



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±22.14 Acres in Kirkwood

(±12.00 Ac. 9th Leaf Almonds & ±10.14 Ac. Oak Riparian)

GREAT HOMESITE!



EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated along the north side of Capay Road, east of Kirkwood Road and west of Hall Road, in the Kirkwood area of southcentral Tehama County, approximately 4.60 miles south of Corning and 7.50 miles north of Orland.

Land Area/Property Size: ±22.14 Assessed Acres

Land Use: ±12.00 net acres of almonds planted in 2015 (±9th leaf). Orchard consists of 62.5% Nonpareil, 25% Monterey and 12.5% Fritz, all on Krymsk rootstock. Trees are planted on 16' tree x 22' row spacing (±124 TPA) with orchard rows running north/south.

Assessor's Parcel Number: 087-340-049 – 22.14 assessed acres

Soils: Soils underlying the almond acreage are comprised of: ±48% Arbuckle gravelly sandy loam (Class 2) and ±40% Tehama loam (Class 2) with remaining ±12% comprised of Maywood fine sandy loam (Class 1) and Cortina coarse sandy loam (Class 4) per USDA Soil Survey.

Irrigation Supply: (1) ag. well drilled in 2016 with total depth of ±300'. This is a 10" gravel packed PVC casing outfitted with a 20 HP submersible pump paired with a Tornado spin filter and fertilizer injection system. Standing water level ±53', pumping water level ±110' with 700 GPM pump test at time of well completion. Acreage is improved with above ground micro-sprinkler system for frost protection **AND** buried drip lines used for primary irrigation.

Structural Improvements: None. Inclusion of brand new 20' Conex box is negotiable.

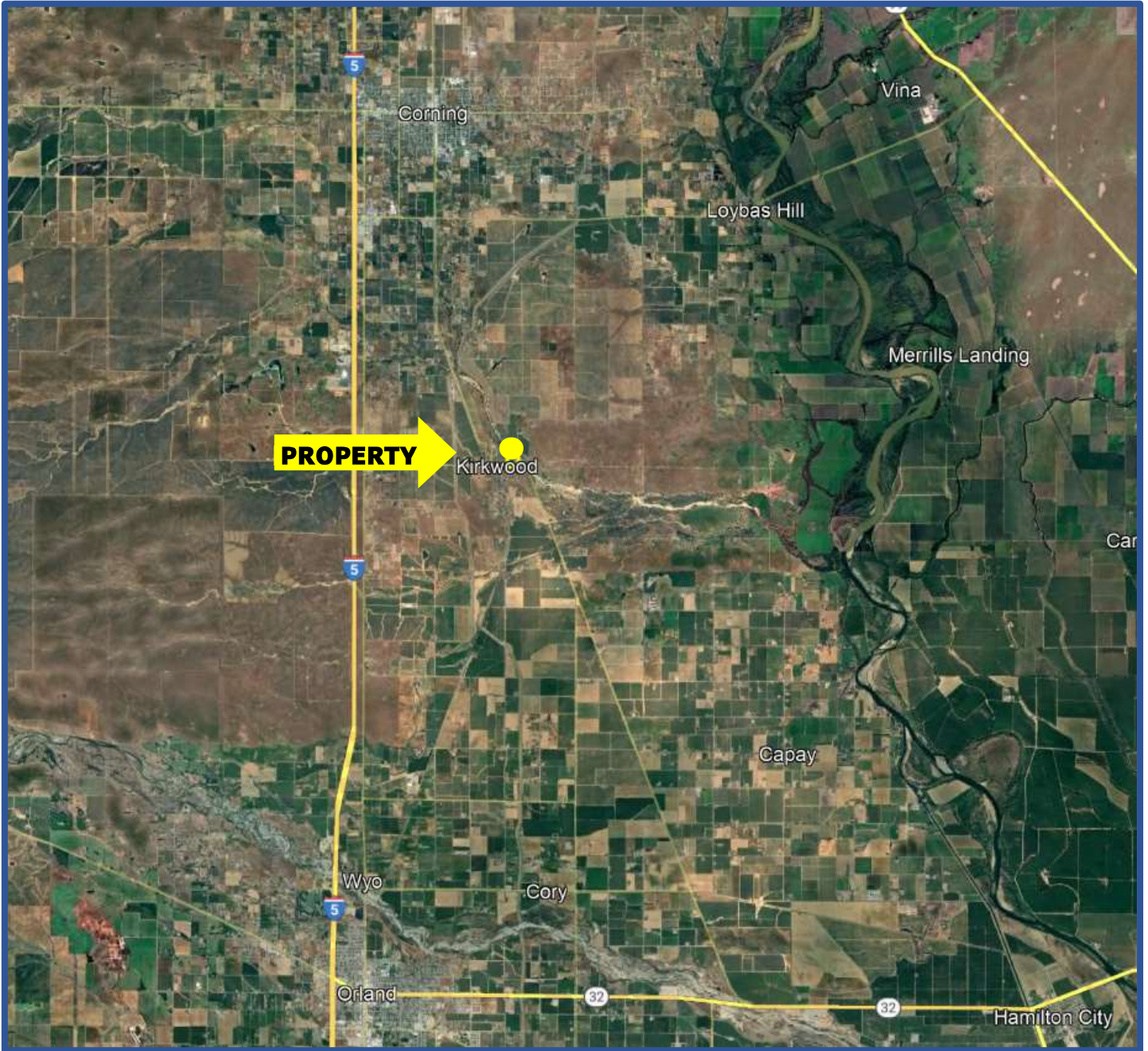
Comments: This is a prime aged almond orchard on good soils with solid irrigation supply located in a desirable area with great homesite potential along seasonal Rice Creek.

Offer Price: **\$18,744 per assessed acre (\$415,000)** – Cash to Seller
2024 almond crop is negotiable

Property Showing: Qualified buyers contact listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT PERMISSION FROM BROKER

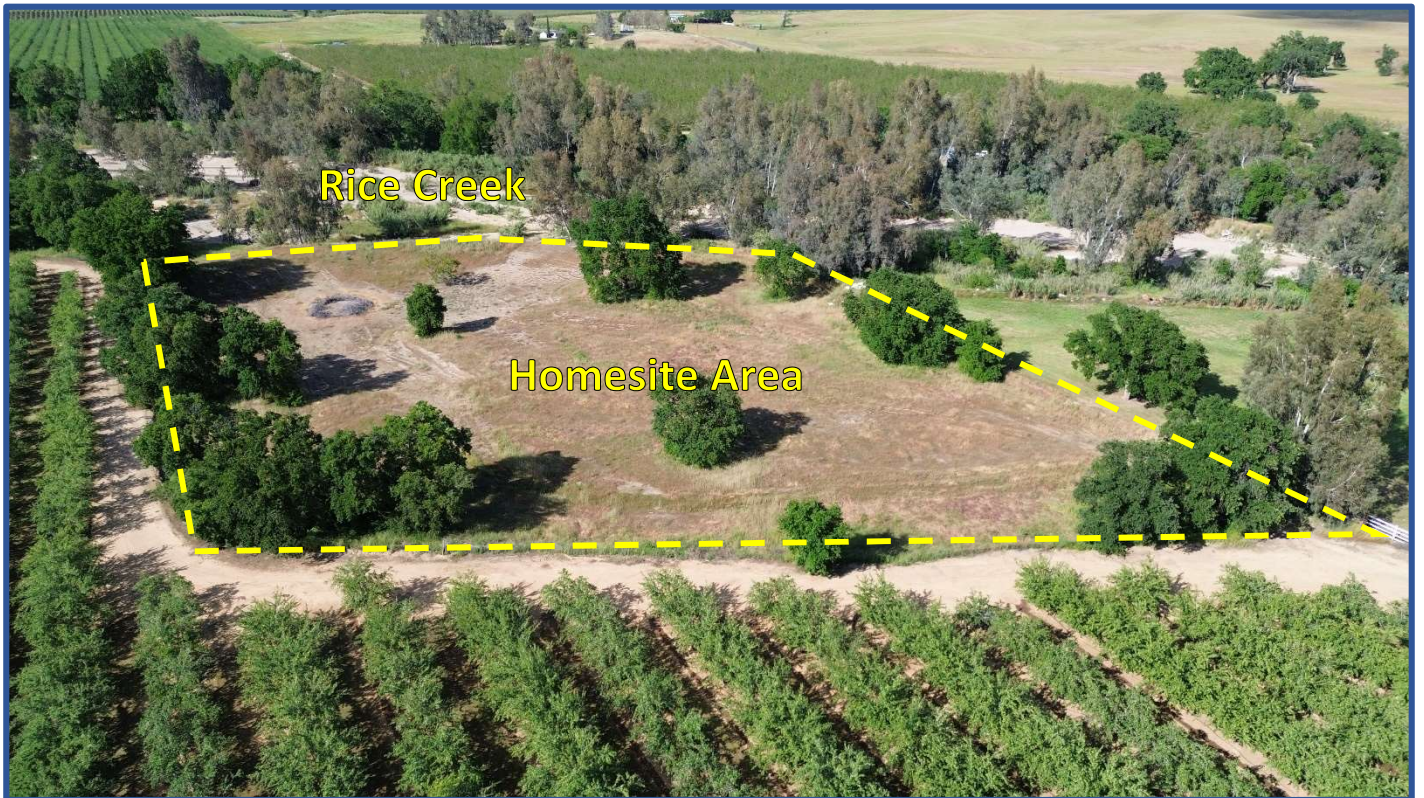
Contact: Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP



*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



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