

# GRAHAM | & ASSOCIATES



Property For Sale:  
Walnut Processor, Huller & Orchard | Winters, CA

1005 N Demaree Street  
Visalia, CA 93291  
O | 559-754-3020  
F | 559-429-4016

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(559) 471-6262  
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## PROPERTY DETAILS

**Address:** 27622 County Road 92F, Winters, CA 95694

**APN:** 038-090-022

**Acreage:** +/- 20.1 Gross Acres +/- 13.46 net farmable, +/- 6.0 acres dedicated to the home site & improvements.

**Facility Details:** The property features a vertically integrated operation with processing, storage, hulling and drying, fumigation, orchard production, and residential improvements, all offered as a turnkey package with equipment included. While the facility is currently configured for walnut processing, with both shelled and inshell processing capabilities. Its established infrastructure, handling systems, storage capacity, and operational layout provide the potential for adaptation to a variety of other tree nut processing applications. The property's versatile agricultural improvements and strategic location position it well for value-added processing, packaging, storage, and distribution within California's thriving tree nut industry.

**Water:** Located within the Yolo County Flood Control and Water Conservation District, the property benefits from reliable water resources. The orchard is irrigated by a 780 GPM agricultural well, while the processing facility is served by a dedicated well, independent irrigation system, and additional water storage tanks.

**Groundwater Disclosure:** 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: [www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal).

**Remarks:** Rare opportunity to acquire a fully operational walnut processing facility combined with a productive orchard in the heart of Yolo County. Spanning 20.1± acres, the property offers a compelling blend of processing infrastructure, agricultural production, residential amenities, and included equipment, creating an attractive opportunity for processors, growers, investors, and agricultural operators.

**Purchase Price: \$3,900,000**

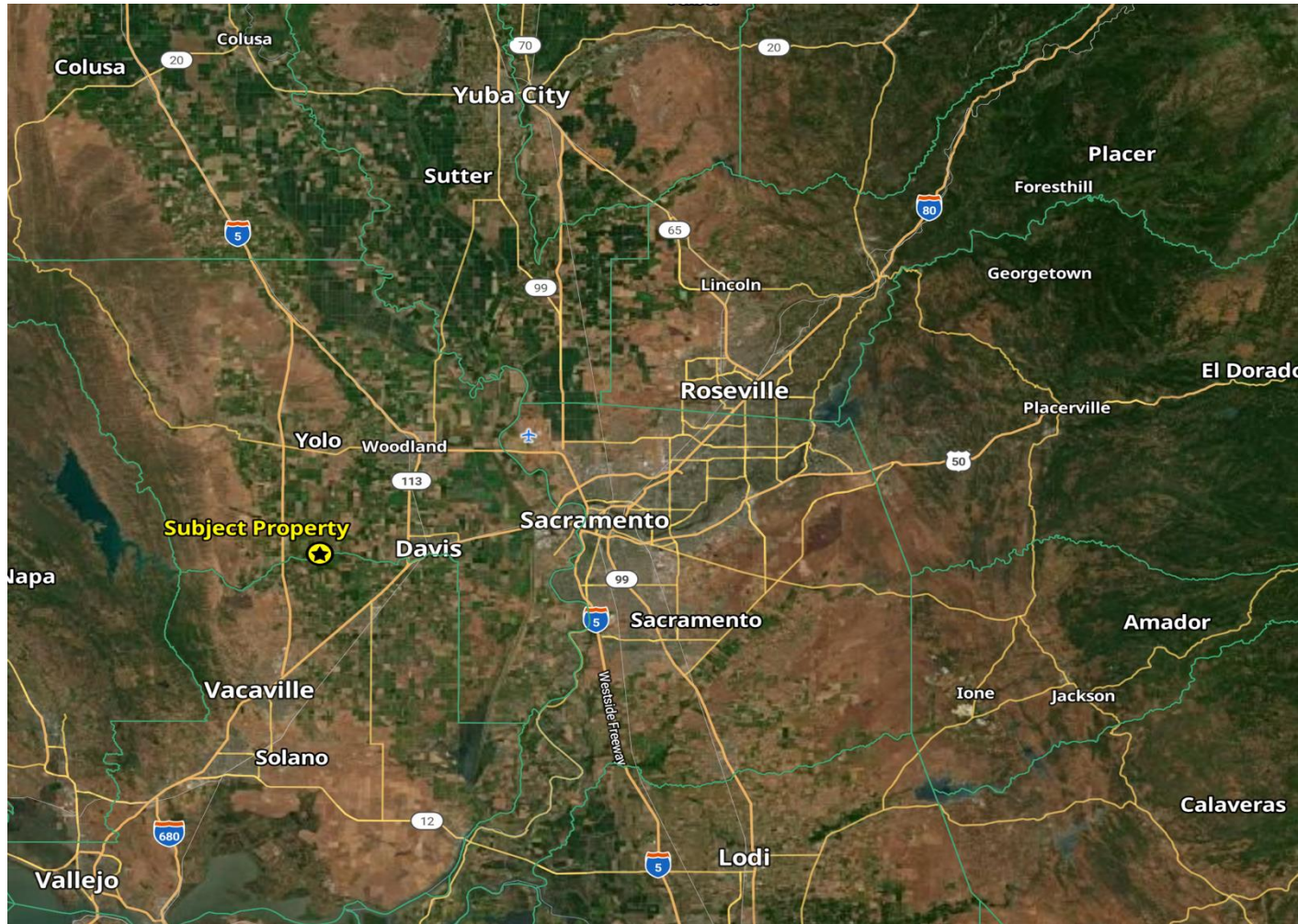
## AERIAL VIEW – 20.1 ACRES



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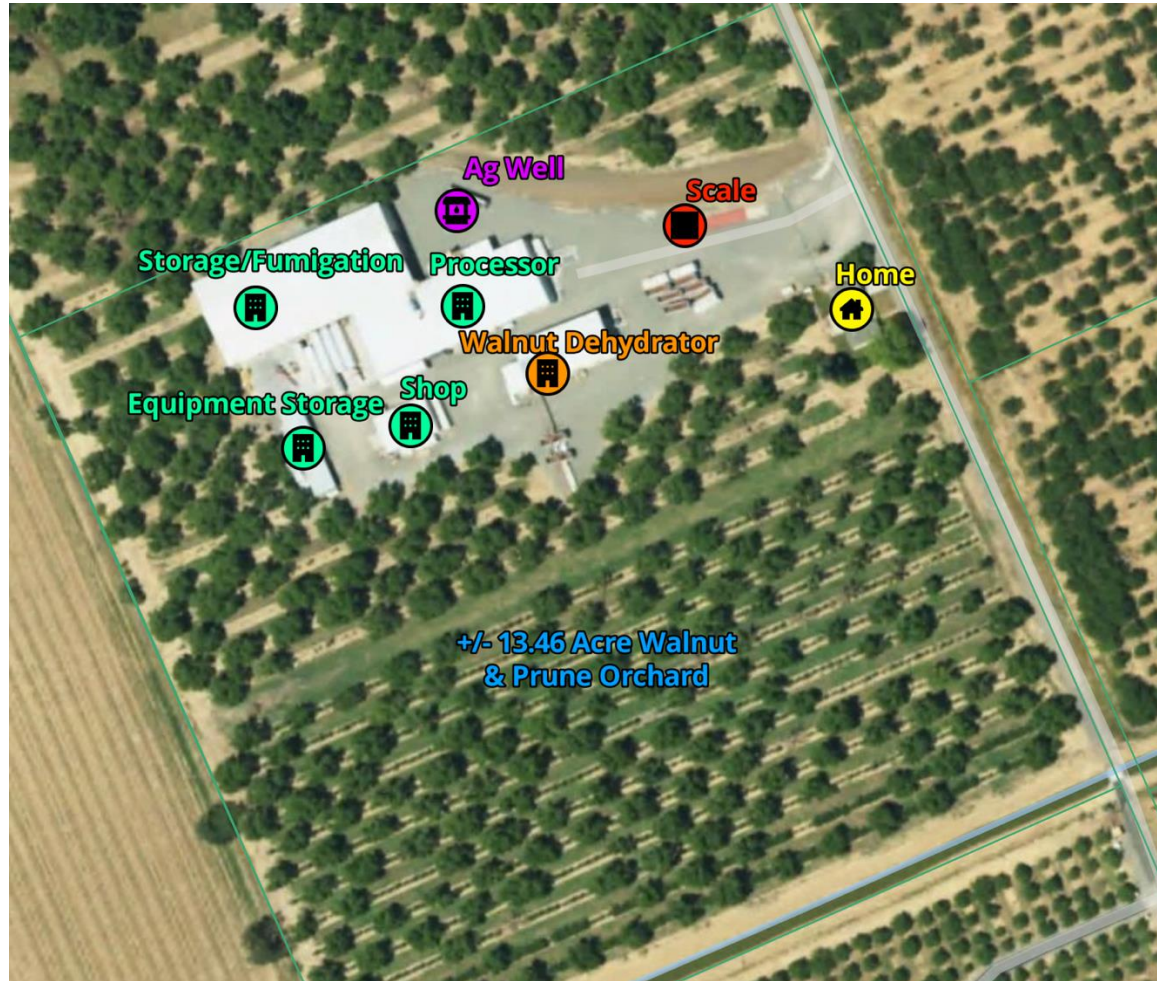
## LOCATION MAP



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## SITE OVERVIEW



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# SOIL MAP

Average Soil Score



NCCPI **Storie**

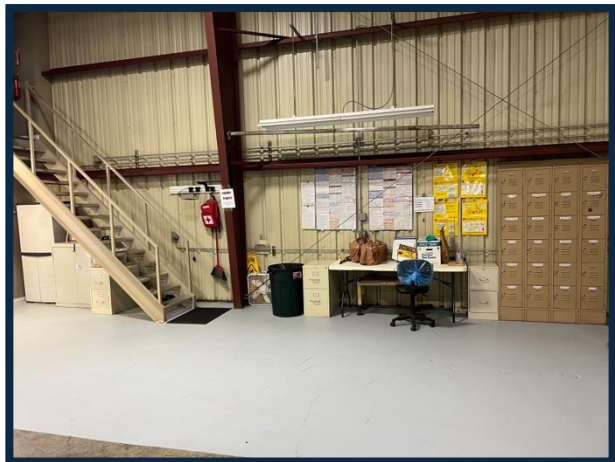
Soil Code	Soil Description	% of Field	Storie Score	Non-IRR Class
● Ya	Yolo silt loam, 0 to 2 percent...	100.0	85.0	4



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## PROPERTY PHOTOS



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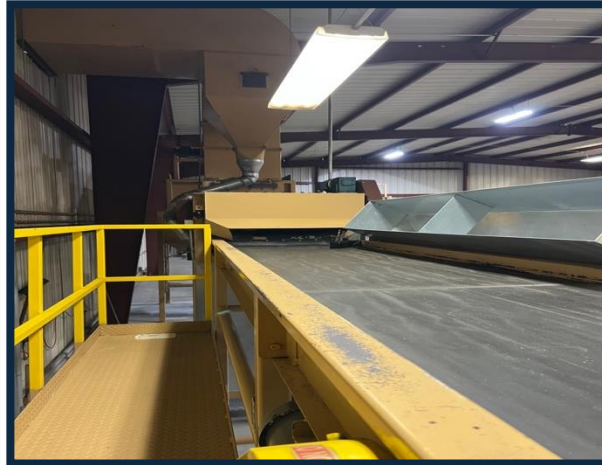
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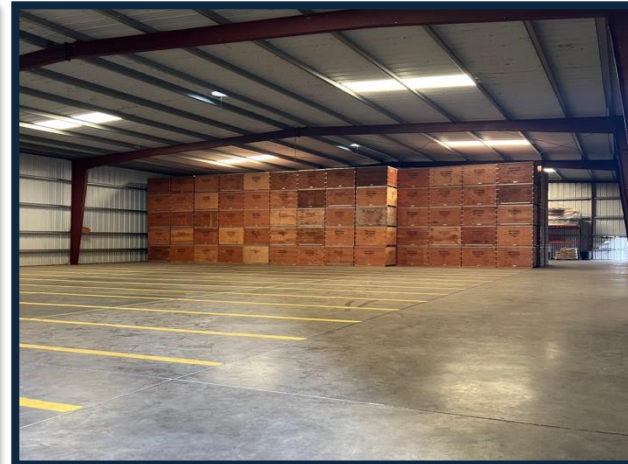
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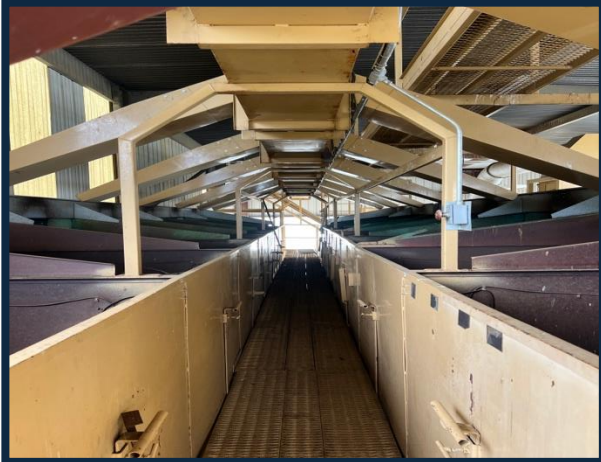
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