orchard (Planted 2022)

HOT new variety—Yorizane on Titan rootstock

Greatly reduced bee costs (new self pollinating)

Growers have been getting great results and early crops after initial planting with Yorizane

Located on Cranmore Road in Sutter county. APN # 029-010-018

Water: 60 HP well. Fully rebuilt 2022. Sacramento River water rights

Irrigation: Microjet (installed 2022). Orchard irrigates in 2 sets.

Soils: Class 2.

Ripped, Fumigated prior to planting.

SALE PRICE: ~~\$1,599,000~~ (~~\$31,764~~ per acre)

NEW PRICE: \$1,499,000 (\$29,777 per acre)

SELLER FINANCING AVAILABLE!

CONTACT ME TODAY!

ZAC REPKA CELL(530)870-7778

DRE:# 01451649

ZAC@WMMT.COM

MEAGHER & TOMLINSON



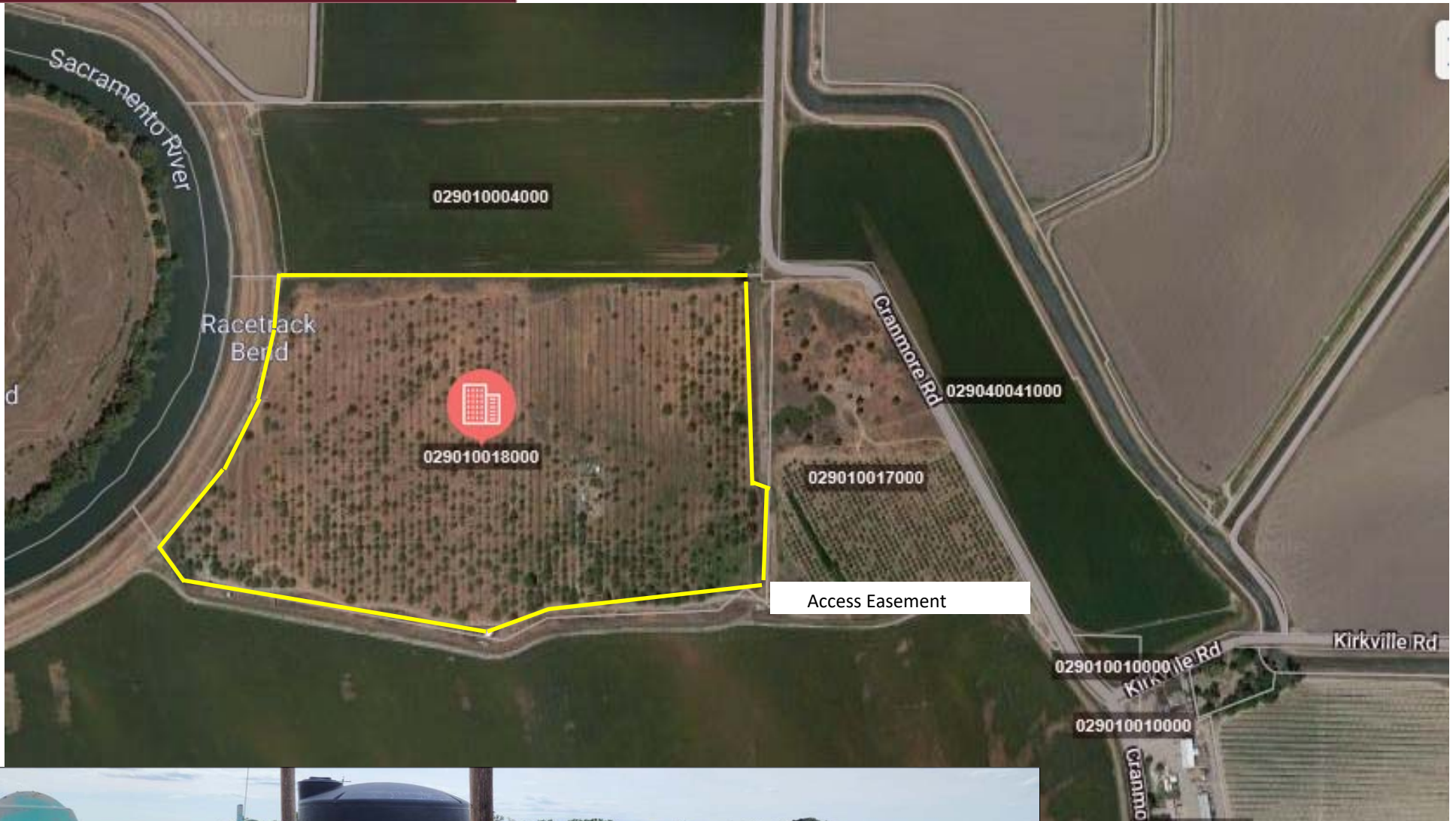
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
104	Capay silty clay, 0 to 2 percent slopes	20.8	40.2%
122	Columbia loam, 0 to 2 percent slopes	30.8	59.8%

50.34 Acres Cranmore Rd.

Summary by Map Unit — Sutter County, California (CA101)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
104	Capay silty clay, 0 to 2 percent slopes	2	20.8	40.2%
122	Columbia loam, 0 to 2 percent slopes	2	30.8	59.8%
Totals for Area of Interest			51.6	100.0%

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