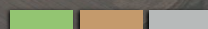




SUTTER
EQUITIES

220 Acres Tehama County Open Ground



85 Malton Avenue , Orland, CA 95963

Daniel P. Ashby
Agent

916.716.3015
danashby@sutterequities.com
License # 01964257

1110 Civic Center
Ste 106 D
Yuba City, CA 95993

THE OFFERING

Total assessed acres of 219.16 which have never been farmed to permanent crops. Ranch is surrounded by almonds on the northern border as well as the eastern border. Recent soil samples show that this property will be suitable for Almonds, Pistachios, Olives or Walnuts. There are two deep wells on the ranch. One is brand new and is 750ft deep so water will never be an issue on this property. There is also a domestic well on the ranch as well as Gay creek which runs through the property and flows most of the year. Seller financing may be available.

\$2,995,000
(+/- \$13,638 Per Acre)
219.6 Total Acres



TOTAL ACRES
219.6 acres



ZONING
AG-2



APNs
089-320-011, 089-320-013,
089-320-023, 089-320-026,
089-320-027, 089-320-028
089-320-029, 089-320-030,
089-320-031

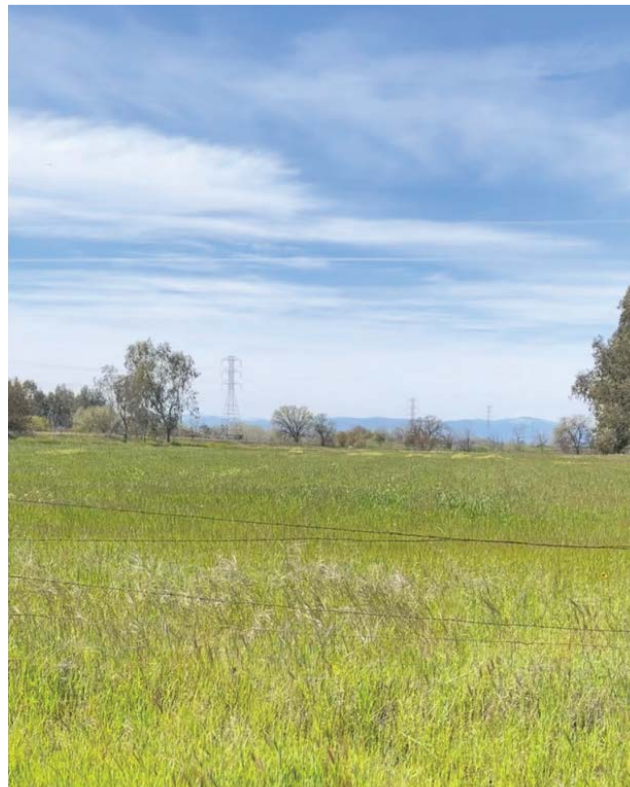


CROP
Suitable for Almonds,
Pistachios, or Walnuts

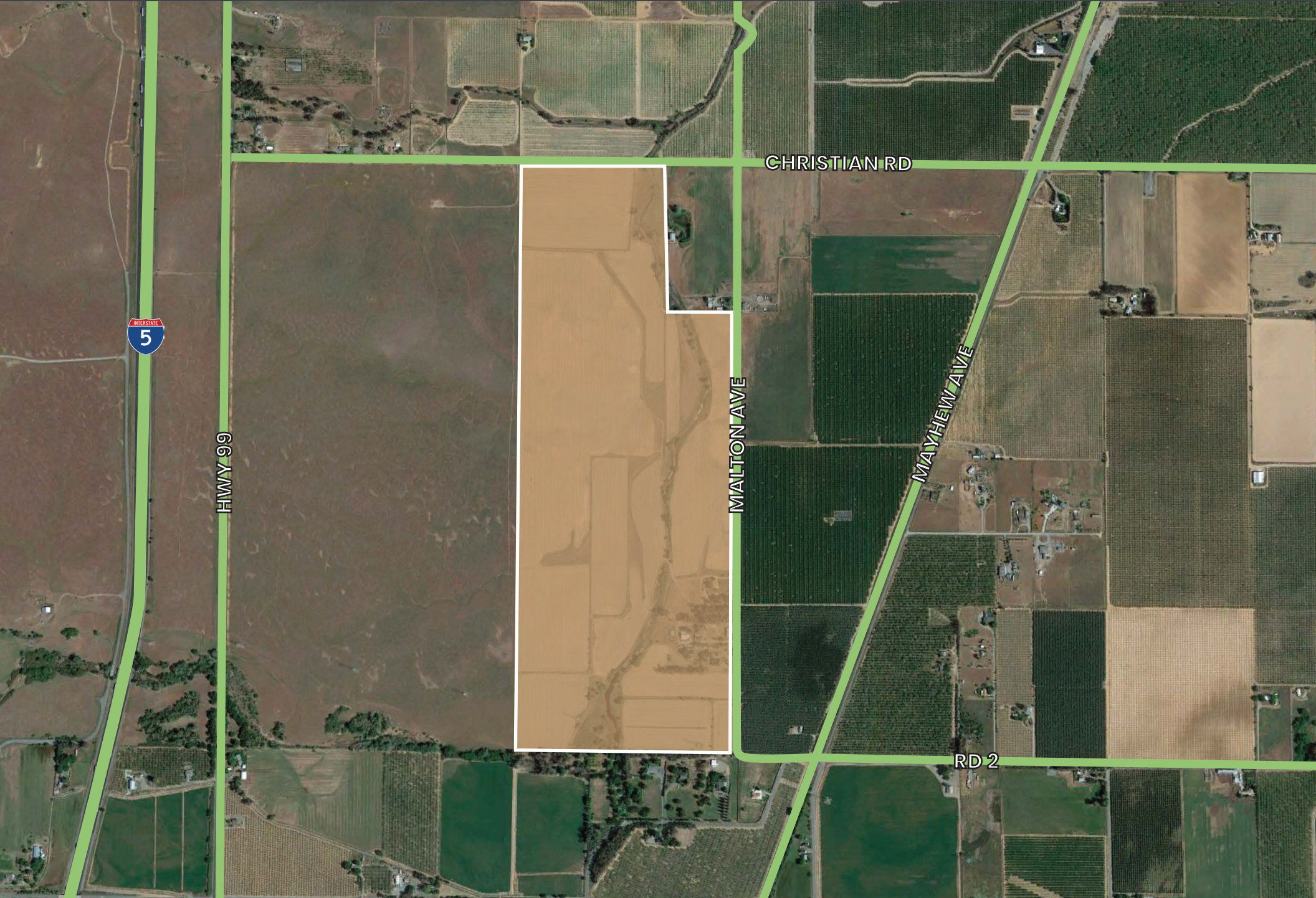


WATER
Water is provided by three wells. Two deep AG wells and one domestic well. Gay Creek also runs through the property.

PROPERTY PHOTOS



AERIAL OVERVIEW MAP



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