

**Arbuckle Almond Farm**  
0000 Hahn Road  
Arbuckle, CA 95912

**\$19,793,500**  
635.500± Acres  
Colusa County



**Arbuckle Almond Farm**  
**Arbuckle, CA / Colusa County**

---

**SUMMARY**

**Address**

0000 Hahn Road

**City, State Zip**

Arbuckle, CA 95912

**County**

Colusa County

**Type**

Farms

**Latitude / Longitude**

39.056978 / -122.101132

**Acreage**

635.500

**Price**

\$19,793,500

**Property Website**

<https://www.landleader.com/property/arbuckle-almond-farm-colusa-california/57630>





## **PROPERTY DESCRIPTION**

Farming land is a "hands on" art, it's all about getting into the dirt, understanding soil types, obtaining water, knowing what crops are suited for the land and so much more. When your family has farmed the same land for over 170 years, you've created a masterpiece! Offering a 635.5-acre farm with high producing almonds, a great investment opportunity. Well laid out property has 602.5 acres planted in 6th and 7th leaf trees which are at the beginning of their prime producing years. Underground mainline from 3 AG wells deliver water via drip irrigation system. Pulling into the main entry there is a large open space for equipment, loading and farming operations and a 8100 sf barn. Constructed over 80 years ago, beautiful old growth redwood timbers and cedar siding with wood mangers on both sides. It now has a concrete floor and power, used for equipment storage. All Interior roads are gravel and well maintained. You won't find a cleaner farm, from the trees to the infrastructure, this is an immaculate and well planned. operation. This is a great investment opportunity.

**\*\*Block 2 is for sale separately: 318.5 acres, 303.4 acres planted in trees, listed at \$9,873,500.**

### **Property Highlights:**

#### **TREES:** 635.5 +/- Acres planted

Planted on 24 x 15 spacing and irrigated with a dual manifold double line buried drip system installed at an 8" depth.

Root stock planted 2017-2018 trees Krymsk 86

Root stock planted 2023 trees SG1

#### **VARIETIES:**

Variety Year Planted Acres Rootstock

Nonpareil 2017-2018 263.8 Krymsk 86

Nonpareil 2032 37.4 SGI

Monterey 2017-2018 36.5 Krymsk 86

Winters 2017-2018 106.7 Krymsk 86

Carmel 2018 75.7 Krymsk 86

Kester 2018 44 Krymsk 86

Independence 2023 38.4 SGI

Total Planted Acres: 602.5

#### **IRRIGATION:**

Chemical and fertilization tanks are located at every well site.

All wells have meters, but reporting is not required at this time.

Well #1 Diesel Powered Turbine Ag Pump producing +/-2500 GPM

Well #2 Diesel Powered Turbine Ag Pump producing +/-2500 GPM

Well #3 Diesel Powered Turbine Ag Pump producing +/-2500 GPM

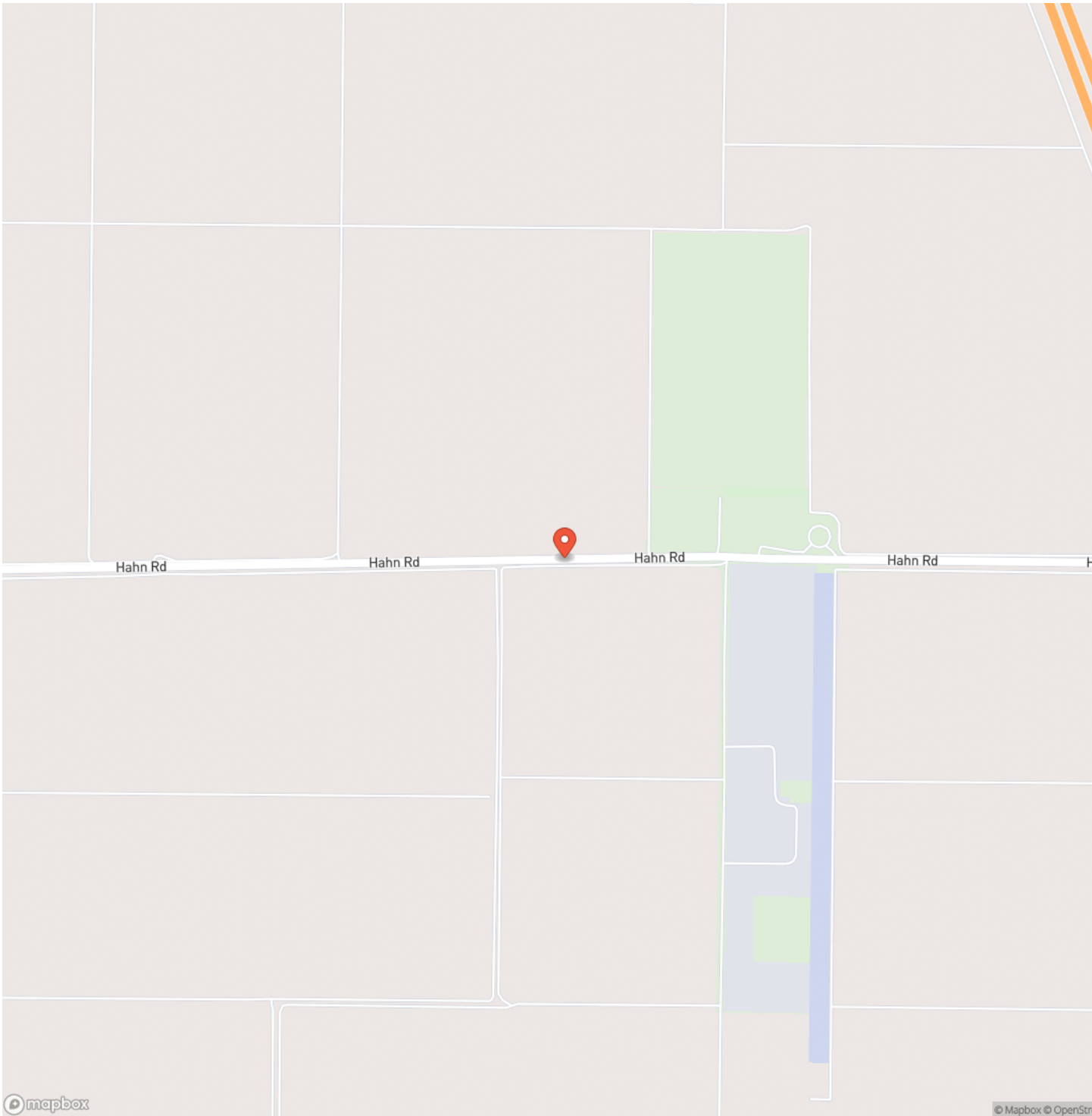
Well #4 Diesel Powered Turbine Ag Pump producing +/-2500 GPM



Arbuckle Almond Farm  
Arbuckle, CA / Colusa County



# Locator Map

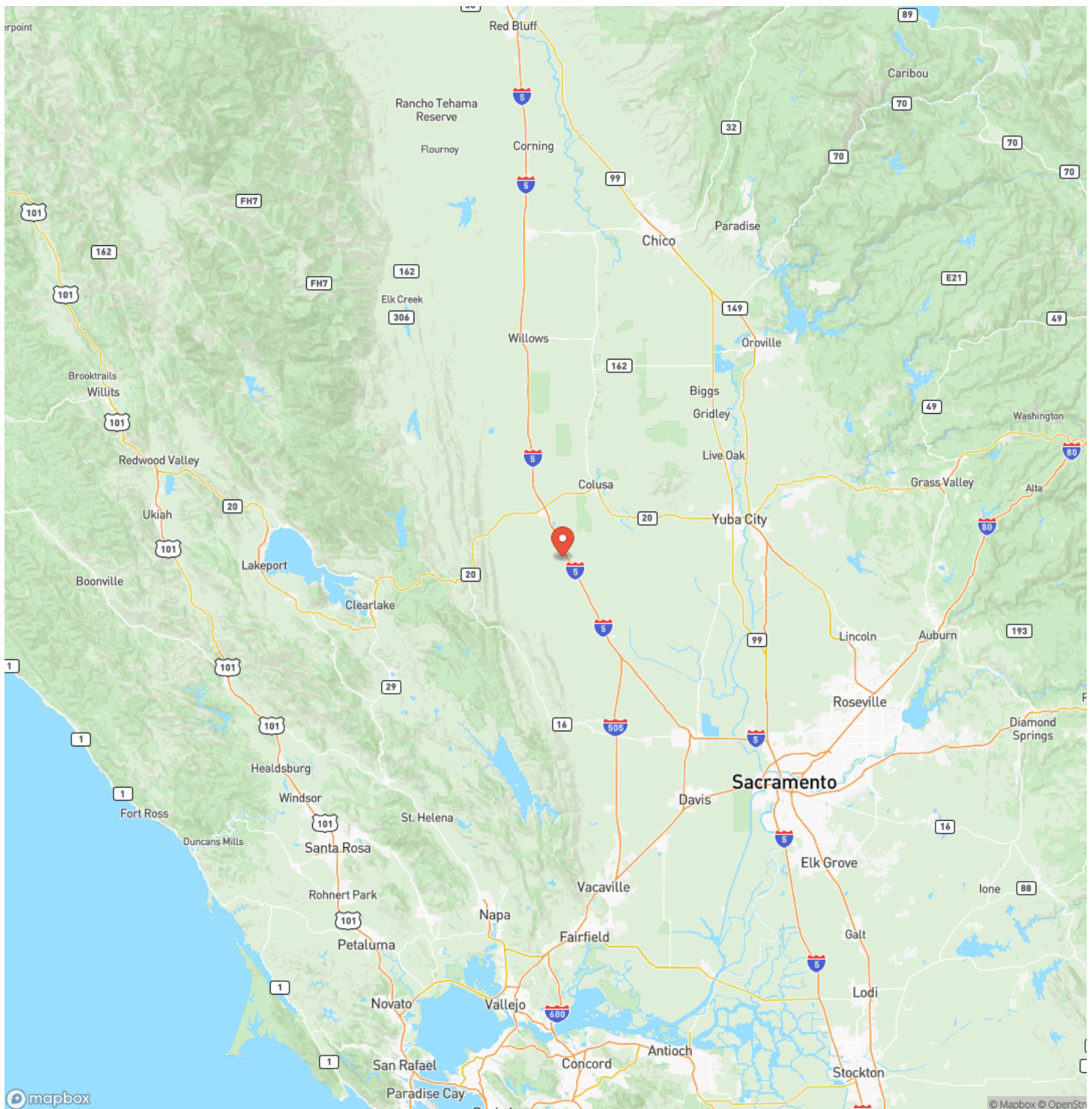


**MORE INFO ONLINE:**

**[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)**

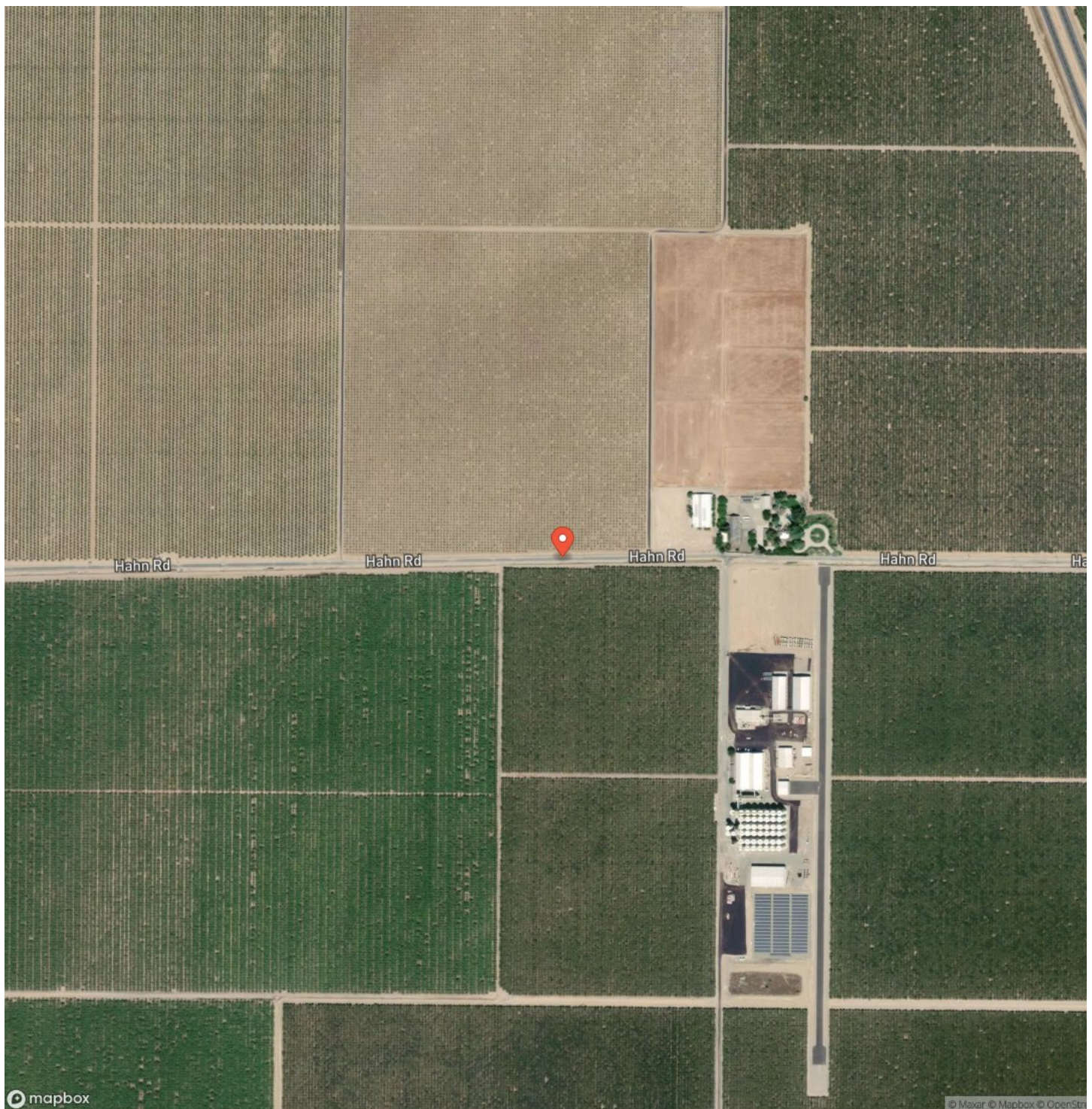


## Locator Map





## Satellite Map



**Arbuckle Almond Farm**  
**Arbuckle, CA / Colusa County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Donna Utterback

## Mobile

(530) 336-6869

## Email

fallriverproperties@frontiernet.net

**Address**

43603 HWY 299

## City / State / Zip

Fall River Mills, CA 96028

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**californiaoutdoorproperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





---

**California Outdoor Properties, Inc**  
Serving California  
Vacaville, CA 95688  
(707) 455-4444  
[californiaoutdoorproperties.com](http://californiaoutdoorproperties.com)

---

