



**178.21+/-  
Total Acres**

2nd Leaf Almond Orchard – Chico, CA

We **SELL** California farms **with** a **HEART** to change lives

**Josh Cook**

Broker

CalBRE# 01872850

530-300-5294

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PRICE  
**\$3,995,000**



# 2nd Leaf Almond Orchard

178.21± Acres – Chico, CA

## Location:

This property is located at 14805 State Highway 99, Chico, CA 95973, and has highway frontage on the west side of Highway 99.

## Legal:

The property is made up of 1 parcel which totals 178.21 assessed acres, more or less. The parcel is further described as Butte County APN #: 047-100-186.

## Zoning:

The zoning for this property is Agriculture with the county designated use as Orchard.

## Orchard:

The property consists of approximately 160 +/- acres of Independence variety almond orchard planted on Atlas rootstock and a 20 x 15-foot spacing. In 2024 the property will be coming into its 2nd leaf and has shown excellent growth and uniformity thus far.

## Water:

The property has 3 total wells, of which, 2 are in active use. All 3 wells have 100-horsepower electric pumps. According to the owner, the wells produce approximately 1500 gallons per minute. Water is delivered to the almond trees by micro sprinklers.

## Shop:

The property has one shop approximately 30 X 40 feet in size.

## Price:

\$3,995,000. Cash to Seller.

## Comments:

This is a uniform young almond orchard in an excellent location with its entire production life ahead of it. Call the Broker for a private property tour.



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# PROPERTY

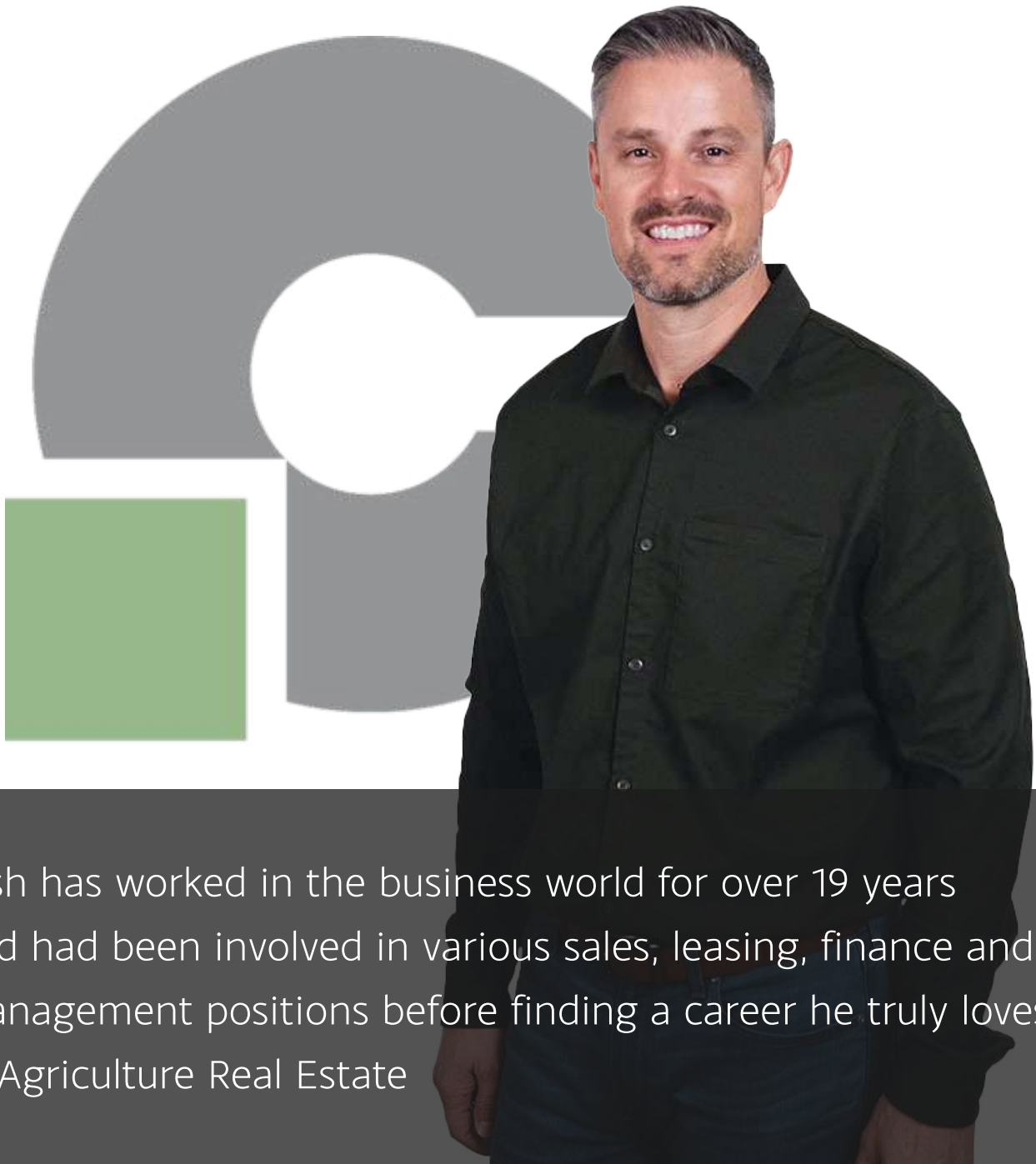
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# Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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