



For Sale | Sutter County

±2,087.50 Acre Investment Grade Orchard & Farm with US Bureau of Reclamation Settlement Contract

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The Property

An exclusive opportunity to purchase an investment grade, high yielding walnut and almond orchard in Sutter County, CA. The ±2,087.50 acre property is located in Sutter County, CA and consists of ±900 acres of producing walnuts (primarily Chandlers), ±80 acres of Independence Almonds, ±520 acres of Row Crop Land, and ±415 acres of easement restricted natural habitat. The property is irrigated via two river pumps on the Sacramento River as well as three deep water ground wells.

Location

The subject property is located at the corner of Pelger Road and Cranmore Road in Sutter County, CA and bordered by the Sacramento River to the west. The property is in close proximity to major urban areas including Woodland (26 miles south), Sacramento (40 miles southeast) and San Francisco (100 miles southwest).

Zoning/Williamson Act

- Agriculture Zoning – Sutter County
- The subject property is not in the Williamson Act

Structures/Improvements

- Photovoltaic solar system
 - » Installed in 2016 & 2017
 - » Agreement for net energy metering in place with PG&E
 - » 597.24 KW (Built as two systems 317.52 KW & 279.72 KW)
 - » PV Modules: 1,896 Canadian Solar CS6X-315
 - » Inverters: 14 Solectria PVI 36-TL
- Modern metal warehouse/barn
 - » Installed 2016
 - » ±9,600 SF (80' x 120') warehouse
 - » ±6,400 SF (80' x 80') attached covered storage area
- Single family residence/ranch headquarters

Water/Irrigation

- Surface Water
 - » US Bureau of Reclamation settlement contract in place
 - » ±8,070 acre feet annual base water supply
 - » Two river water pumps
- Ground Water
 - » Three existing deep-water wells
 - » Application to replace fourth existing well
 - » One monitoring well (for water transfers)
- Water Transfers/Sales
 - » Member of the San Luis & Delta – Mendota Water Authority
 - » History of surface water transfers & sales

	APN	Size (AC)
1	024-040-016	±214.17
2	024-050-006	±817.12
3	024-060-001	±203.99
4	024-060-003	±250.00
5	024-060-009	±22.41
6	024-060-005	±130.00
7	024-040-015	±415.20
8	024-040-008	±4.31
9	024-040-006	±2.54
10	024-050-003	±4.88
11	024-050-004	±4.00
12	024-060-011	±2.51

[View APN Map](#)

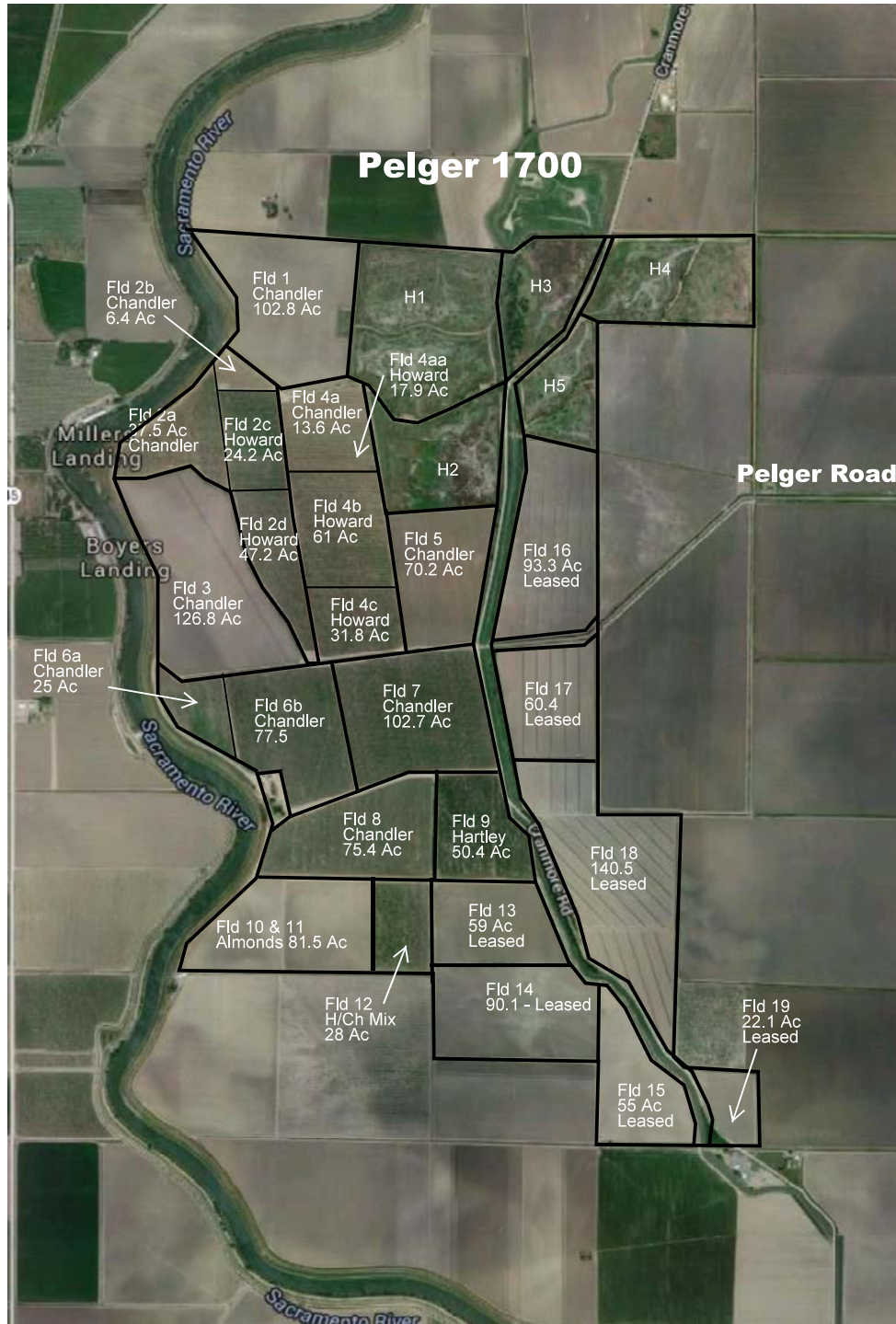


Historical Crop Production

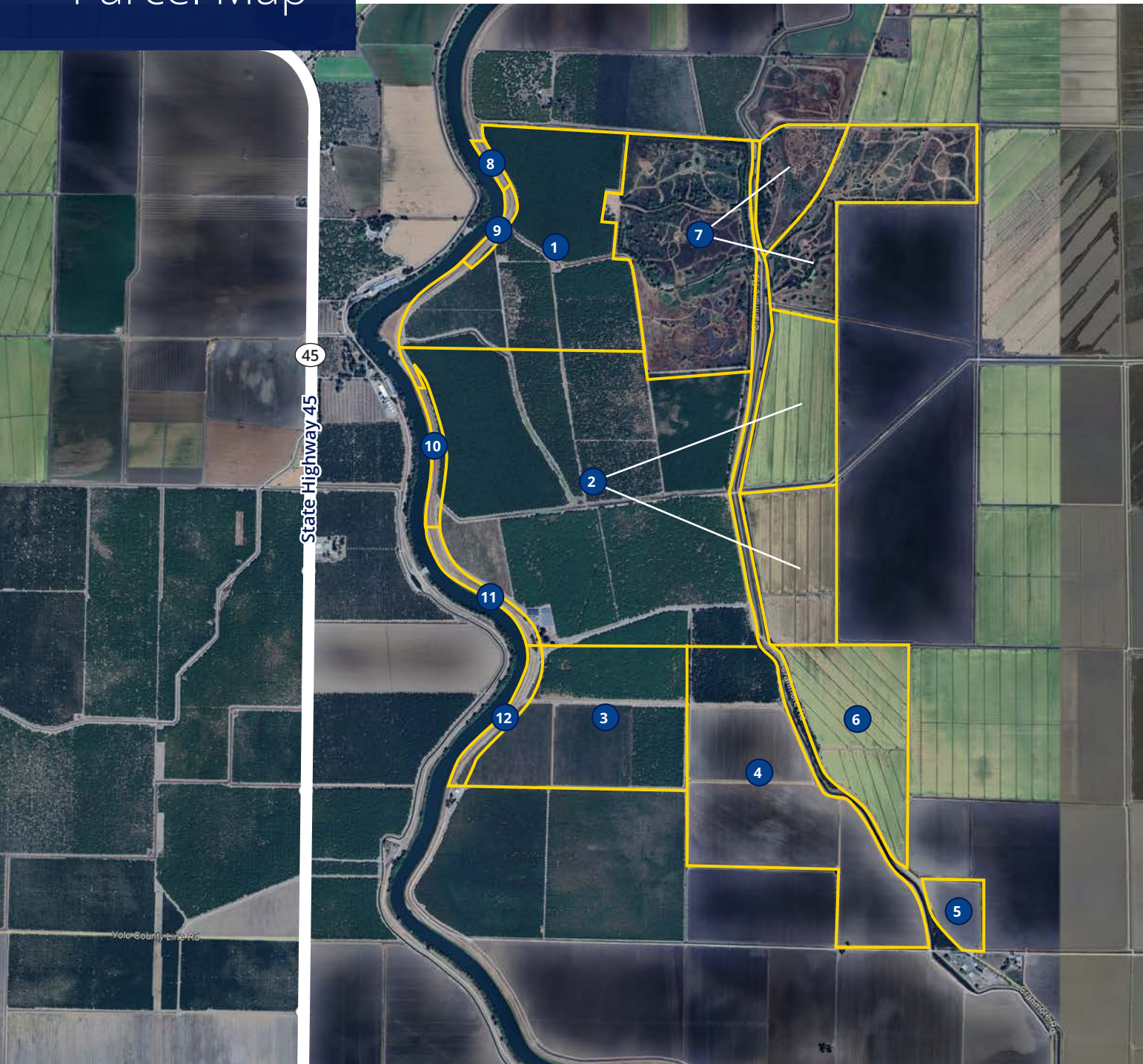
	Acres	2015	2016	2017	2018	2019	2020	2021	2022	2023
Almonds	80	-	-	-	528 lbs/ac	1,180 lbs/ac	2,580 lbs/ac	3,011 lbs/ac	2,438 lbs/ac	2,817 lbs/ac
		-	-	-	42,237 lbs	94,400 lbs	206,400 lbs	240,900 lbs	195,060 lbs	225,335 lbs
Walnuts										
Chandler	292	5,169 lbs/ac	6,515 lbs/ac	5,749 lbs/ac	4,497 lbs/ac	4,823 lbs/ac	4,931 lbs/ac	3,378 lbs/ac	4,776 lbs/ac	5,976 lbs/ac
Chandler '14	300	-	-	-	997 lbs/ac	3,013 lbs/ac	3,741 lbs/ac	4,749 lbs/ac	5,976 lbs/ac	7,627 lbs/ac
Chandler '19	38	5,169 lbs/ac	6,515 lbs/ac	5,749 lbs/ac	4,497 lbs/ac	Replanted	-	-	-	558 lbs/ac
Chandler '21	25	5,169 lbs/ac	6,515 lbs/ac	5,749 lbs/ac	4,497 lbs/ac	4,823 lbs/ac	Replanted	-	-	-
Hartley	50	3,615 lbs/ac	5,517 lbs/ac	4,092 lbs/ac	4,221 lbs/ac	3,529 lbs/ac	5,152 lbs/ac	3,975 lbs/ac	4,570 lbs/ac	4,178 lbs/ac
Howard	194	4,776 lbs/ac	5,882 lbs/ac	5,077 lbs/ac	4,587 lbs/ac	4,573 lbs/ac	5,584 lbs/ac	4,823 lbs/ac	4,977 lbs/ac	5,163 lbs/ac
Avg Walnuts	898	3,057 lbs/ac	5,823 lbs/ac	5,020 lbs/ac	3,278 lbs/ac	3,892 lbs/ac	4,571 lbs/ac	4,253 lbs/ac	5,061 lbs/ac	5,859 lbs/ac
Total Walnuts		2,745,860 lbs	3,482,500 lbs	3,011,960 lbs	2,825,860 lbs	3,496,480 lbs	3,953,640 lbs	3,659,430 lbs	4,409,320 lbs	5,261,000 lbs

*Row crop land is on a year to year cash lease. Production information is not available.

Field Map



Parcel Map



	APN	Size (AC)
1	024-040-016	±214.17
2	024-050-006	±817.12
3	024-060-001	±203.99
4	024-060-003	±250
5	024-060-009	±22.41
6	024-060-005	±130
7	024-040-015	±415.2
8	024-040-008	±4.31
9	024-040-006	±2.54
10	024-050-003	±4.88
11	024-050-004	±4
12	024-060-011	±2.51

Location

City	Distance
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Woodland	26 Miles
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Sacramento	40 Miles
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San Francisco	100 Miles
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SMF Sacramento International Airport	32 Miles
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Property Photos



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