



Everett Prune Farm

Glenn County, California

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INTRODUCTION



This 35 +/- acre farm is located in Glenn County about 6.3 miles from Orland, CA. The property is only 15.5 miles from Chico, CA. The farm is framed on its sides by the Coastal and Sierra Nevada Mountain ranges. The property can be served by the Glenn County airport in Orland, CA about 5 miles from the farm with a 4500' x 60' runway or commercial flights out of Sacramento 98 miles away. The closest town for your basic needs would be Orland, which is a town of 7200 residents, or major shopping in the college town Chico, with 87,000 residents.

The farm has 30 acres of mature, good quality plantings of French prunes and a beautiful 3500 sq. ft. home with 5 bedrooms, 3 ½ baths, 3 car garage and room to roam. If you are looking to move to the country and have a nice income property look no further, you have found the perfect farm. One agricultural well handles the prune orchard and the domestic well takes care of the home. Nicely landscaped lawns, gardens, fruit trees and room to add barns, shops or more gardens.

SIZE AND DESCRIPTION



The property consists of three tax parcels for a total of 35.12 acres. The property is zoned Agricultural Preserve and is in the Williamson Act.

046-17 -0-012-9	4.51 acres
046-18-0-001-9	3.61 acres
046-13-0-011-9	27

“The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971.”

The topography of the entire area is generally level, about 200+/- feet above sea level. The area surrounding the subject property is devoted to almond orchards, pasture land and Stoney Creek riparian area and natural habitat.

Permanent Plantings

<i>Year</i>	<i># of trees</i>	<i>Variety</i>	<i>Root stock</i>	<i>Spacing</i>
2004	670	French Prunes	Myro 29-C	18' hexagonal pattern
2005	675	French Prunes	Myro 29-C	18' hexagonal pattern
2007	685	French Prunes	Myro 29-C	18' hexagonal pattern
2009	699	French Prunes	Myro 29-C	18' hexagonal pattern
2010	1646	French Prunes	Myro 29-C	18' hexagonal pattern
2011	240	French Prunes	Myro 29-C	18' hexagonal pattern

Production (Total Tons)

Variety	Acres	2012	2013	2014	2015
French Prunes	30	31.30 tons	34.44 tons	43.56 tons	62.63 tons

The subject property encompasses 35.12 gross acres devoted to 30+/- acres of mature French prunes, 5 +/- acres of orchard support land and house site. The orchard support land consists of roads, well sites and staging area, home and garage. The current owner has a contract with Sun Sweet and a new buyer will need to talk with Sun Sweet to see if the contract can transfer to the new buyer.



WATER



The agricultural well was drilled in 1982 and is 195 feet deep 12" well with 168 feet 12 $\frac{3}{4}$ casing. Standing water level is 40 feet and tested at 465 gallons per minute. The pump was recently replaced and is a 15 hp electric turbine. The domestic well was drilled in 1982 and is 93 ft. deep. A 4" pvc liner and pea gravel was placed in 1992. According to the owner, the wells have performed well in the last 33 years. 23 acres are in the Orland Water District and can be used if needed. The current owner has not had to use it, but it is a nice backup. A buyer will need to verify the wells for their own use. Water is distributed via drip irrigation system.



SOIL

The soil information was pulled from Parcel Quest using Google Imagery, U.S. Geological Survey and USDA Farm Service Agency.

Symbol	Soil Description	Irrigated Class	Non Irrigated Class	Acres
AoA	Arbuckle Gravelly Loam, 0-2% slopes	II	III	24.4
Kb	Kimball loan, 0 to 2% slope	III	III	10.47
Mz	Moda loam	IV	IV	.200

The survey rates the soils according to Capability Class. Capability groupings generalize the suitability of the soils for most crops. The soils are grouped by Roman Numerals from I to VIII, according to their limitations. The numerals indicate progressively greater limitations and narrower choices for practical use. The sub-classification (w) defines the main limitations as water in or on the soil. The sub classification (s) shows that the soil is limited mainly because it is shallow, droughty, or stony. The sub classification (c) shows that the chief limitation is climate that is too cold or too dry. These soils are common in the surrounding area and are suitable for the production of native pasture and irrigated crops.



HOUSE



The 3500 sq ft. 5 bedroom, 3 ½ bath home was built by the owners in 1982. It was built with a permanent foundation and is two stories. The first story consists of kitchen, living room, formal dining room, pantry, office, laundry room/ ½ bath, and bedroom and bath. The upstairs consists of the master bedroom and bath, 3 guest bedrooms and bath.

The home has three fireplaces, a laundry chute, 3 car garage, water softener, central air & heating and a greenhouse room. There is a dark room attached to the garage. Large outside garden.



HOUSE



FAMILY ROOM



MASTER BEDROOM



LIVING ROOM



**VIEW OF FAMILY ROOM
FROM BRIDGE**



KITCHEN



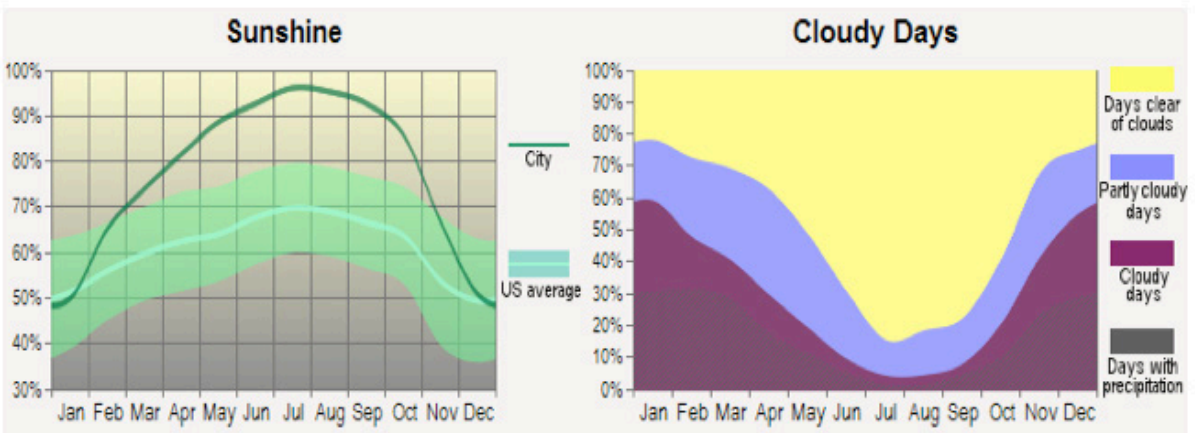
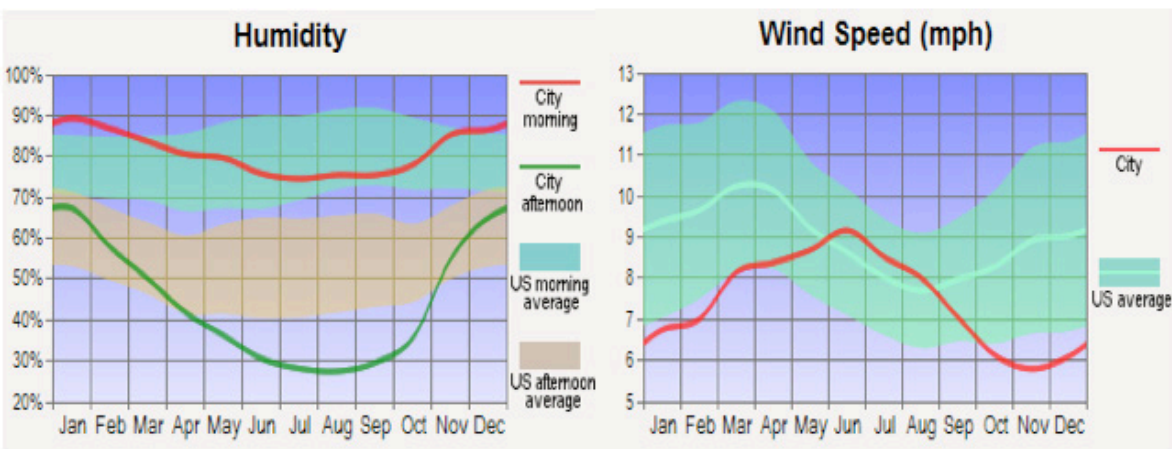
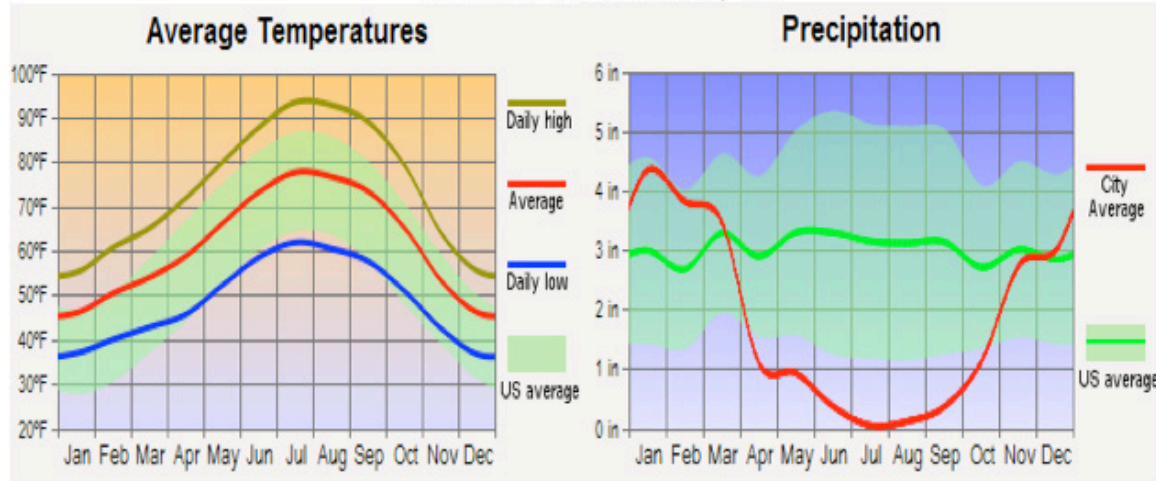
UPSTAIRS BRIDGE

RECREATION



Glenn County is a recreational dream. It goes from the mountains in the west in Mendocino national forest 7000 ft. elevation to the valley floor with thousands of acres of rice, orchards and pasture land. There is abundance of wildlife such as blacktail deer, elk, bear, wild pigs, bobcat, quail, dove and predator hunting. Due to the large tracks of land set aside for duck sanctuaries, duck hunting in this area is world class. The world record Tule Elk was found in Glenn County. The Elk have been reintroduced and have been very successful. Glenn County is located in the A zone and hunting tags can be purchased over the counter. Elk tags are a special draw. The recreational vehicle person will have endless roads to drive and with the Mendocino National Forest down the road, you can drive all the way to the Pacific Ocean. The Native American Indians used the valley for centuries. The Sacramento River is one of the best fishing rivers in the United States. It is well known for being one of the largest salmon spawning rivers in the world. You can fish for salmon, trout, chad, bass, catfish and sturgeon. To make it even better, it is only 5 miles from the farm. If you are a golfer, there are 12 golf courses within 40 miles. You will also enjoy beautiful views of Mt. Shasta and Mt. Lassen from the farm. The owners enjoy watching the migration of ducks and geese across the sky in the Winter and Spring and the parades of wild turkey across their back yard. Mourning and Eurasian Collared doves are also in abundance.

Weather and Orland, CA



As stated on the Glenn County website:



Glenn County is located in the United States about half way between Sacramento and Redding in Northern California. Glenn County is primarily an agricultural community with mountains on the west, the Interstate 5 corridor taking you through rich farm land, and the Sacramento River bounding the east side of the County. With over 1,188 farms, agriculture remains the primary source of Glenn County's economy. Major commodities include rice, almonds, milk products, prunes and livestock. Glenn County has a population of 26,950.

There are a variety of outdoor activities such as fishing on the Sacramento River, boating and swimming at Black Butte and Stony George Lakes, hunting, Sacramento Wildlife Refuge ((530) 934-2801), golfing and motorsports/racing. You may also want to visit our Movie Theater, Bowling Alley, Libraries and Museums. Refer to our Events links for further information on how you can enjoy the recreation offered here in Glenn County. Due to the great tracts land set aside exclusively for duck sanctuary, duck hunting in Glenn County is considered world class. This abundance of ducks available for hunting brings hundreds of hunters from around the world to Glenn County.

Orland is a city in Glenn County, California. The population was 7,291 at the 2010 census, up from 6,281 at the 2000 census, making Orland the most populous city in Glenn County. Orland is located 16 miles (26 km) north of Willows, [4] at an elevation of 259 feet (79 m).[3] Interstate 5, (north-south) passes west of the downtown area while State Route 32 (east-west) passes through downtown. The default numbers for wired telephones in Orland are (530) 865-xxxx. From Wikipedia

Offering Price

Please call us for a price.

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