



Farm Land * Income Property * Commercial * Vacation Property * Residential * Ranches * Duck Clubs * Industrial

Price Reduced!!!

Silver Leaf Farms

Award Winning Extra Virgin Olive Oil



- DESCRIPTION:** This gorgeous 100 acre parcel consists of 80+/- acres of High Density Planting (HDP) Olive Orchard featuring Arbequina i-18 Variety with Arbosana & Koroneiki as pollinizers. The planting is on 13-foot by 5-foot spacing resulting in 670 trees per acre with the support of a trellis system. Owners strategically planned and developed this unique showpiece to make it one of a kind.
- LOCATION:** The property is centrally located on Cottonwood Road between Hwy 99 and Hwy 70 in Butte County, California.
- ZONING & APN:** 041-230-005 (100+/- Total Acres)
- WATER:** The property is irrigated with a 50 HP ag well with the production capacity of 2,500+/- Gallons/Minute through emitters on drip-line with 25 psi on 3' centers.



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- SOIL:** Laser leveled and terraced for draining. See the attached soil map for more information.
- OTHER:** The property was designed as a showplace with a 3-acre pond wrapping around a ½ acre building pad. Build your dream home or your own tasting room with a fantastic view of the Sutter Buttes.
- PROFIT:** As an example, a well-managed olive orchard can produce on average 5 tons/acre and each ton can produce 40 gallons of olive oil. Right now the market is around \$20/gallon. That amounts to a gross profit of \$4,000/acre. The cultural cost variables average is around \$1,675/acre leaving a net profit (before taxes/Ins) of nearly \$2,325/acre. (Financials available upon request.
- BONUS:** Being within 1 mile of the large PG&E substation creates another big benefit. There are many Solar companies wanting to set up long term contracts in which they would pay \$3,750 - \$5,000 acre per year net.
- These energy contracts would GREATLY increase the net income!!!
- VIDEO:** See following link for video brochure:
<https://www.youtube.com/watch?v=1zkITa7tp-0>



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QUALITY: This vineyard was developed from the ground up to be a high quality & high yielding producer. Winning Gold Medals in the Los Angeles International Olive Oil Competition and Mid-State Fair in Paso Robles.

PRICE ~~\$3,400,000~~ Reduced to \$2,750,000!!! (\$27,500/acre)

Rarely do you find an Agricultural investment that makes terrific income with the potential for an incredible amount more. Don't let this one get away!!!

Contact Listing Broker

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