

Yolo 161

161+/- Acres
Almond Orchard

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Property Information

Location:	From Woodland, CA go north on I-5 and take the Yolo Exit. Head north on the frontage road (99W) for miles. Go west over I-5 on Road 96. Make a right onto Road 16. Road 16 will turn into a gravel road. The road deadends into the subject property.
APN#:	Yolo County Assessor Parcel Number: 055-220-003
Trees:	The trees are 50% Nonpareil and 50% Monterey on Hansen rootstock. The trees came from Agromillora and Duarte Nursery. The trees were planted in August of 2016.
Soils:	The soils were sampled by Helena and determined to be suitable for almond production.
Irrigation:	<p>The orchard is irrigated by a deep water well that produces over 2000gpm. The water quality & quantity are suitable for almond production.</p> <p>There is also a backup well. This well produces 2000gpm as well. It does not have a pump or motor as the primary well produces enough water to irrigate the orchard in one set. This well was drilled in 2015 and was drilled for a backup water supply.</p>
Orchard Development:	This orchard was professionally planted by Greg Hostetler. Hostetler Ranches has some of the highest yielding almond orchards in Yolo County. The property was deep ripped 2 ways. Gyp-sim & lime were incorporated into the ground prior to planting. The topography of the property was altered prior to planting to be optimal for orchard production. More details regarding the orchard development practices are available upon request.
Oil, Gas & Mineral Rights:	All of the oil, gas, and mineral rights owned by the seller will transfer to the buyer at the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close

Prices:

\$3,533,950 or \$21,950 per acre

Terms:

Cash at the close of escrow

Comments:

This property has good soils & water and will be a high yielding almond orchard someday. Greg Hostetler planted this orchard in August of 2016. This is a 1st class orchard with no expenses spared. The future owner of this orchard will have a great start with his/her best foot forward.

This newly planted orchard sits along side a beautiful 3rd leaf orchard.



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6 pot filter system. This first class irrigation system allows the entire orchard to be irrigated in one set.



These young trees are off to a good start. Double line drip throughout the entire orchard



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The orchard overlooks the Sacramento Valley. It is in the heart of the world's predominant almond growing region.

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