

For Sale

## Hinaman Ranch

203.54 Acres, Gridley, CA  
Excellent Orchard in Butte County



**J HILL LAND COMPANY**

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

## Location

- The property is located West of Hwy 99, North of Gridley, California and South of Biggs, California. This area is well known for its amazing water resources and deep loam soils. Permanent crop yields, climate and water are key to producing large yields, year after year.

## Acreage

- m/l 203.54 acres

## APN's

- APN # 022-210-081 Butte County 57.16 acres
- APN # 022-210-083 Butte County 144.04 acres
- APN # 022-210-071 Butte County 2.34 acres

## Crops

- The ranch is currently farmed to Walnuts and Almonds, in addition there is 60 acres of open ground, slip plowed, disked, and ready to plant to permanent crops, if so desired. The plantings are 55 acres of Chandlers on Paradox, 35 acres of Solano's on VX211 and 44 acres of Independence on SG1.

## Age

- The Chandlers are 15 to 20 years old, 30 x 30, micro sprinklers.
- Solanos are 8 years old, 27 x 27, solid set.
- Independence are 2 years old, 16 x 22, solid set.



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## Yield

- 2021
  - Solano
    - 95,540 lbs.
    - 2730# p/ac
  - Chandler
    - 239,580 lbs.
    - 4356# p/ac
- 2020
  - Solano
    - 47,780 lbs.
    - 1,365# p/ac
  - Chandler
    - 212,440 lbs.
    - 3,863# p/ac
- 2019
  - Solano
    - Third leaf, no production yet.
    - Almonds will be coming into production in 2025.
  - Chandler
    - 212,020 lbs.
    - 3,854# p/ac

\* These weights are cleaned in shell nuts.



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## Soils

- See attached soils report.

## Water

- The ranch has 2 deep wells. There is a 50 hp well that produces approximately 1300 gpm and a new 100 hp well, with VFD that produces 2700 gpm. In addition the ranch has full surface water from Butte Water District, with 3 ditch lift pumps. The Solano's and the Independence are irrigated with solid set sprinklers.

## Building

- Large wood barn that is used for equipment storage.

## Price

- \$4,437,172.00 or \$21,800 per acre

## Contact

- J Hill Land Company BRE # 01399530
- (530) 304-7889 Justin Hill
- [justin@jhillland.com](mailto:justin@jhillland.com)

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at [www.sgma.water.ca.gov/portal/](http://www.sgma.water.ca.gov/portal/)

The above information was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

The information contained in this statement of offering has been obtained from sources that are believed to be reliable, but this information is not guaranteed as to accuracy or completeness. Seller has not otherwise undertaken an investigation, and interested parties agree to investigate, inspect and review the property with respect to applicable zoning, physical conditions and suitability for use.



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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
121	Boga-Loemstone , 0 to 1 percent slopes	3.2	1.5%
127	Gridley taxadjunct loam, 0 to 2 percent slopes	212.2	98.5%
<b>Totals for Area of Interest</b>		<b>215.4</b>	<b>100.0%</b>



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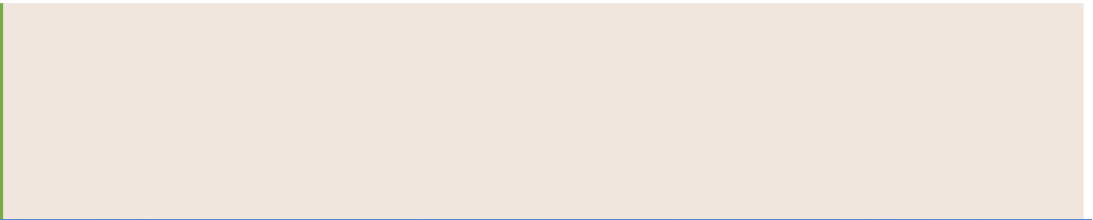


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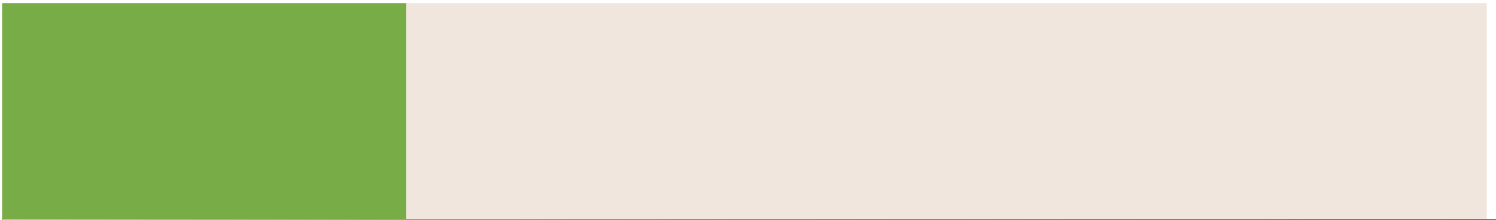


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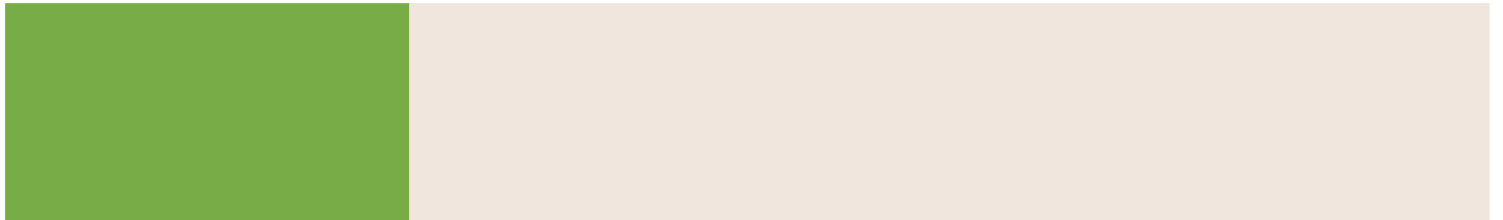


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