

PISTACHIO ORCHARD & GORGEOUS HOME SITE

42.72 +/- Acres | \$1,499,000 | 9121 Pass Rd, Sutter, CA 95982



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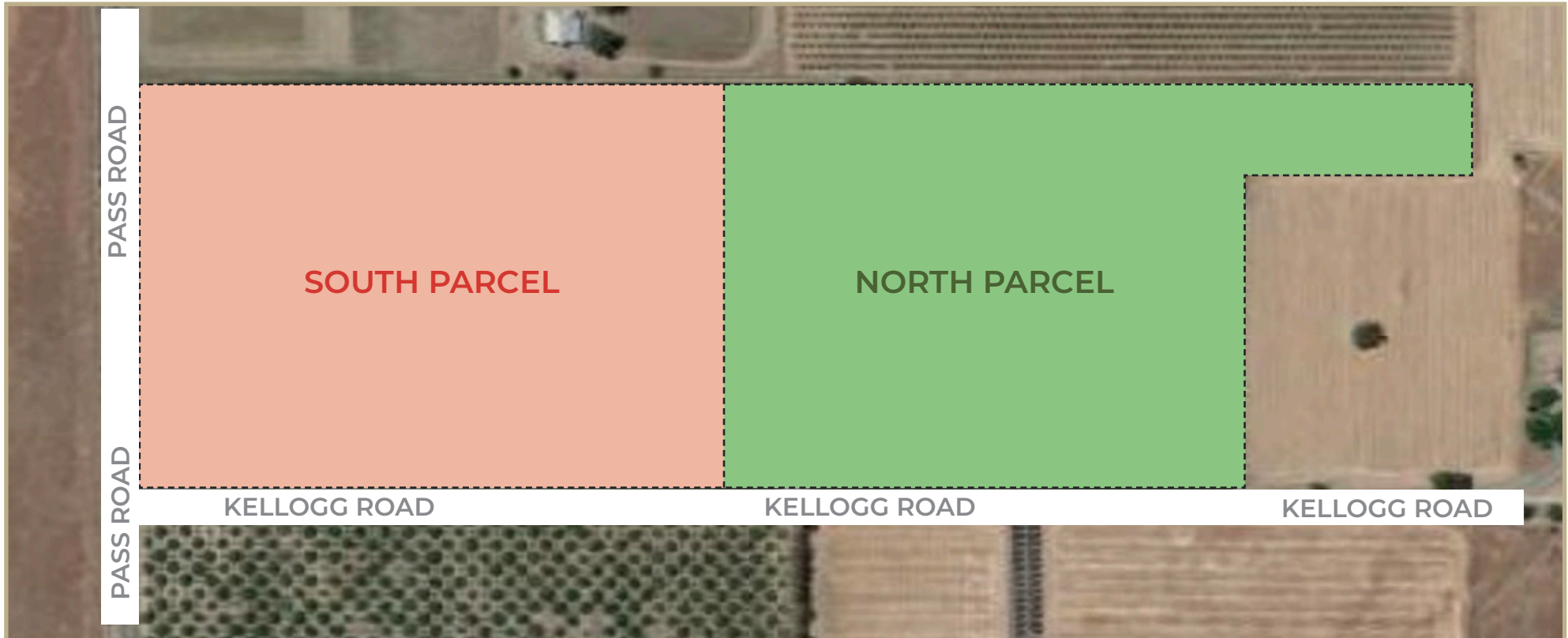
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CENTURY 21 SELECT REAL ESTATE | 409 Century Park Dr, Yuba City CA 95991

Portfolio APNs

North Parcel & South Parcel



9121 Pass Rd, Sutter, CA 95982

North Parcel 22.01 Acres | APN# 08-270-058

South Parcel 20.71 Acres | APN # 08-270-057

Total: 42.72 Acres

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SOUTH PARCEL

Orchard Area



9121 Pass Rd, Sutter, CA 95982

Irrigation by Micro sprinkler

Road access available from Pass Road
(currently fenced off)

4 +/- Acres:

Kerman on UCB-1 rootstock, planted in 2003, Spacing 17' x 19'

Male trees: Peters and 0216 (3 to 1 ratio), 1 male for every 12 female trees

16 +/- Acres:

Kerman on Atlantica rootstock, planted in 1987, Spacing 17' x 17'

Male trees: 1 male for every 8 female trees, alternating every 3rd and 5th tree in every 3rd and 5th row

Wells

Location: near SW Corner

Depth 525 ft 10" diameter solid casing to 45 feet perforated casing 45-56 feet uncased 56-525ft

Motor: 20 HP 230 V Hitachi submersible pump motor Goulds 8 stage 5CHC liquid and pump on 4" galvanized pipe at ~450 feet (158 GPM at 392 TDH) installed August 2021. Sock filter and pressure tank at well site.

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NORTH PARCEL

Orchard Area



9121 Pass Rd, Sutter, CA 95982

Irrigation by Micro sprinkler

Current drive entrance on Kellogg
Road to North Parcel.

4.54 +/- Acres:

Kerman on UCB-1 rootstock, planted in 2003, Spacing 17' x 19'

Male trees: Peters and OC 0216 (3 to 1 ratio), 1 male for every 12 female trees

5.56 +/- Acres:

Kerman on Atlantica rootstock, planted in 1987, Spacing 17' x 17'

Male trees: 1 male for every 8 female trees, alternating every 3rd and 5th tree
in every 3rd and 5th row

Wells

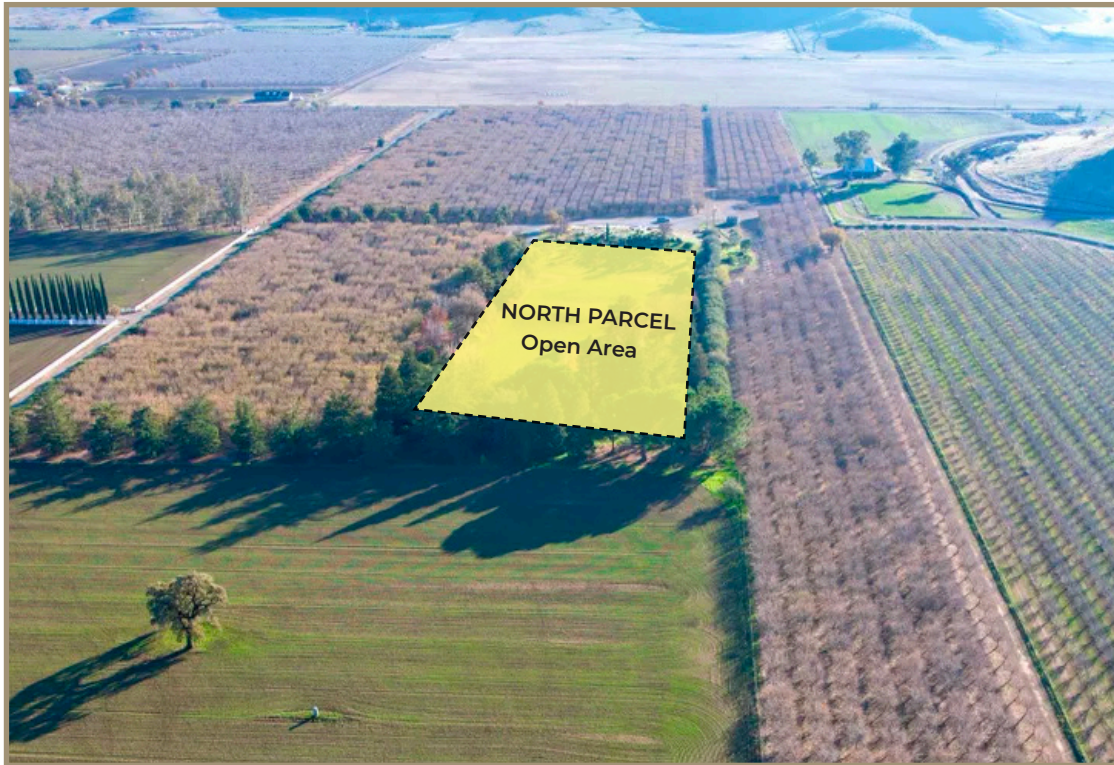
Depth 500ft 20" diameter bore, gravel packed 20-115 ft 14 inch steel casing
solid casing to 40 feet perforated casing 40-115 feet uncased between 155-
500 ft

20 HP Gould 160L Series submersible pump on 3" pipe at 462 feet
(~100 GPM at 400' draw down) installed June 2013

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NORTH PARCEL

Open Area



10 +/- Acres:

Landscape, drive-ways, home and storage building sites and undeveloped areas.

Landscape irrigation a mix of solid set and micro sprinkler

Wells

Depth 500 ft cased steel to 45 ft 10" diameter liner 8" diameter steel to 60 ft perforated steel casing 8" 60ft to 500 ft

Motor: 20 HP submersible pump and electric panel November 2015 (~100 GPM) pump at 442 ft

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Landscape irrigation a mix of solid set and micro sprinkler.

Current drive entrance on Kellogg Road to North Parcel.

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PHOTOS



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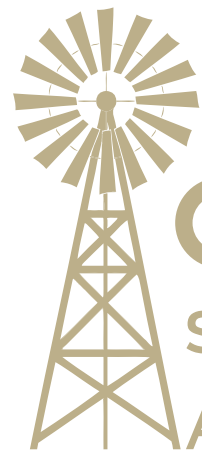
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PHOTOS



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