



Farm Land * Income Property * Commercial * Vacation Property * Residential * Ranches * Duck Clubs * Industrial

Silver Leaf Farms
Award Winning Extra Virgin Olive Oil



DESCRIPTION: This gorgeous 100 acre parcel consists of 80+/- acres of High Density Planting (HDP) Olive Orchard featuring Arbequina i-18 Variety with Arbosana & Koroneiki as pollinizers. The planting is on 13-foot by 5-foot spacing resulting in 670 trees per acre with the support of a trellis system. Owners strategically planned and developed this unique showpiece to make it one of a kind.

LOCATION: The property is centrally located on Cottonwood Road between Hwy 99 and Hwy 70 in Butte County, California.

ZONING & APN: 041-230-005 (100+/- Total Acres)

WATER: The property is irrigated with a 50 HP ag well with the production capacity of 2,500+/- Gallons/Minute through emitters on drip-line with 25 psi on 3' centers.



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- SOIL:** Laser leveled and terraced for draining. See the attached soil map for more information.
- OTHER:** The property was designed as a showplace with a 3-acre pond wrapping around a ½ acre building pad. Build your dream home or your own tasting room with a fantastic view of the Sutter Buttes.
- PROFIT:** As an example, a well-managed olive orchard can produce on average 5 tons/acre and each ton can produce 40 gallons of olive oil. Right now the market is around \$20/gallon. That amounts to a gross profit of \$4,000/acre. The cost per acre variables average around \$1,675/acre leaving a net profit of nearly \$2,325/acre. (Financials available upon request.)
- BONUS:** Currently there is a Solar Option Contract with a National Energy provider (New Leaf Energy) to use 4-acres of the property and convert it into Large Scale Battery Storage, due to its close proximity to the PG&E Substation. Once exercised, it will pay \$15,000/acre per year (\$60,000/year) with a 1.5% annual escalator for a minimum of 15 years with options to extend the lease (3) additional times for successive periods of 5 years each.
THIS WOULD GREATLY INCREASE THE INCOME!!!



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- QUALITY:** This vineyard was developed from the ground up to be a high quality & high yielding producer. Winning Gold Medals in the Los Angeles International Olive Oil Competition and Mid-State Fair in Paso Robles.
- VIDEO:** Visit [http: https://www.youtube.com/watch?v=1zkITa7tp-0](https://www.youtube.com/watch?v=1zkITa7tp-0) for drone videos.
- PRICE:** **\$3,400,000**

Rarely do you find an Agricultural investment that makes terrific income with the potential for an incredible amount more. Don't let this one get away!!!

Listing Broker
Kory Hamman
Hamman Real Estate, Broker/EMS
Lic#: 01158025
1791 Hwy 99
Gridley, CA 95948
(530) 228-1940 cell
koryhamman@yahoo.com

OVER ½ BILLION IN SALES AND GROWING!!!





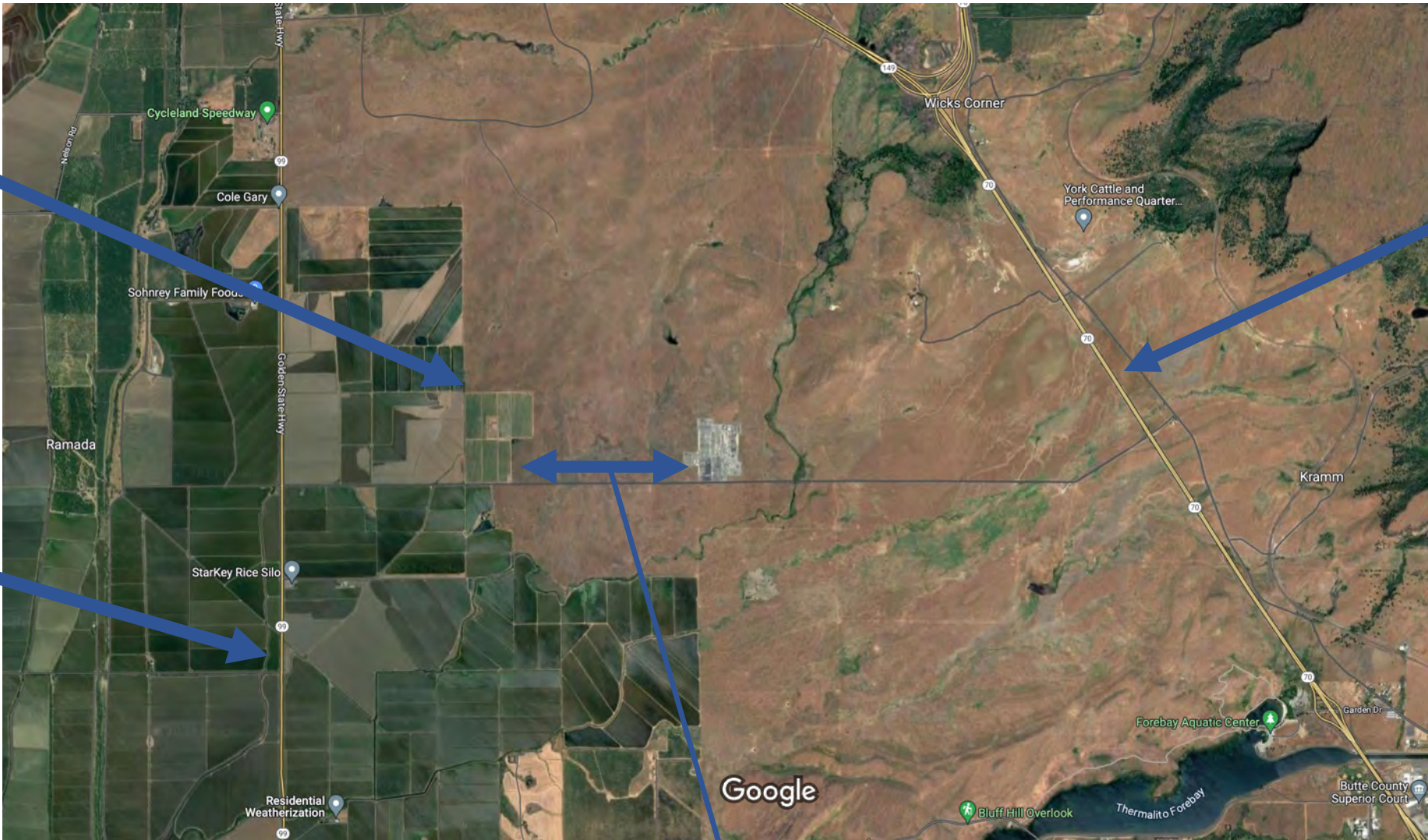


SILVER LEAF FARMS – LOCATION MAP

**SUBJECT
PROPERTY**

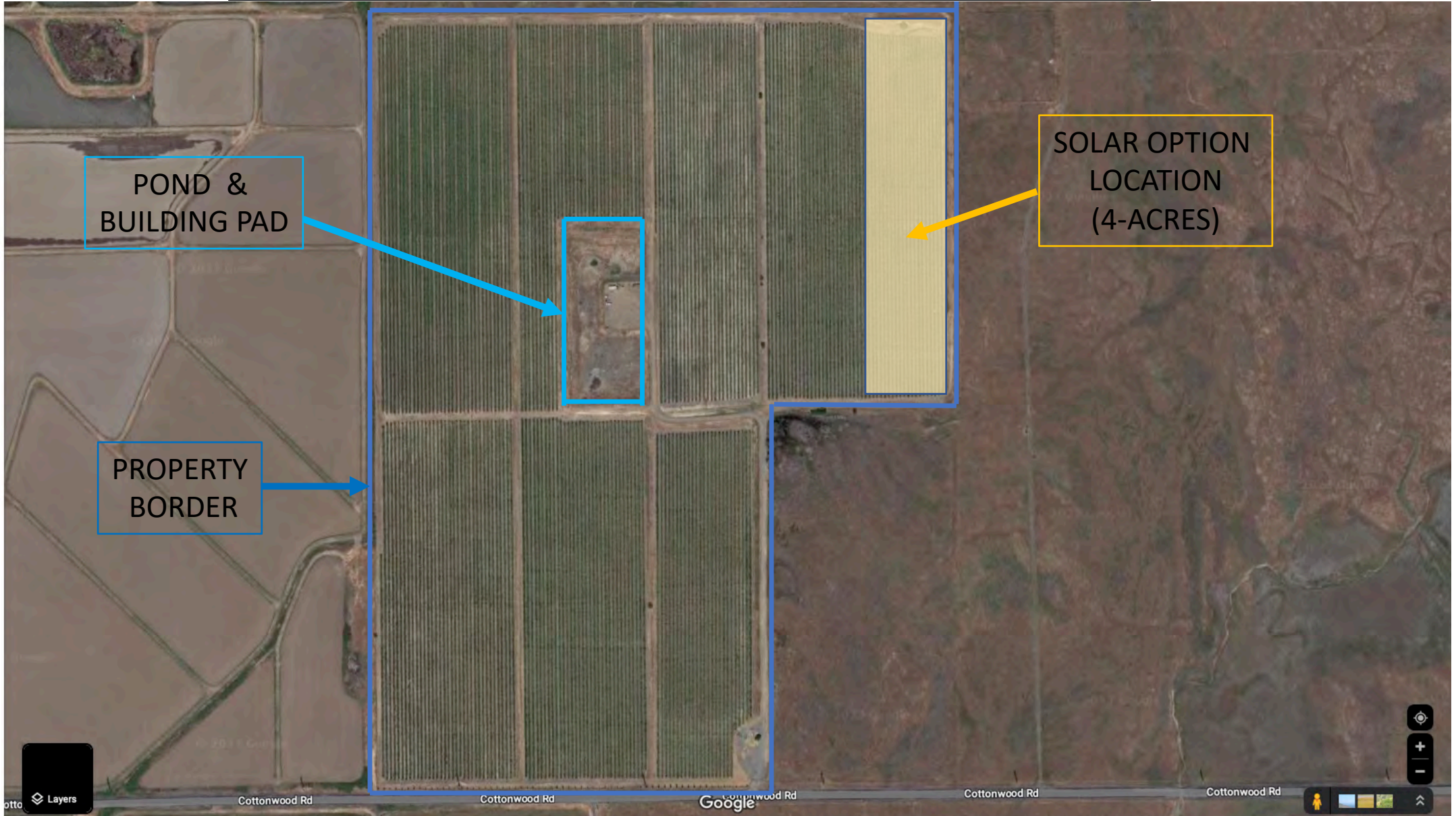
HWY 70

HWY 99



1 MILE TO PG&E SUBSTATION

SILVER LEAF FARMS – AERIAL PHOTO



POND &
BUILDING PAD

PROPERTY
BORDER

SOLAR OPTION
LOCATION
(4-ACRES)

Layers

Cottonwood Rd

Cottonwood Rd

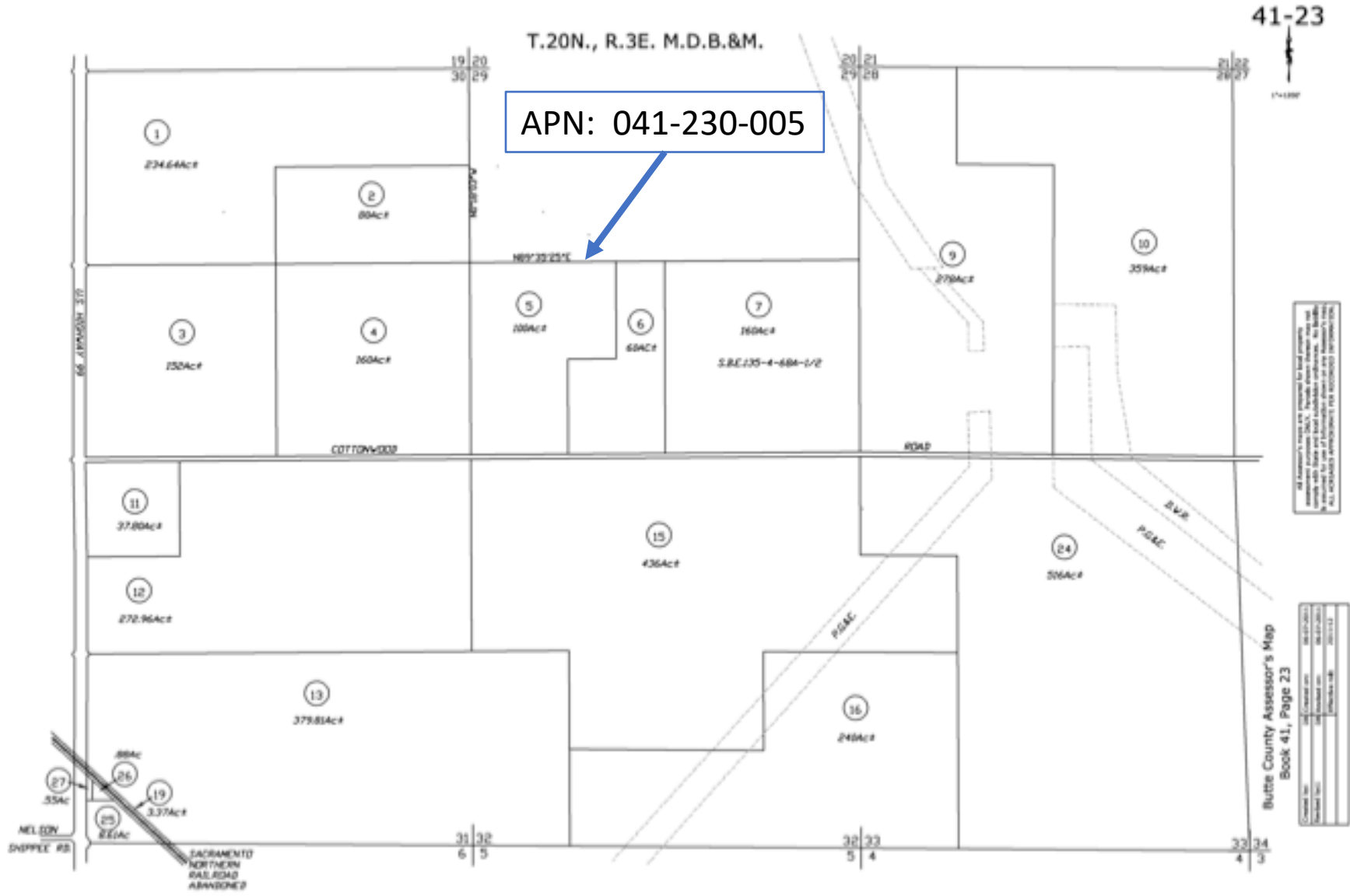
Google Cottonwood Rd

Cottonwood Rd

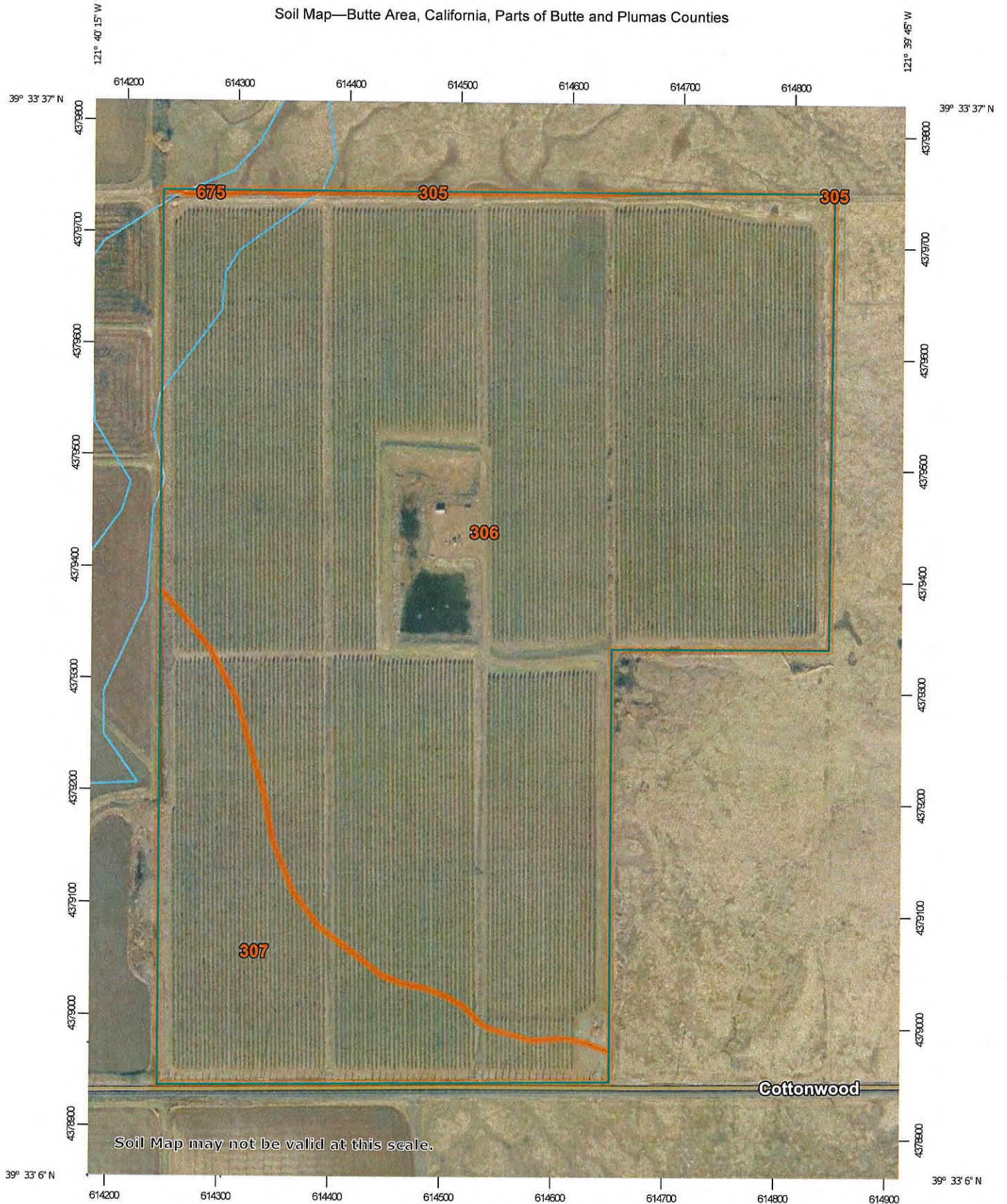
Cottonwood Rd



Silver Leaf Parcel Information



Soil Map—Butte Area, California, Parts of Butte and Plumas Counties



Map Scale: 1:4,690 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Butte Area, California, Parts of Butte and Plumas Counties
 Survey Area Data: Version 20, Sep 6, 2022

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

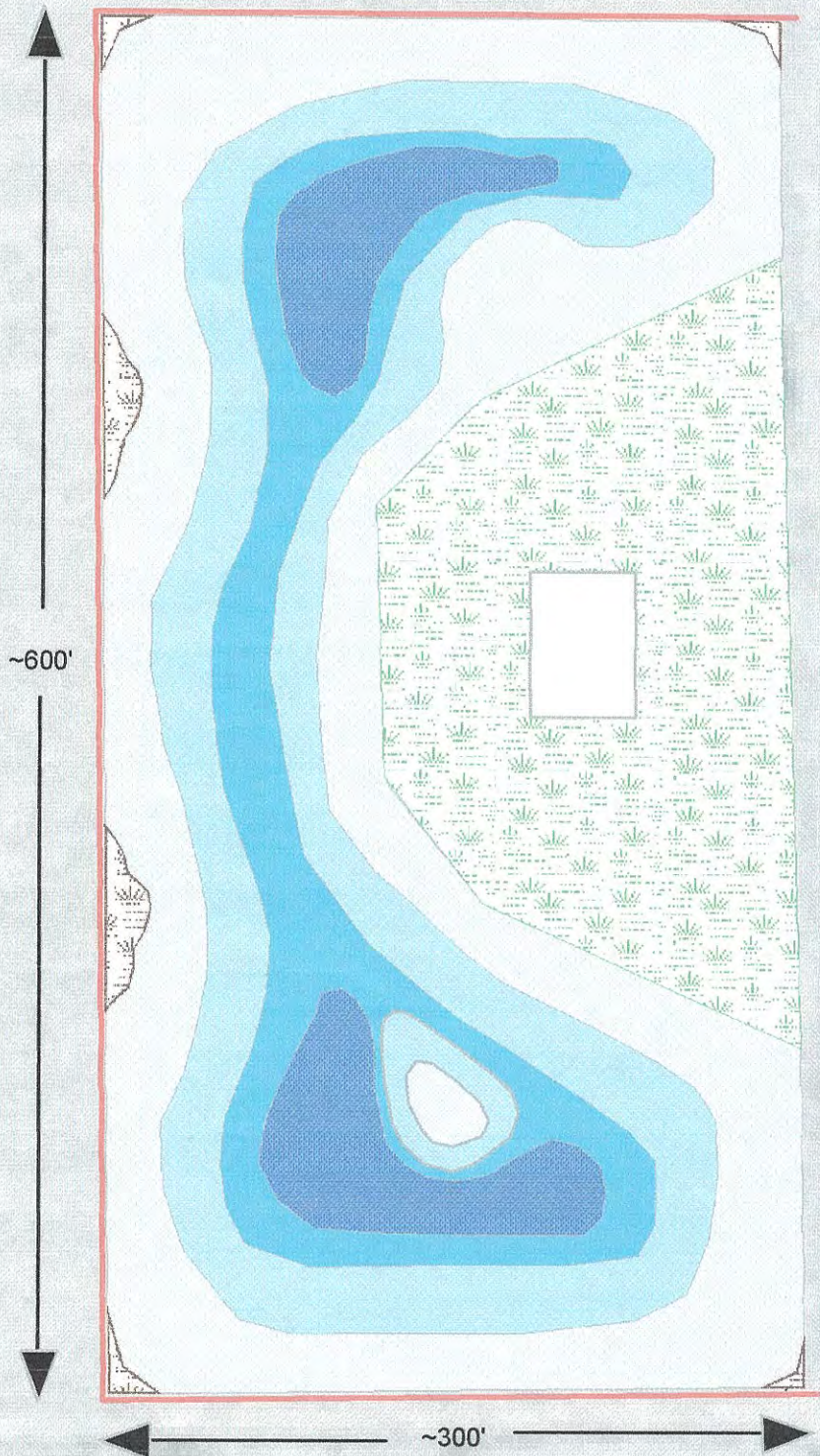
Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
305	Redtough-Redswale-Anita, gravelly duripan, , 0 to 5 percent slopes	0.1	0.1%
306	Duric Xerarents , 0 to 1 percent slopes	84.6	84.2%
307	Duric Xerarents, 0 to 1 percent slopes	15.6	15.6%
675	Clearhayes-Hamslough , 0 to 2 percent slopes	0.1	0.1%
Totals for Area of Interest		100.4	100.0%

Cottonwood Road

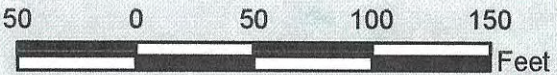


Specs

Pad = 1.0 ac.
Pad = to Eastern Field Elevation
Levee Top = Eastern Field Elevation
House Size as shown= 3,000 sq. ft.
Levee Slopes = 6:1
Pond = 3.0 ac.

Legend

- Levee
- House Pad
- Peninsula
- 0'-3' Deep
- 3'-5' Deep
- 5'-8' Deep
- 8'-10' Deep





THE
BURCHELL
NURSERY
INC.

High Density Olive Orchards

Provided by The Burchell Nursery, Inc.

As early as 3000 BC the olive tree, *Olea europaea*, has been a part of Mediterranean civilization.

The use of olives, olive oil and its cultivation is referenced numerous times in the bible making it one of the oldest cultivated fruit trees.

By the fifth century BC the Romans were familiar with the uses of olive products and its cultivation. Today, most of the world's olives are still grown in the Mediterranean region. The olive tree is best suited to areas with a long, hot growing season and a relatively cool winter with minimum temperatures above a lethal limit.

Spain is the world leader in olive oil production and olive trees planted. Recently a Spanish company has begun an olive oil production facility in Butte County, California. Bringing their high density planting styles and highly productive olive varieties, California Olive Ranch (COR) was begun in 1999. A total of 733 acres was developed to produce high quality California extra-virgin olive oil. With the high density olive plantings in place COR began harvesting the highly productive Arbequina and Arbosana varieties in 2001.

The high-density orchard configuration suits the Arbequina and the Arbosana varieties well. These varieties have been bred for high yields and low vigor. This also allows the varieties to be mechanically harvested with typical grape harvesters.

High-Density Olive Varieties

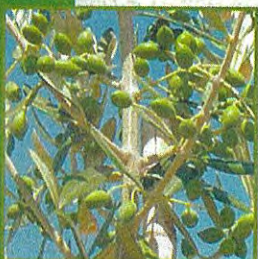


◆ **Arbequina IRTA® i-18** – This is a clonal selection of the Arbequina Standard. The i-18 clone has a more erect growing habit and higher yield efficiency than the Arbequina Standard. It has a heavier initial bearing habit, more uniform ripening and a generally higher overall production.

Arbequina Standard – More than 100 olive varieties have been tested for high-density systems and Arbequina is one of the best fits. The variety is very precocious and will begin bearing in the second year. The fruit is small and the oil quality is excellent. The tree vigor is low which makes it a perfect fit for a high-density system. The variety is tolerant to leaf spot, verticillium and is resistant to cold temperatures. It is susceptible to iron-induced chloroses in calcareous soils.



◆ **Arbosana® i-43** – The variety has low vigor and high productivity. It has an open growth habit as compared to the Arbequina Standard. The fruit is small and the oil quality is good. It is tolerant to verticillium but susceptible to leaf spot and iron-induced chlorosis.



◆ **Koroneiki i-38** – This is a Greek variety originally cultivated on the plains, lower hillsides and coastal areas of Crete where the climate is relatively warm. It adapts well in high-density orchards and comes into production early (second leaf). The fruit is very small with excellent oil quality that expresses a sweet and fruity flavor. The yield is high and production is consistent year to year. Harvest time is approximately the second week of October.

Advantages of High Density

- **Faster Production** – Initial harvest is the second year after planting. Depending on soil and climate factors the third and fourth year crops are heavy with full cropping in the fifth year.
- **Mechanical Harvesting** – Growers are always looking for ways to have more efficient, less costly harvests. With high-density olive orchards, fast, efficient harvests can become a reality by using over-the-row grape harvesters. This will almost eliminate expensive hand labor.
- **Bigger Yields, Quicker Payback** – More trees per acre means more production per acre. Yields can reach 4-6 tons per acre in mature orchards. Olive oil yields of 40 gallons per ton of olives can be expected.
- **Well suited to existing planting layouts** – With olive plants spaced typically 12 to 15 feet between the rows and 4 to 6 feet between the plants they fit well into existing grape vineyard spacing.
- **Quality Olive Varieties** – These are the premiere varieties from the world's leader of olive oil. The specially selected Arbequina, Arbosana and Koroneiki not only have the compact growth habit for high density they have the quality of oil that makes them a premier extra virgin olive oil product.

Spacing Planting and Harvesting

Typical spacing of the Arbequina, Arbosana and Koroneiki varieties is 10-12 feet between the rows and 4-6 feet between the trees. Below is a chart that describes trees per acre at typical spacing.

TREE SPACING - Distance between trees within a row

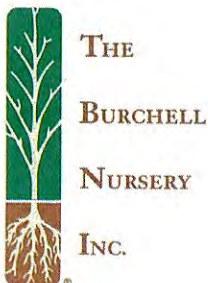
ROW SPACING - Distance between rows	4	5	6	7	8	9	10	11	12
8	1361	1089	908	778	681	605	545	495	454
10	1089	871	726	622	545	484	436	396	363
11	990	792	660	566	495	440	396	360	330
12	908	726	605	519	454	403	363	330	303
13	837	670	558	479	419	372	335	304	279
14	778	622	519	444	389	346	311	283	259
15	726	581	484	415	363	323	290	264	242

Planting – Olives are semi-deciduous so they can be planted during most months of the year. The plants are produced in small pots for easy transplanting to the field. Once the ground is ready and the irrigation system is installed olives can be planted.

Pruning – Varieties used in high-density olive orchards are pruned to a central leader. A bamboo, wooden stake or metal pole must support the plant because of the low vigor and high productivity. The tree stakes are supported by a one-wire trellis system with end poles and metal stakes spaced for support of the wire down the row. The trees are not headed when planted and are allowed to grow up the stakes in a central leader fashion. The tree canopy is kept to about two feet above the orchard floor and topped to a level of 7 feet.

Harvesting – A typical two-man grape harvester can be used to effectively harvest 1 to 1.5 acres per hour. This leads to fast and efficient harvesting.

To learn more about high-density olive orchards or place orders please contact one of our Field Representatives.



Oakdale
Ron Boone
Ladd Hackler
Gerry Hunter
12,000 Highway 120
(209) 845-8733

Fresno
John Slaughter
Tim Gerdts
Clovis Ave. & Hwy 99
(559) 834-1661

Chico
Jim Nield
(530) 345-0691

1-800-828-TREE



NURSTECH

All of the olive plants are sold under contract with Nurstech in Gridley, California. The Burchell Nursery is an authorized selling agent of Nurstech olive plants.

