

Fillmore Farms – Premier Organic Walnut Operation in Gridley, CA

Fillmore Farms represents a rare opportunity to acquire a legacy agricultural enterprise in Gridley, California. This vertically integrated, organic walnut operation combines exceptional natural resources with decades of steady, long-term growth.

From the start, Fillmore Farms has been dedicated to building a resilient and sustainable business. It is a legacy operation, supported by a stable and committed workforce that reflects the farm's deep-rooted values and operational excellence.

Fully Integrated Operations

Fillmore Farms is vertically integrated—growing, harvesting, hulling, drying, and shelling its organic walnuts on-site. This streamlined process allows direct marketing and shipping to customers, enhancing quality control and profitability.

Whether you're an investor seeking a turnkey agricultural asset or a grower looking to expand into organic production, Fillmore Farms offers unmatched potential, proven systems, and a reputation built on integrity and innovation.

Price $9,900,000

Main Farm

Location:	459 W. Evans Reimer Road, Gridley, CA
Acres:	208.21 assessed acres 187.5 crop acres
Assessor's Parcel Numbers:	021-230-032; 021-230-053; 021-230-054; 021-230-079
Zoning:	AG-40
Soils:	See Soils Map
Water:	Water is provided by five Ag wells, two with electric pumps; one pump is 30 H.P. and the other is a 15 H.P. and three with gearheads powered by diesel engines, two are 110 H.P. and the other is 60 H.P. Distribution is by a flood irrigation system with underground pipelines and risers. In addition, there is newer domestic type well that was drilled and capped and has never been used but could be.
Crops:	187.5 +/- acres of walnuts on planted in five blocks Block 1: 35.50 acres of Chandler walnuts planted in +/- 1998 on Paradox rootstock. The tree spacing is 14' x 30'. Block 2: 38.50 acres of Chandler and Howard walnuts mixed walnuts planted in +/- 1999 on Paradox rootstock. The tree spacing is 14' x 30'. Block 3: 38.50 acres of Chandler walnuts planted in +/- 2000 on Paradox rootstock. The tree spacing is 14' x 30'. Block 4: 37.00 acres of Chandler walnuts planted in +/- 2001 on Paradox rootstock. The tree spacing is 14' x 30'. Block 5: 38.00 acres of Chandler and Howard walnuts mixed planted in +/- 2002 on Paradox rootstock. The tree spacing is 14' x 30'.
Improvements:	A six bedroom four and a half bath custom home built in 2000 containing 5,305 square feet with an inground pool. A metal industrial type metal building containing 56,000 square feet. This building contains a shop, an interior built office and all of the walnut processing functions. These functions include walnut hulling, drying, processing, storage and shipping the finished product to market. There is also an interior sorting room and cold storage.

The information contained herein including, but not limited to, all acreage has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy

Comments: Fillmore Farms is California Certified Organic, and a 100% fully integrated operation. They produce walnuts on 210 acres, hull and process them and sell them mainly wholesale. They have also started an online retail direct to the consumer product which has the ability to grow. The website for Fillmore Farms is fillmorefarms.org

Production

In-shell pounds

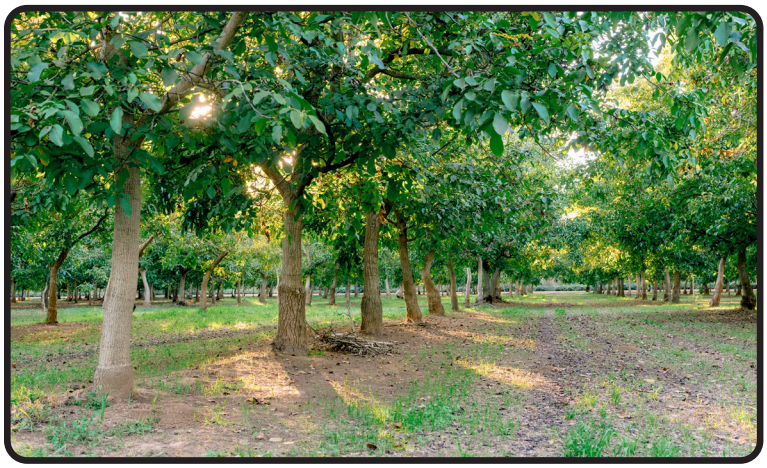
Block:	2023	2024	2025
1	191,074	132,467	173,488
2/5	434,367		
2		189,711	203,017
3/4	517,786		
3		129,491	101,540
4		140,655	198,164
5		177,657	191,089
Little & Losser	135,323	100,951	113,515
Total (including growers)	1,624,949	1,015,454	1,350,375
Variety:	**2023**	**2024**	**2025**
Chandler	1,178,273	618,994	839,003
Howard	442,644	367,368	394,106



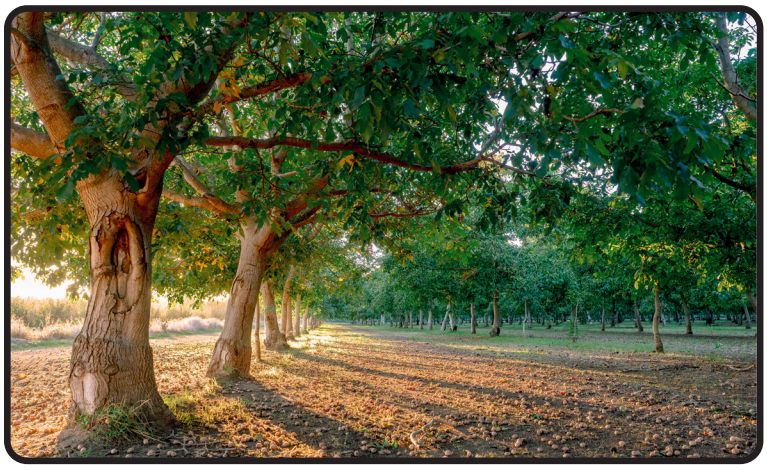


















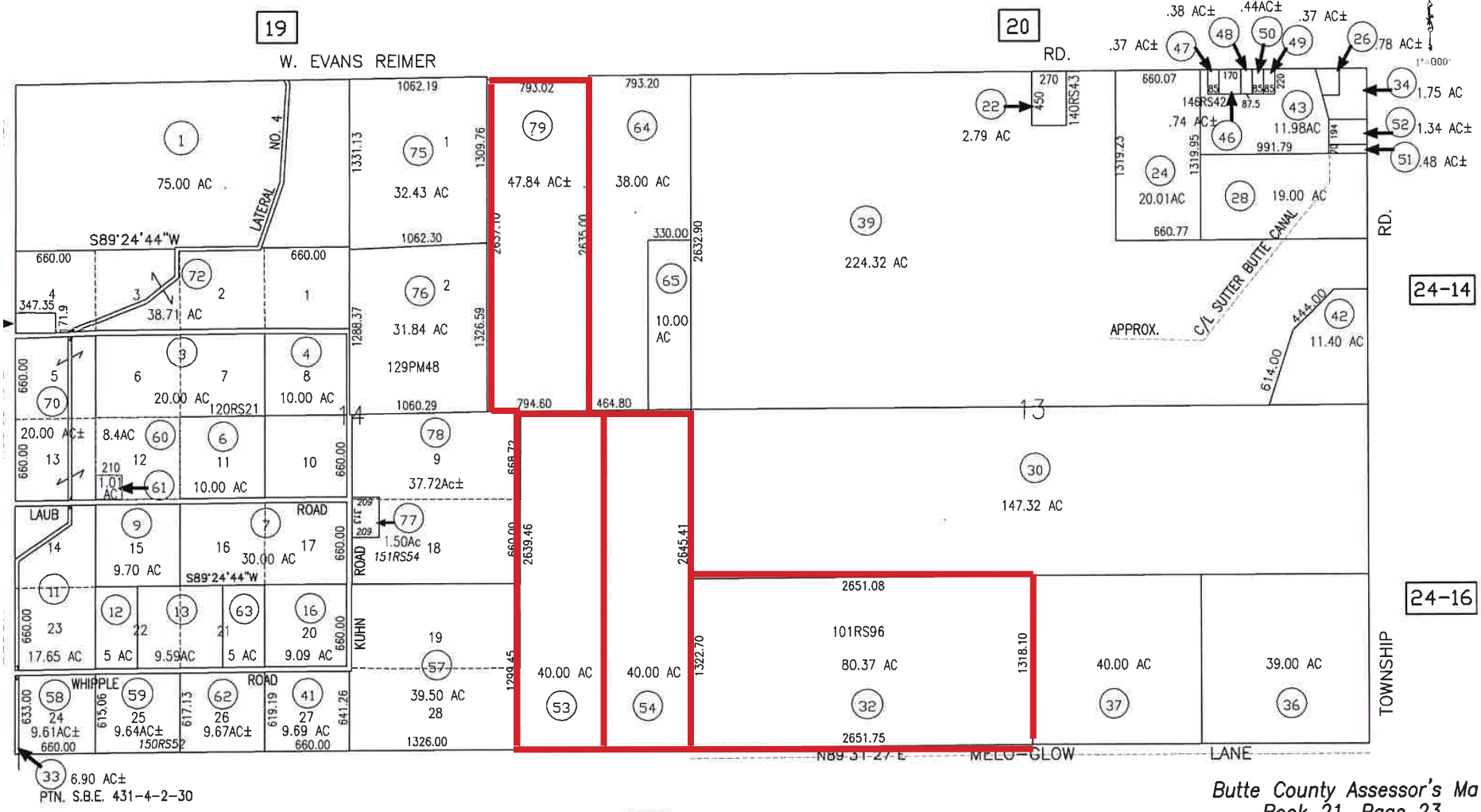




SUBJECT AERIAL / PLAT MAP



SEC'S. 13 & 14, T.17N. R.2E. M.D.B.&M.



6

All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

Butte County Assessor's Ma
Book 21, Page 23

CREATED BY	ST	CREATED ON	
REVISED BY	SL	REVISED ON	2-04-2
		EFFECTIVE	2015-16

Compiled By The Butte County Assessor's Offic

Processing Facility

Walnut Hulling: The facility was built by Jessee Manufacturing in 2010/2011. It has a de-sticking chain with aspiration and water jets, a Traxx hulling cylinder and WECO compatible color sorting table. The hulling capacity is approximately 180 tons per day.

Walnut Drying: The drying system is a custom design built specifically for this site. It is a diamond shape screen drying system that creates a hollow, horizontal tubular structure blowing hot air through the middle, drying the walnuts in an outward direction. The system consists of ten bins, with ten tons capacity per bin and each with its own fan, burner plenum and WECO automated moisture sensing controls. The daily capacity is approximately 50 tons, but there is space to expand the drying capacity.

Walnut Shelling Packing: Hulled and dried inshell walnuts have the option of being stored in two large steel bulk storage bins (50 tons each) or being loaded into wooden bins to await further processing. The shelling operation consists of three stages.

Stage one is shell cracking and meat sizing which is done with a Jessee shelling system. Walnuts are received through either an overhead conveyance from the bulk storage bins or via a bin dump with a vibratory pan feeder. Walnuts are fed through a single head shelling cylinder and then a sizing deck to separate halves, large pieces, medium pieces, small pieces and meal. This line includes numerous points of aspiration with shell byproduct conveyed into a large metal bin. The capacity is approximately 1,000 kernel pounds per hour.

Stage two involves laser sorting units which separate any remaining shell pieces from the kernels as well as color sorting the kernels. This step utilizes an Optyx laser/color sorting system which includes a bin dump, bucket elevator, vibratory pan feed and the Optyx Raptor sorter, which makes three cuts and then the product is put into bins. The capacity at this stage is approximately 2,700-3,600 kernel pounds per hour. In addition, there is a two-channel Satake Scanmaster and a secondary Optyx sorting system that are not currently in use.

Stage three is the final visual inspection and packaging. The process begins with four side-by-side bottom-dump bin stands which feed through vibratory feeder pans (with aspiration) into the hand sorting room and onto individual stainless-steel motorized hand sorting tables. After visual inspection, product is then combined onto a single stainless-steel vibratory cross conveyor into a "Z" leg bucket elevator which exits the room. The "Z" bucket elevator deposits the product into a plastic lined bin, which can either be put into the onsite cold storage for later packing or taken directly to the adjacent packing room. The visual inspection line capacity is approximately

800 pounds per hour. The packaging line includes a metered bin dump, a vibratory pan with scale, a box sealer and a metal detector, there are non-motorized roller tables and a shrink wrap machine. The packaging line has the capacity of approximately 4,250 pounds per hour and is set up to produce 6-, 10- and 25-pound boxes as well as assorted size bags.

The entire facility is currently processing 100% of the walnuts it grows on its own farmland. It has in the past purchased outside walnuts for processing and could be scaled up to increase over all volumes for a new owner/operator.

Processing Production

	2023	2024	2025*
Net Walnut Meats	585,198 lbs.	406,359 lbs.	540,150 lbs.

* 2025 estimate based on dry inshell product














FILLMORE FARMS
ORGANIC WALNUTS
FILLMORE FARMS
ORGANIC WALNUTS


FILLMORE FARMS
ORGANIC WALNUTS
FILLMORE FARMS
ORGANIC WALNUTS
HYSTER















Little Ave. Farm

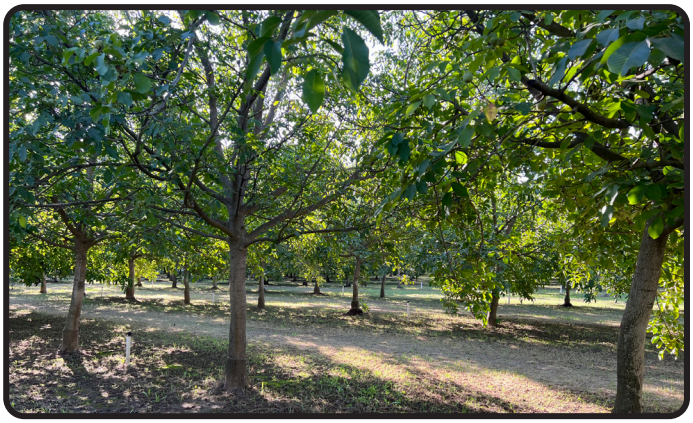
Location:	245 Little Avenue and 1345 Losser Avenue Gridley, CA
Acres:	28.15 assessed acres 23.3 crop acres
Assessor's Parcel Numbers:	021-250-001; 021-250-014; 021-250-015
Zoning:	RR-5, AG-20 and split zoned AG-20 and HI Heavy Industrial
Soils:	See Soils Map
Water:	Water is provided by an Ag well with an electric 40 H.P. pump. Distribution is by a sprinkler irrigation system. The property is also in Butte Water District, but district water is not currently used.
Crops:	23.3 +/- acres of walnuts on three separate parcels being farmed as one unit. They are Chandler walnuts on Paradox rootstock planted in 2010. The tree spacing 28' x 15'.
Improvements:	A three-bedroom two bath modular home built in 1986 containing 1,344 square feet. In addition, there is a shed and large barn.
Comments:	This is a nice young orchard and homesite, the orchard is California Certified Organic.

Production

In-shell pounds

Block:	2023	2024	2025
1	191,074	132,467	173,488
2/5	434,367		
2		189,711	203,017
3/4	517,786		
3		129,491	101,540
4		140,655	198,164
5		177,657	191,089
Little & Losser	135,323	100,951	113,515
Total (including growers)	1,624,949	1,015,454	1,350,375
Variety:	**2023**	**2024**	**2025**
Chandler	1,178,273	618,994	839,003
Howard	442,644	367,368	394,106

















SUBJECT AERIAL / PLAT MAP



N. ½ OF S.W. 1/4 SEC. 1, T.17N., R.2E. M.D.B.&M.

21-25

1"=200



Butte County Assessor's Map
Book 21, Page 25

RIDLEY COLONY #4, 6 M.O.R. 8, 02-05-1907

All Assessor's maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessor's map. ALL ACREAGES APPROXIMATE PER RECORDED INFORMATION.

Created by:	DB	Created on:	04-15-2010
Revised by::	DB	Revised on:	04-15-2010
		Effective roll:	2010-11