



**370.12+/-
Total Acres**

Buckeye Creek Farms
High Yielding Almond Orchard
Yolo County, CA

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

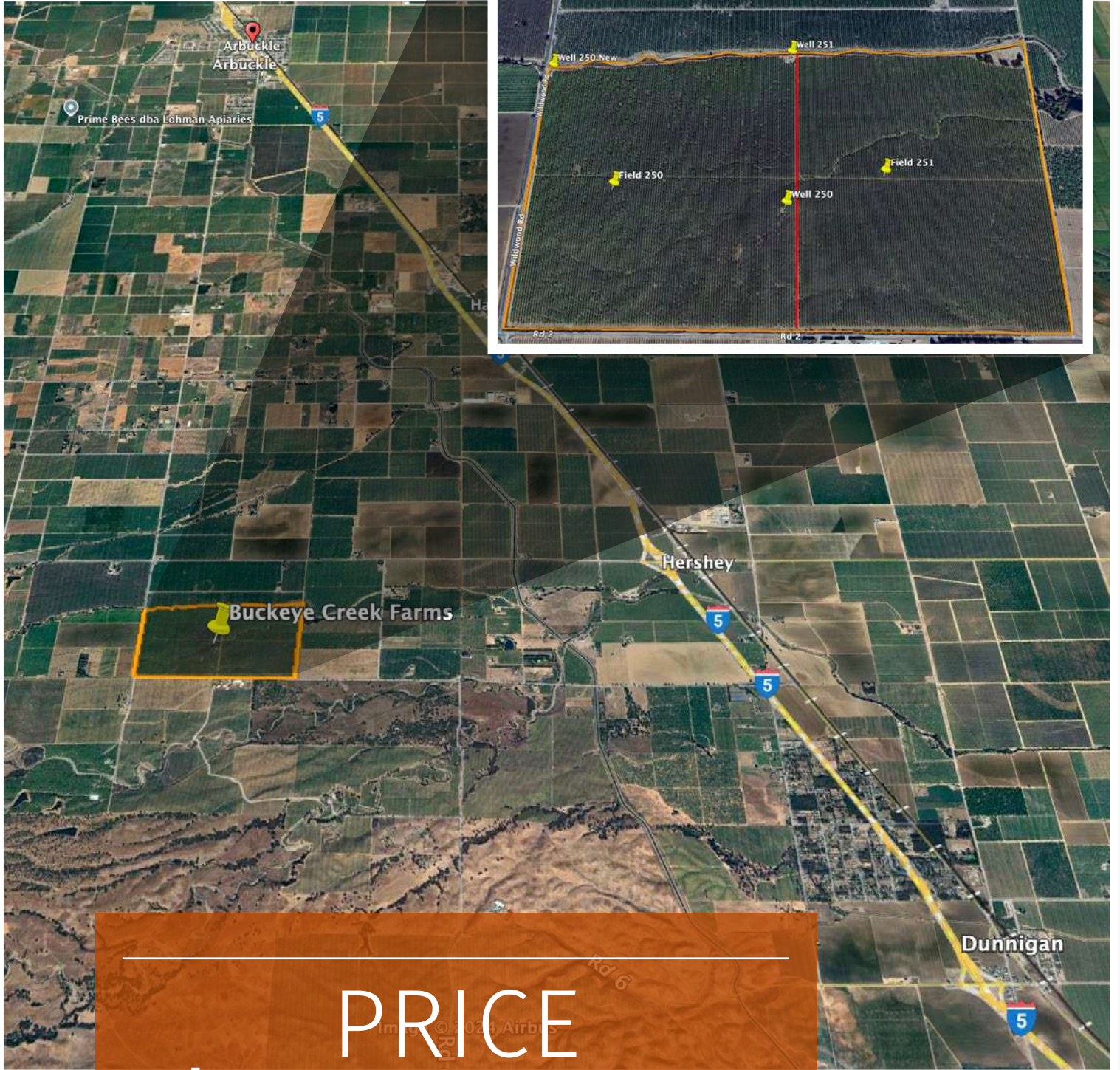
Josh Cook

Broker

CalBRE# 01872850

530-300-5294

josh@cornerstonelandco.com



PRICE
\$8,310,000



Buckeye Creek Farms - High Yielding Almond Orchard

370.12 Acres± — Yolo County, CA

Description:

Welcome to Buckeye Creek Farms, a high yielding almond production orchard located in one of the best almond farming areas in Northern California. This mature orchard displays uniformity and excellent health throughout. Best farming practices during development and year to year farming have been used to ensure this orchard has high production for many years to come. In addition, the property has excellent soil, multiple water options and lies in an area that rarely deals with early spring frost.

Legal:

The property is made up of 1 parcel which totals 370.12 assessed acres, more or less. The parcel is further described as Yolo County APN #: 062-010-009.

Zoning:

The zoning for this property is Agriculture Preserve and the property is enrolled in the Williamson Act which will keep property taxes lower for a new owner.

Location:

Buckeye Creek Farms is located on the northeast corner of County Road 84 and Road 2 just .41 miles south of County Line Road at the Colusa/Yolo County Line. The property is located 3.25 miles to the west of California Interstate 5. The property can be easily accessed by taking County Line Road off of Interstate 5 to the west until you reach Wildwood Road/County Road 84. Head south on County Road 84 for .41 miles and arrive at the northwest corner of the property.

Orchard:

The orchard consists of two fields described as field 250 and field 251. Field 250 is 171.84 acres and was planted in 2010 on Titan rootstock. Field 251 is 166.22 acres and was planted in 2007 on Nemaguard rootstock. Variety mixes for both fields consist of 50% Nonpareil, 33% Monterey and 17% Fritz.



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Yields:

The orchard boasts excellent yields and has multiple years of proven yield history over 3,000 pounds to the acre. Field 250 has a 6 year average production of 2,820 pounds per acre. Field 251 has a 6 year average production of 2,438 pounds per acre. The two fields combined have a 6 year average production of 2,632 pound per acre or 889,832 pounds. More detailed yield information is available to qualified Buyers.

Water:

The property has 3 total wells, of which, 2 are in active use and one is used as a back up. Well 250 has an electric motor, a Yaskawa variable frequency drive and a filtration system. Well 251 has a diesel motor and a filtration system. The property lies within the boundaries of the Colusa County Water District and with the right infrastructure could receive district water. Water is delivered to every tree in the orchard by above ground single line drip. The irrigation design allows for multiple options for irrigation sets as the wells are all tied in together.

The property is located in the North Yolo Subbasin of the Yolo Subbasin GSA and the Groundwater Sustainability Plan can be viewed at www.yologroundwater.org

Groundwater Disclosure:

The Sustainable Groundwater Management Act (SGMA), requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information visit the SGMA website at www.sgma.water.ca.gov

Soil:

Over 90% of the soils on Buckeye Creek Farms are rated as Class # 1 by the California Revised Storie Index. The excellent soils on this farm have contributed to the excellent yield history. Please see the included soil map and information.

Price:

\$8,310,000 or \$22,452 per acre.



TAX MAP

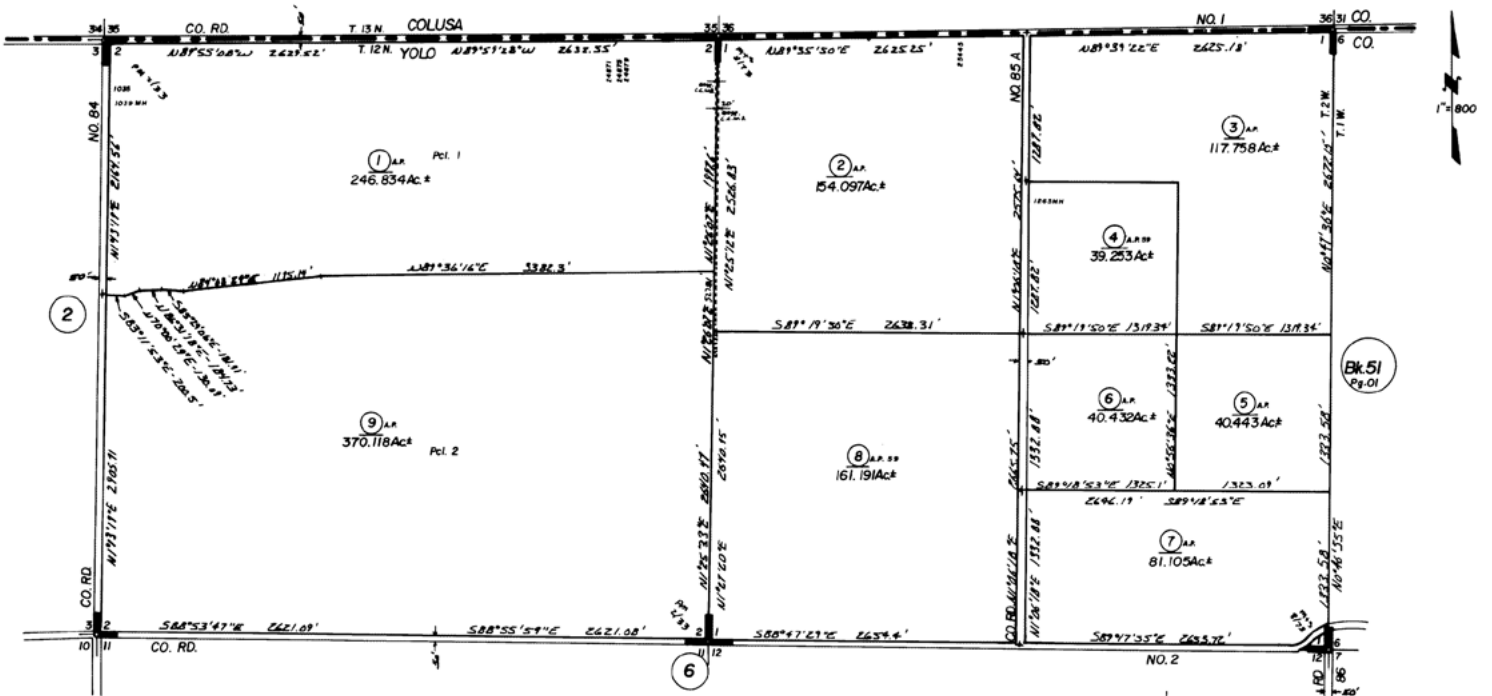
Buckeye Creek Farms — High Yielding Almond Orchard — Yolo County, CA

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SEC. 18 & 2, T. 12 N., R. 2 W., M. D. B. & M.

CAUTION—These maps ARE NOT to be used for legal descriptions.

62-01



M. & S. Bk. 8, Pg. 73 - Record of Survey.
 P.M. Bk. 2, Pg. 33 - Pcl. Map 2354 for Gertrude Young mark.

Assessor's Map Bk. 62, Pg. 01.
 County of Yolo, Calif.

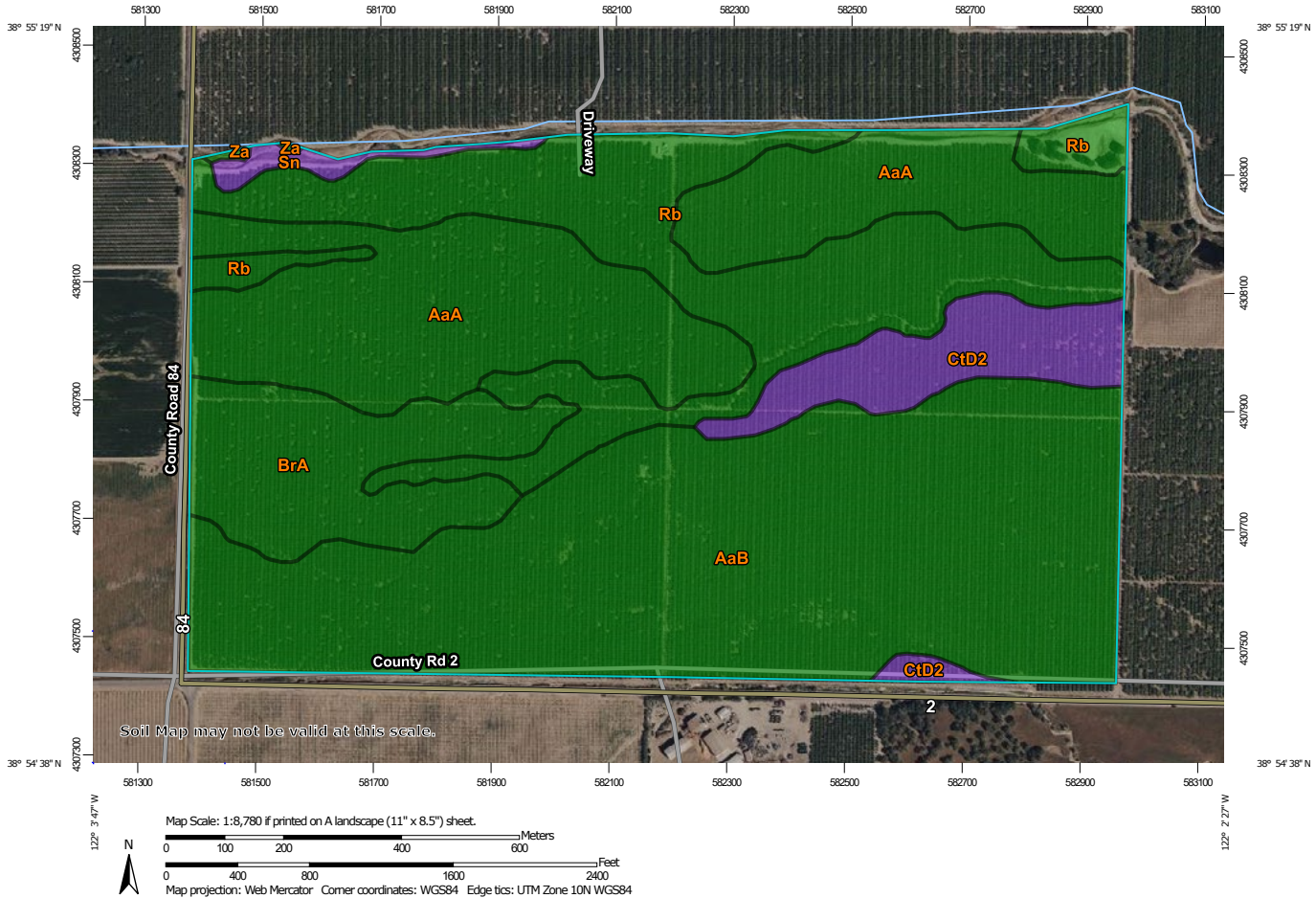
(formerly por 18-01)
 NOTE - Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles.

89/90



SOIL MAP

Buckeye Creek Farms — High Yielding Almond Orchard — Yolo County, CA



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California
 Survey Area Data: Version 21, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	83.9	23.4%
AaB	Arbuckle gravelly loam, 0 to 7 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	142.4	39.7%
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Brentwood (85%)	32.9	9.2%
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	Grade 3 - Fair	Corning (85%)	21.0	5.8%
Rb	Reiff gravelly loam	Grade 1 - Excellent	Reiff (85%)	74.9	20.9%
Sn	Soboba gravelly sandy loam	Grade 3 - Fair	Soboba (85%)	3.3	0.9%
Za	Zamora loam	Grade 1 - Excellent	Zamora (85%)	0.4	0.1%
Totals for Area of Interest				358.8	100.0%

SOIL MAP (CONT.)

Buckeye Creek Farms — High Yielding Almond Orchard — Yolo County, CA

Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

































Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

MAP LEGEND

 Area of Interest (AOI)	 Grade 5 - Very Poor
Soils	 Grade 6 - Nonagricultural
Soil Rating Polygons	 Not rated
 Grade 1 - Excellent	 Not rated or not available
 Grade 2 - Good	Water Features
 Grade 3 - Fair	 Streams and Canals
 Grade 4 - Poor	Transportation
 Grade 5 - Very Poor	 Rails
 Grade 6 - Nonagricultural	 Interstate Highways
 Not rated	 US Routes
 Not rated or not available	 Major Roads
Soil Rating Lines	 Local Roads
 Grade 1 - Excellent	Background
 Grade 2 - Good	 Aerial Photography
 Grade 3 - Fair	
 Grade 4 - Poor	
 Grade 5 - Very Poor	
 Grade 6 - Nonagricultural	
 Not rated	
 Not rated or not available	
Soil Rating Points	
 Grade 1 - Excellent	
 Grade 2 - Good	
 Grade 3 - Fair	
 Grade 4 - Poor	



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CA BRE Broker License No. 01872850

(530)300-5294 josh@cornerstonelandco.com



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



Cornerstone Land Co
1510 Poole Blvd, Suite 106
Yuba City, Ca 95993
Broker Lic. #01966240

Josh Cook
BROKER / CO-OWNER
BRE Lic. #01872850
(530) 300-5294

cornerstonelandco.com
facebook.com/cornerstonelandco