



ValleyHeritageRealty  
Commercial · Ag

# Walnut Processing Facility + 453 Acres of Walnuts For Sale

## 9979 Tyler Road, Gerber CA 96035



For more information on this property or any other commercial property please contact

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DRE# 01457897

**Tim Jones**  
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DRE# 01214180

# Property Information

<b>Address:</b>	9979 Tyler Road, Gerber CA 96035	<b>County:</b>	Tehama
<b>Sale Price:</b>	\$20,000,000	<b>Property Type:</b>	Agriculture
<b>Lot Size:</b>	516 Acres of Agricultural land, 453 acres of planted walnuts.	<b>Property Sub-Type:</b>	Walnut Processing Facility + 453 Acres of Walnut Orchard
<b>Year Built:</b>	2000	<b>APN:</b>	037-260-006 and 037-260-009

## Property Description:

TURNKEY walnut processing facility. This property is vertically integrated to grow, hull/shell, fumigate, sort, process and package walnuts. Walnut trees vary in age and variety, please see map breakdown averaging over 4,000 lbs per acre. Orchard is irrigated via Six (6) Ag Wells, Two (2) wells are approximately 400 ft deep while the other 4 Ag Wells are approximately 250 feet in depth to service all 453 planted acres, running on average 2,000 gpm. A smaller domestic well services the processing facility. Solid set sprinklers are mixed with micro-sprinklers and drip lines in place in other sections of ranch. The commercial processing facility with built in loading dock and attached office building encompasses 34,000 square feet. Huller and Dryer were replaced in 2017. Dryer building is approximately 12,000 square feet and houses 4 banks of steel dryer bins with a total capacity of 240 tons. The Huller building is approximately 3,700 square feet with 3 sides open aired. The Huller has an average hourly capacity of 15 tons. Overhead conveyors have been installed, so once a walnut is dropped into the huller pit, it does not need to be touched by a person until it comes directly out of the cracking line. Therefore it goes through the huller, the dryer, into the silos for fumigation and storage and then into the processing facility and dropped into the cracker with out having to be handled. Fumigation building has blown in insulation and consists of two separate chamber facilities with a total capacity of approximately 228,000 pounds of in-shell walnuts. The chamber can also be converted to a cold storage easily with the use of already built in equipment. Single family home is located at the front of the property, along with numerous other outbuildings located on the property with varying uses such as: Bin storage, equipment storage, chemical room, full bathroom, Silos and numerous fuel tanks. SOLAR OWNED OUTRIGHT.

## Highlights:

- Turnkey Walnut Processing Facility + 453 Acres
- Six (6) Ag Wells
- **Owner Financing Available**
- Two (2) Contiguous Parcels
- Owned Solar
- Williamson Act

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Field	Acres	Land Use Description
1 & 2	±53.00	Walnut orchard planted in 1997 to the Chandler and Howard varieties. The block is planted on a 26 foot row by 14 foot tree spacing.
3	±27.00	Walnut orchard planted in 1993 to the Chandler variety. The block is planted on a 25 foot row by 25 foot tree spacing.
4	±49.00	Walnut orchard planted in 2004 to the Chandler variety. The block is planted on a 27 foot row by 14 foot tree spacing.
5	±34.20	Walnut orchard planted in 2017 to the Tulare variety. The block is planted on a 28 foot row by 20 foot tree spacing.
6	±61.35	Walnut orchard planted in 2000 to the Chandler variety. The block is planted on a 30 foot row by 15 foot tree spacing.
7	±34.00	Walnut orchard planted in 2017 to the Tulare variety. The block is planted on a 28 foot row by 20 foot tree spacing.
8	±19.25	Walnut orchard planted in 2017 to the Tulare variety. The block is planted on a 28 foot row by 20 foot tree spacing.
9	±10.00	Walnut orchard planted in 1993 to the Chandler variety. The block is planted on a 30 foot row by 15 foot tree spacing.
10 West	±44.75	Walnut orchard planted in 2010 to the Chandler variety. The block is planted on a 30 foot row by 15 foot tree spacing.
10 East	±49.00	Walnut orchard planted in 1970 to the Tehama variety. The block is planted on a 25 foot row by 25 foot tree spacing.
11	±72.00	Walnut orchard planted in 1985 to the Vina and Howard varieties. The block is planted on a 30 foot row by 30 foot tree spacing.
	<b>±453.55</b>	<b>Subtotal Planted Acreage</b>
	±15.00	Facility and farmstead site.
	±24.55	Farm roads, well sites and silo site.
	±22.90	Riparian acreage in and along Oat Creek and Coyote Creek.
	<b>±62.45</b>	<b>Subtotal Non-Planted Acreage</b>
	<b>516.00</b>	<b>TOTAL ASSESSED ACRES</b>



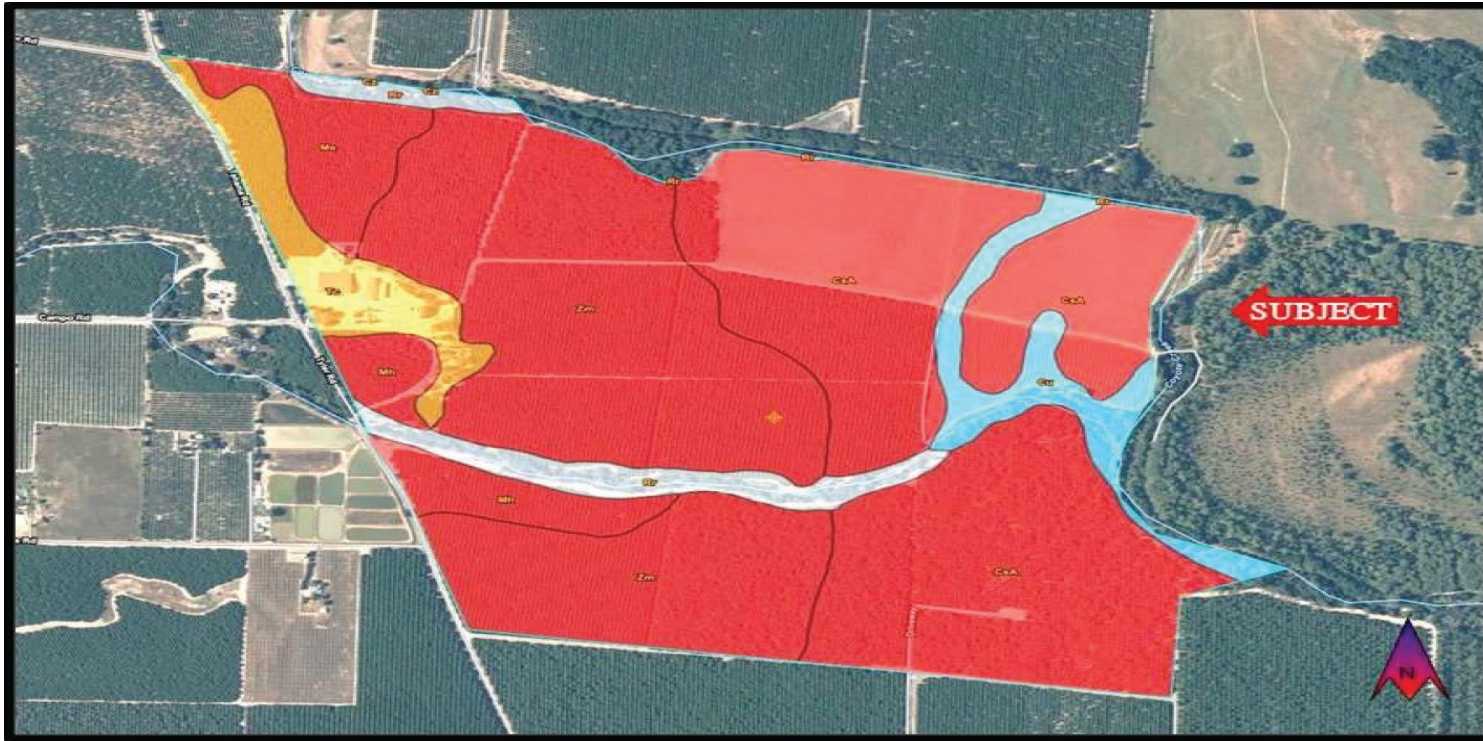
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# Soil Details



Map Unit Symbol	Map Unit Name	Irrig. Rating	Non-Irr. Rating	Percent
CsA	Columbia silt loam, 0-3% slopes	1	3c	40%
Zm	Zamora silt loam, 0-3% slopes	1	3c	39%
Tc	Tehama silt loam, 0-3% slopes, gravelly substratum	2s	3s	5%
Cu	Columbia complex, channeled	6w	3w	4%
Me	Maywood loam, 0-3% slopes	1	3c	4%
Mh	Maywood silt loam, 0-3% slopes	1	3c	4%
Rr	Riverwash	N/A	8	4%

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# Building Improvements

No.	Building Description	Size (sq. ft.)	Year Built	Eff. Age	Frame	Exterior	Roof
1	Office	2,000	2006	15	Steel/Wood	Metal	Metal
2	Processing Building	36,080	2006/11	10	Steel/Wood	Metal	Metal
3	Tank Pit Cover	450	2011	10	Steel/Wood	Metal/Open	Metal
4	Pump House	135	2011	10	Steel	Metal	Metal
5	Dryer Building & Break Room	13,000	2017	5	Steel/Wood	Metal	Metal
6	Huller Building	3,750	2006	15	Steel	Metal/Open	Metal
7	Bin Storage Building	3,220	2015	5	Steel	Metal	Metal
8	Fumigation Building	1,600	2005	15	Steel	Metal	Metal
9	Attached Canopy	528	2010	10	Wood/Steel	Open	Metal
10	Equip. Building/Chem. Storage	5,400	2009	10	Steel	Metal/Open	Metal
11	Tank Shed	100	2016	5	Steel	Metal/Open	Metal
12	Shop/Storage Building	5,724	1960's	40	Wood	Metal	Metal
13	Chemical Storage Shed	1,000	1960's/2014	20	Wood	Metal	Metal
14	Dwelling	1,410	2011	10	Wood	Wood	Shingle
15	Attached Garage	432	2011	10	Wood	Wood	Shingle
16	Storage Shed	256	2011	10	Wood	Wood	Shingle
17	Storage Shed	988	1960's	30	Wood	Metal	Metal
18	Abandoned 2 Story Dwelling	5,225	1900's	50	Wood	Brick	Shingle
19	Detached Garage	766	1900's	50	Wood	Brick	Shingle

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# Walnut Orchard Production Records

SUBJECT WALNUT ORCHARD PRODUCTION HISTORY												
Field No.	Variety(s)	Year Planted	Net Acres	Unit	2021	2020	2019	2018	2017	2016	2015	Average
Field 1 & 2	Howard	1997	26.50	Total Pounds	109,082	150,861	133,165	151,301	183,152	214,230	199,392	163,026
				Pounds/Acre	4,116	5,693	5,025	5,709	6,911	8,084	7,524	6,152
Field 1 & 2	Chandler	1997	26.50	Total Pounds	100,663	113,406	100,033	103,674	146,461	162,125	138,968	123,619
				Pounds/Acre	3,799	4,279	3,775	3,912	5,527	6,118	5,244	4,665
Field 3	Chandler	1993	27.00	Total Pounds	144,182	102,596	110,389	148,380	158,647	174,546	158,195	142,419
				Pounds/Acre	5,340	3,800	4,088	5,496	5,876	6,465	5,859	5,275
Field 4	Chandler	2004	49.00	Total Pounds	238,564	197,233	201,246	224,600	325,346	374,722	289,787	264,500
				Pounds/Acre	4,869	4,025	4,107	4,584	6,640	7,647	5,914	5,398
Field 5, 7 & 8	Tulare	2017	87.45	Total Pounds	44,327	3,212	N/A	N/A	N/A	N/A	N/A	N/A
				Pounds/Acre	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Field 6	Chandler	2000	61.35	Total Pounds	297,077	290,250	225,315	306,018	382,284	459,809	361,550	331,758
				Pounds/Acre	4,842	4,731	3,673	4,988	6,231	7,495	5,893	5,408
Field 9	Chandler	1993	10.00	Total Pounds	45,393	43,000	41,700	35,032	52,079	65,559	47,859	47,232
				Pounds/Acre	4,539	4,300	4,170	3,503	5,208	6,556	4,786	4,723
Field 10-West	Chandler	2010	44.75	Total Pounds	325,922	280,880	146,170	180,016	285,371	233,301	145,660	228,189
				Pounds/Acre	7,283	6,277	3,266	4,023	6,377	5,213	3,255	5,099
Field 10-East	Tehama	1970	49.00	Total Pounds	55,714	98,749	124,896	199,131	72,335	215,681	189,563	136,581
				Pounds/Acre	1,137	2,015	2,549	4,064	1,476	4,402	3,869	2,787
Field 11	Howard & Vina	1985	72.00	Total Pounds	232,040	235,651	175,547	143,450	203,256	436,959	257,750	240,665
				Pounds/Acre	3,223	3,273	2,438	1,992	2,823	6,069	3,580	3,343

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