

Williams Farms Block 2
0000 Hahn Road
Arbuckle, CA 95912

\$9,873,500
318± Acres
Colusa County



Williams Farms Block 2
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

318

Price

\$9,873,500

Property Website

<https://www.landleader.com/property/williams-farms-block-2-colusa-california/57216>



PROPERTY DESCRIPTION

Almond Farm Investment Property. 318.5 acres with 303.4 acres planted in 6th and 7th leaf trees which are at the beginning of their prime producing years. All the hard work is done, this farm is immaculate and in turn key condition. There are two ag wells supplying water via underground mainline to drip system servicing the trees. Entering the property, there is a large open space for equipment, loading and farming operations. Wonderful 8100sf 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. All interior main roads are gravel, well maintained roads.

Property Highlights:

TREES: 303.4 +/- 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.

Varieties include Nonpareil, Winters, Carmel and Kester

IRRIGATION:

Chemical and fertilization tanks are located at every well site.

Water distributed with 10" and 12" underground mainline.

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

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

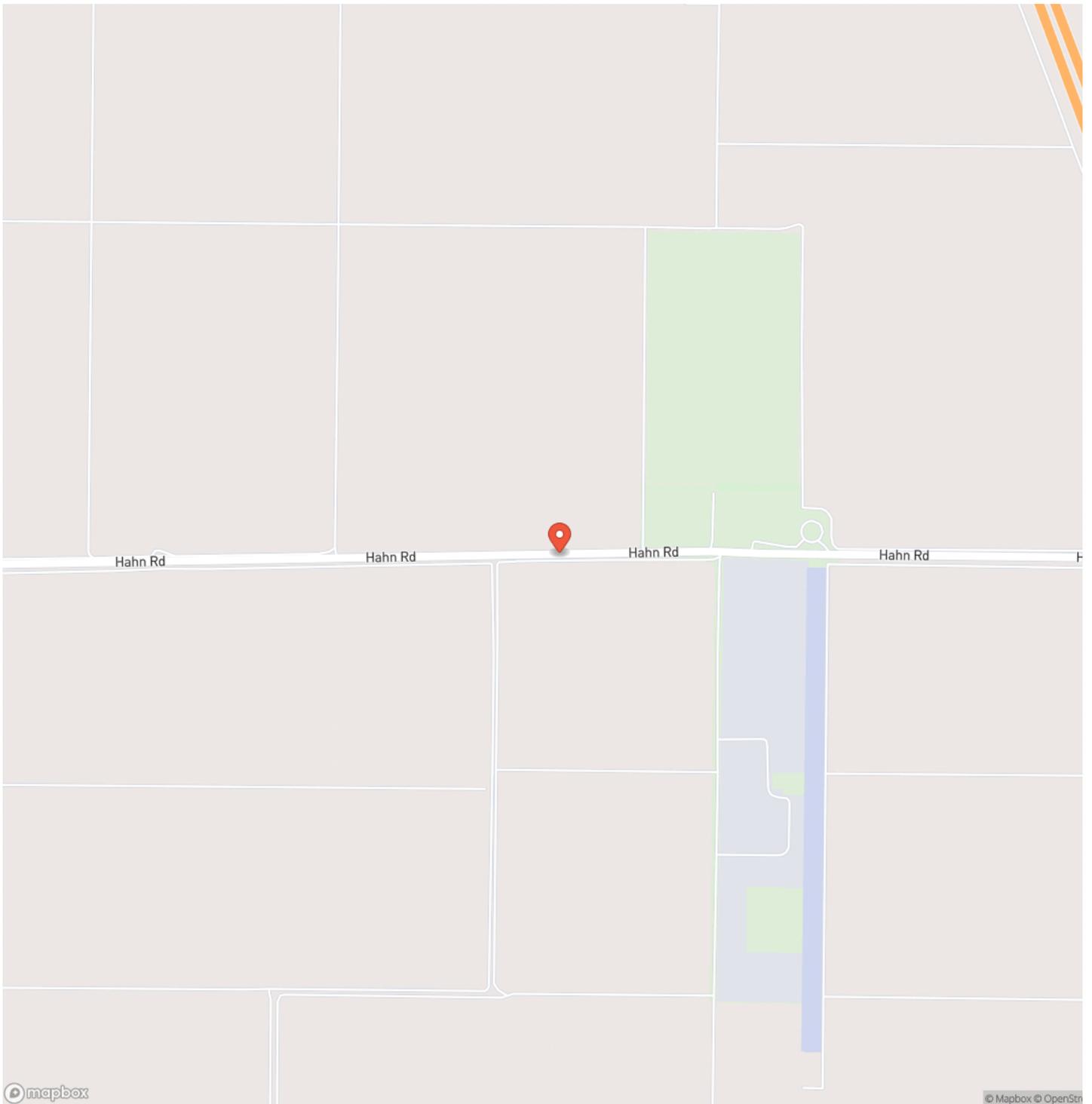
Well #2 Diesel Powered Turbine Ag Pump producing +/-2500 GPM.



Williams Farms Block 2
Arbuckle, CA / Colusa County



Locator Map

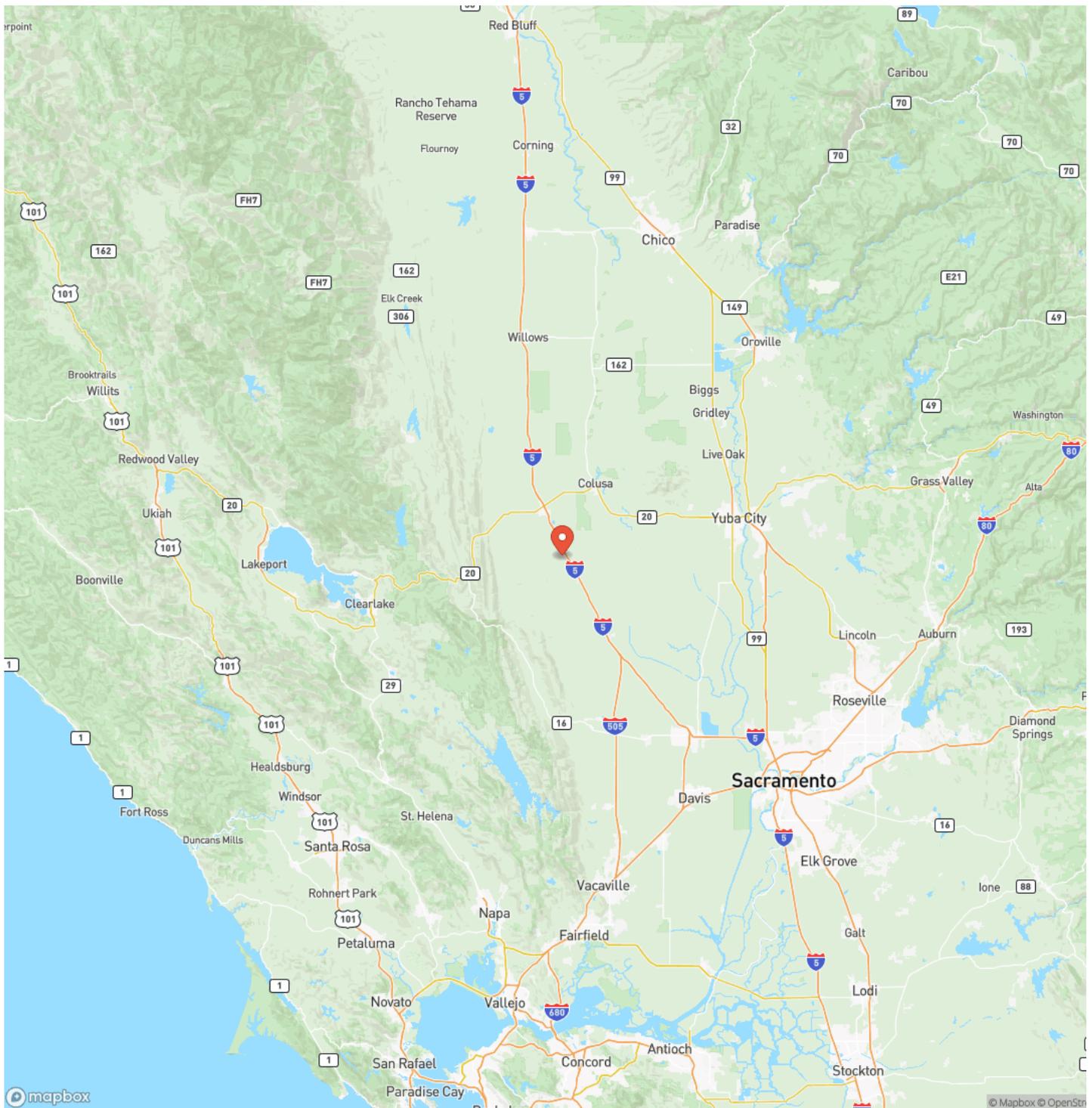


MORE INFO ONLINE:

californiaoutdoorproperties.com



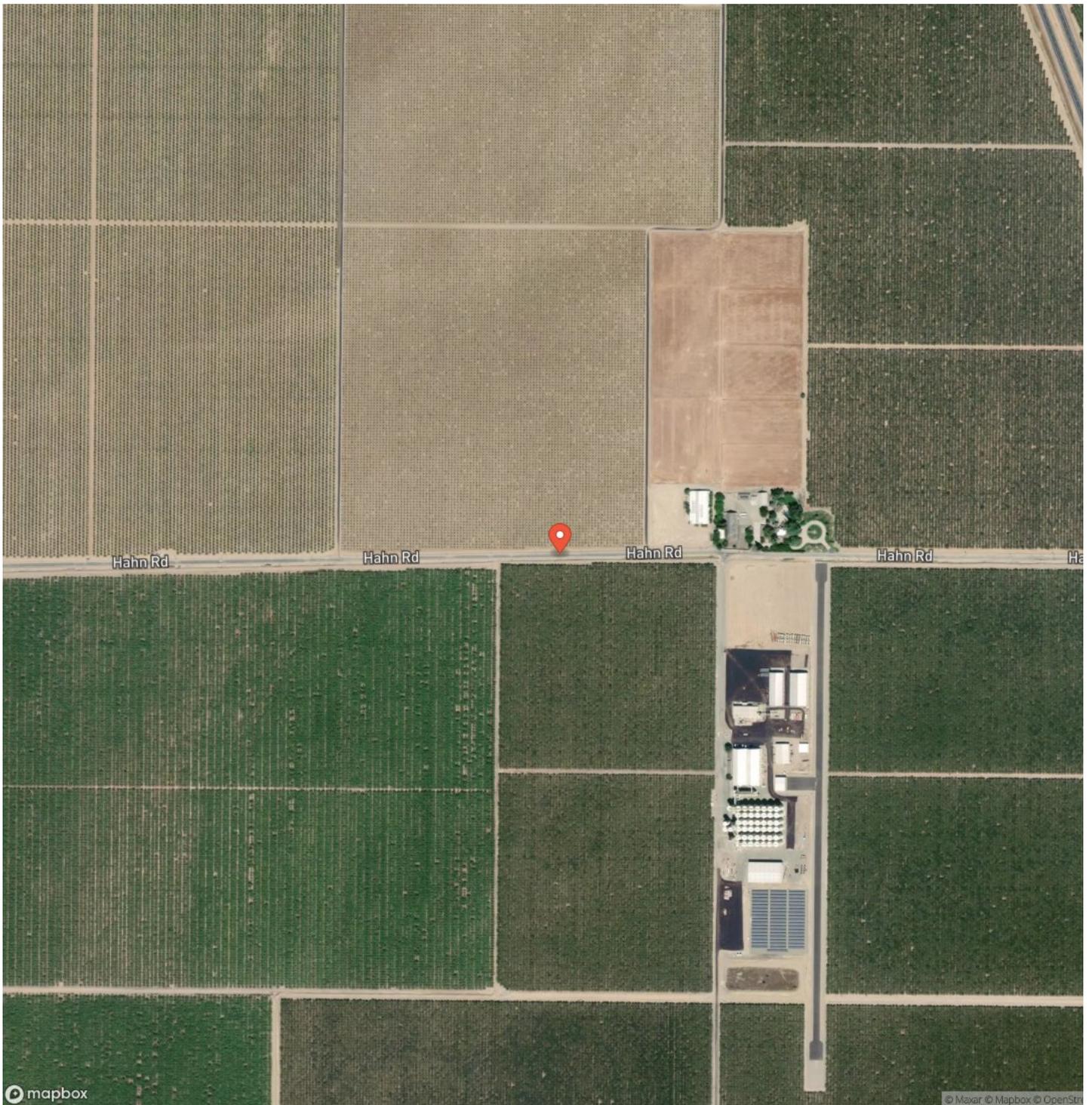
Locator Map



MORE INFO ONLINE:



Satellite Map



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

