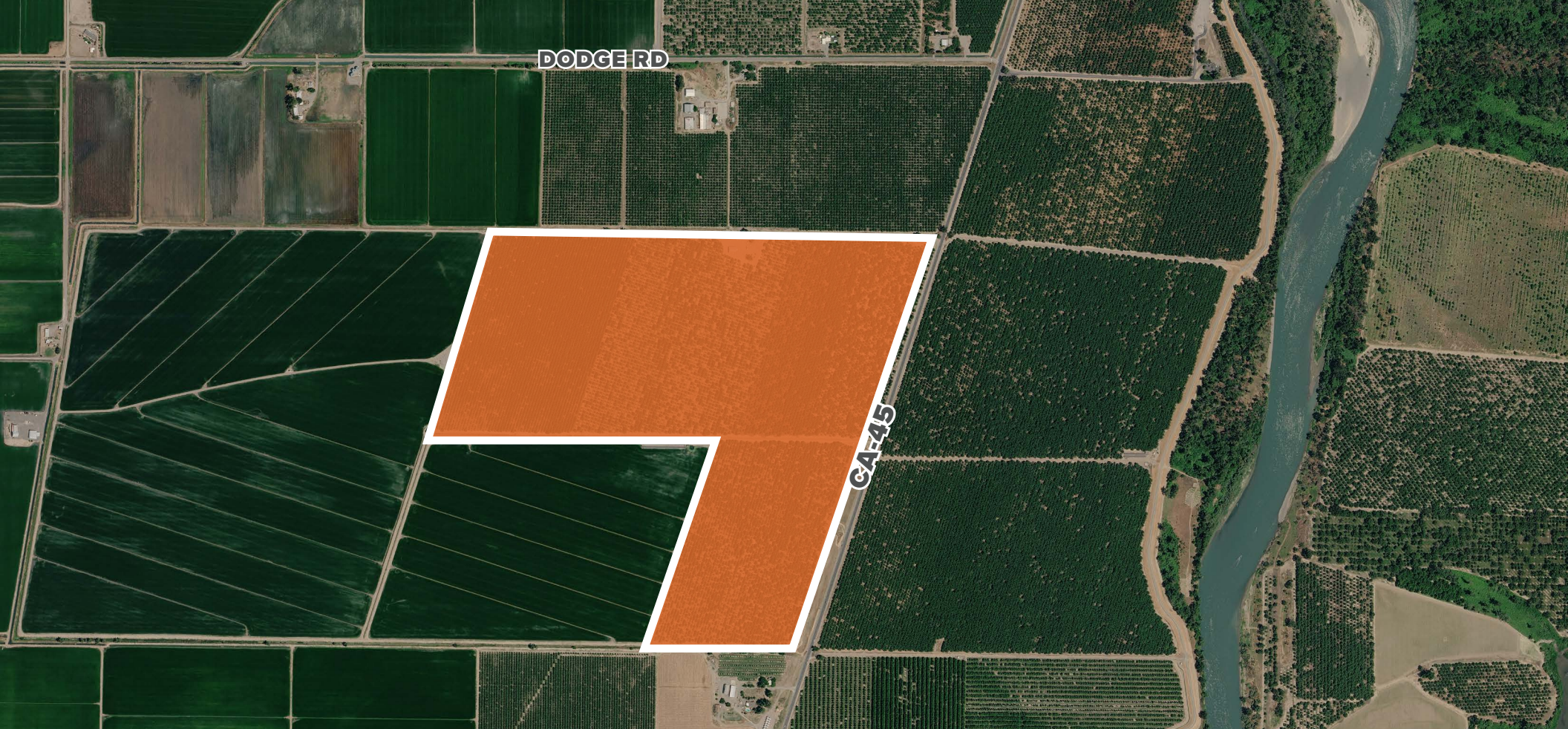


# 233.7 ACRES OF WALNUTS

5127 CA-45, Princeton, CA 95970







## PROPERTY DESCRIPTION

Prime income-producing walnut ranch featuring exceptional water security with valuable Sacramento River riparian rights and shallow groundwater levels at approximately 35 feet. The property is enrolled under the Williamson Act, providing favorable property tax advantages. Well-maintained producing walnut orchard with strong long-term agricultural potential, efficient irrigation access, and desirable operational characteristics for growers, investors, or ag-business expansion. Plantings consist of 50% Chandler, 25% Howard, 25% Tulare and planting dates range from 12 years to 20 years old.

**\$6,524,000**  
**\$27,928 PER ACRE**





## PROPERTY HIGHLIGHTS



233.6 Acres



2 water sources



APN: 012-110-103



Lincoln, CA - Colusa County



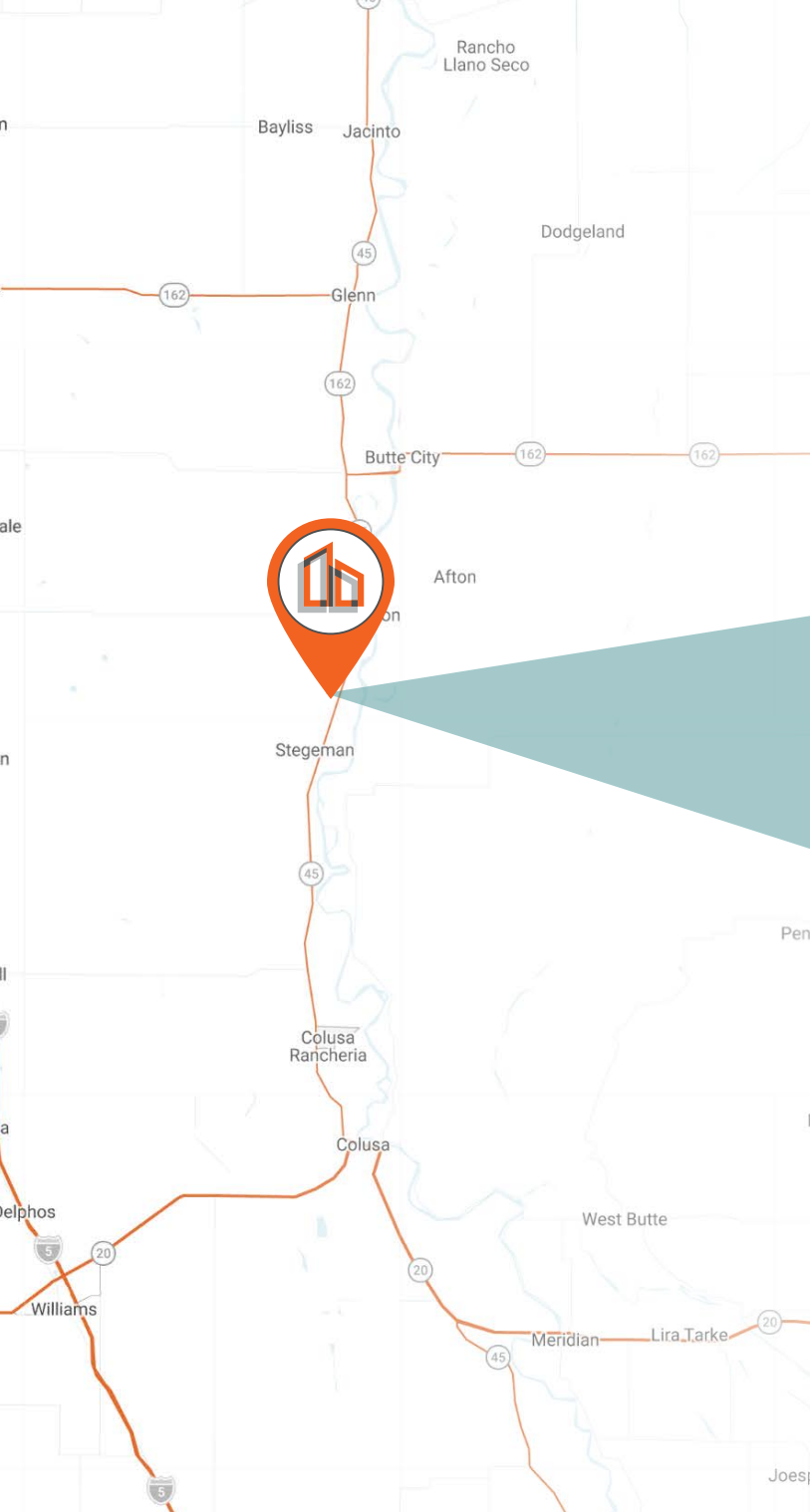
Planting dates range from 12 years to 20 years



Producing:  
50% Chandler  
25% Howard  
25% Tulare







## LOCATION

The property is located at 5127 CA-45 in Princeton, California, along the west side of the Sacramento Valley. Situated directly on Highway 45, the ranch benefits from convenient north-south access through the region. The property is approximately 15 miles south of Willows, 20 miles northwest of Colusa, and roughly 90 miles north of Sacramento, providing efficient connectivity to regional agricultural services, processing facilities, and major transportation corridors throughout Northern California.











# 233.7 ACRES OF WALNUTS

**Daniel P. Ashby**  
**Broker**

916.716.3015

[danashby@sutterequities.com](mailto:danashby@sutterequities.com)

License # 01964257

---

1110 Civic Center Ste 106 D  
Yuba City, CA 95993

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities ("Agent"). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property including, but not limited to survey, income, expenses, or financial performance (past, present, or future); size, square footage, acreage, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB's, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.