

**Pieper Ranch**  
**370.33+/- Acres**  
**Orchard Development Potential**  
**Willows, CA**



**Presented By**

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**



**Pieper Ranch**  
**370.33+/- Acres**  
**Orchard Development Potential**  
**Willows, CA**

**Location:** From Highway 162 go South on Road BB. The property is 1 mile south of the Highway 162 & BB intersection on the right (west ) side of the road.

**APN#:** Glenn County Assessor Parcel Numbers: 018-030-002 and 018-030-006

**Use:** The property is currently being farmed to row crops. The tenant farmer has grown cotton on the property for the previous 2 years.

**Soils:** The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.

**Water:** The property is located within Kanawha Water District. The water rates for the 2016 rate are as follows:

Assessments: **\$1092.21 Paid Annually**

Per Acre Foot: **\$49.99/acre foot**

This district was not able to deliver water for the 2014 or 2015 crop years. Since 1977 this district has had an allocation every year with the exclusion of the previous two. The property was irrigated over the previous two years because the tenant farmer transferred water from a farm he owns that had a water allocation to this farm.

**Leases:** The property is encumbered by a lease that expires at the conclusion of the 2018 crop year. The tenant farmer has the option to continue farming under the current lease, but has expressed interest in being "bought out" of his lease by either the buyer or seller.

**Oil, Gas & Mineral Rights:** The seller is going to retain the oil, gas, and mineral rights on the subject property.

**Taxes:** The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

**Price:** **\$4,629,125 or \$12,500 per acre**

**Terms:** Cash at the close of escrow

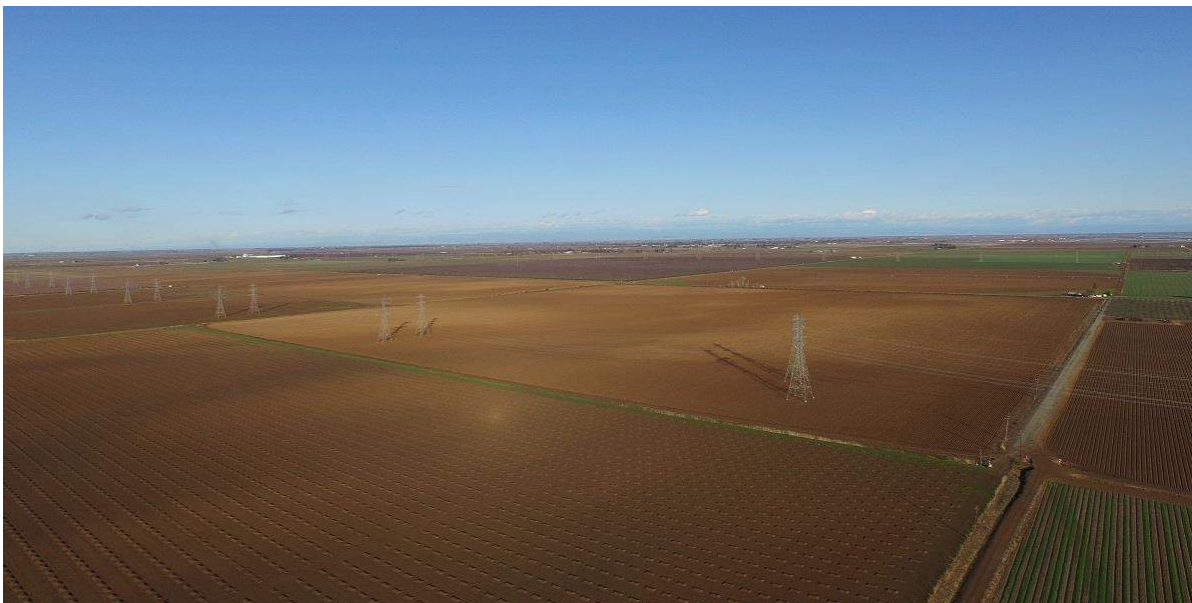
**Comments:** This property has good soils and will make for a great orchard someday. It is located in an area that is abundant with a variety of different nut crops. It's in the Williamson Act and the property taxes will remain low at the close of escrow. It is one of few properties in the Sacramento Valley that is large enough to be a standalone economic unit. Please call Charter Realty for more info!

# Photo Gallery



The ranch is outlined in black. It is bordered by Prunes, Pistachios, and almonds.

There are very few large contiguous pieces of property available in the Sacramento Valley. This block is more efficient to farm than smaller blocks.



There is a small section that has power lines crossing the farm. Neighboring parcels have orchards planted underneath those lines.





This is high quality ground. The soil is light and has great texture.

The farm is in Kanawha Water District and has 3 outlets. This district derives its water from the Tehama Colusa Canal and has allowed water transfers to be delivered to this property in the past.



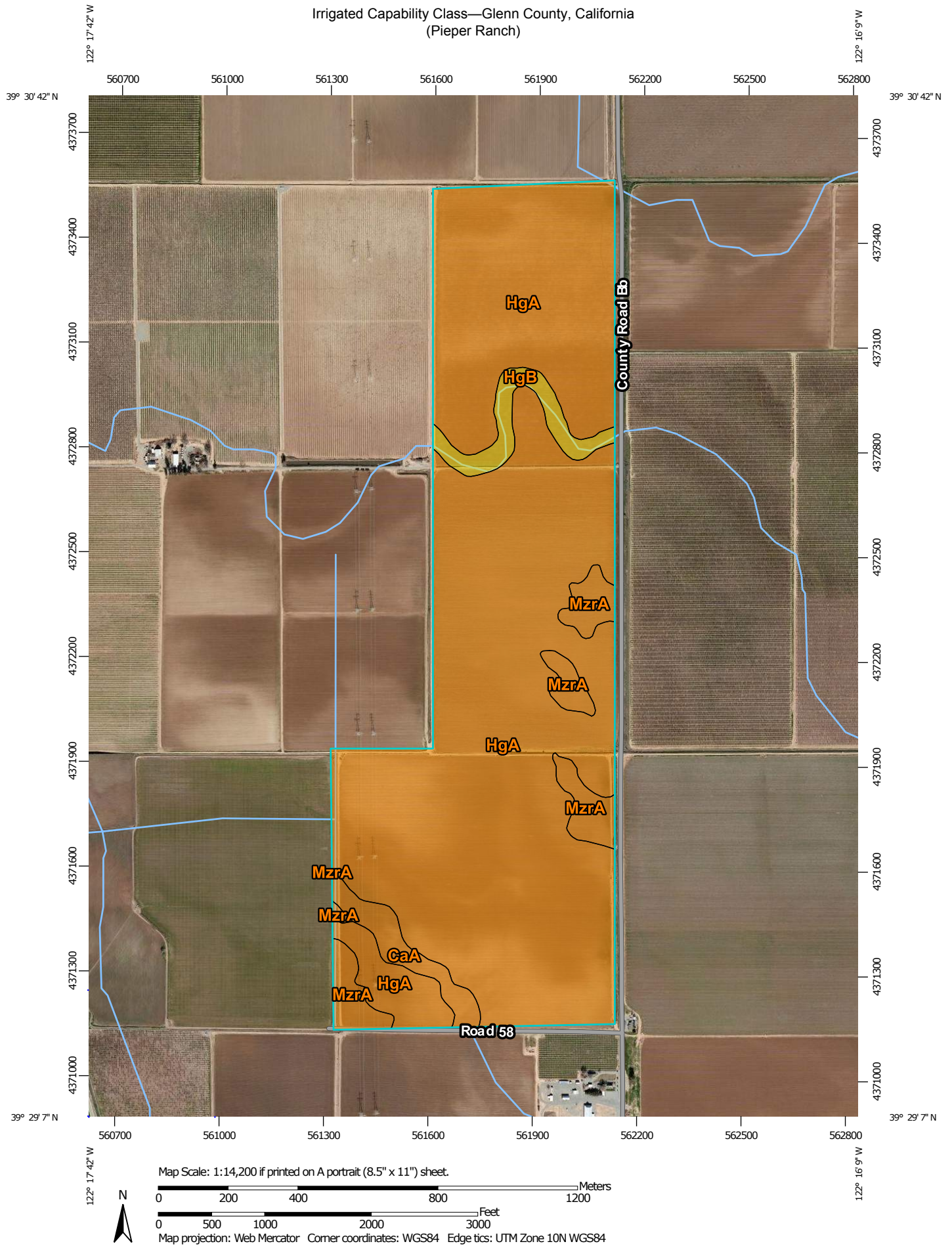
Pistachios can be seen in the background of this photo. The farm is an excellent candidate for a new orchard.

This property is leveled and slopes from the west to the east.





Irrigated Capability Class—Glenn County, California  
(Pieper Ranch)



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## MAP LEGEND

### Area of Interest (AOI)










 Area of Interest (AOI)

### Soils



#### Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Lines

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available


### 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 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
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: Glenn County, California  
Survey Area Data: Version 11, Sep 16, 2015

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

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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.

## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Glenn County, California (CA021)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CaA	Capay clay, 0 to 2 percent slopes	2	9.7	2.6%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	328.0	88.7%
HgB	Hillgate loam, 2 to 8 percent slopes	3	11.2	3.0%
MzrA	Myers clay, 0 to 3 percent slopes	2	20.9	5.7%
<b>Totals for Area of Interest</b>			<b>369.8</b>	<b>100.0%</b>



## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

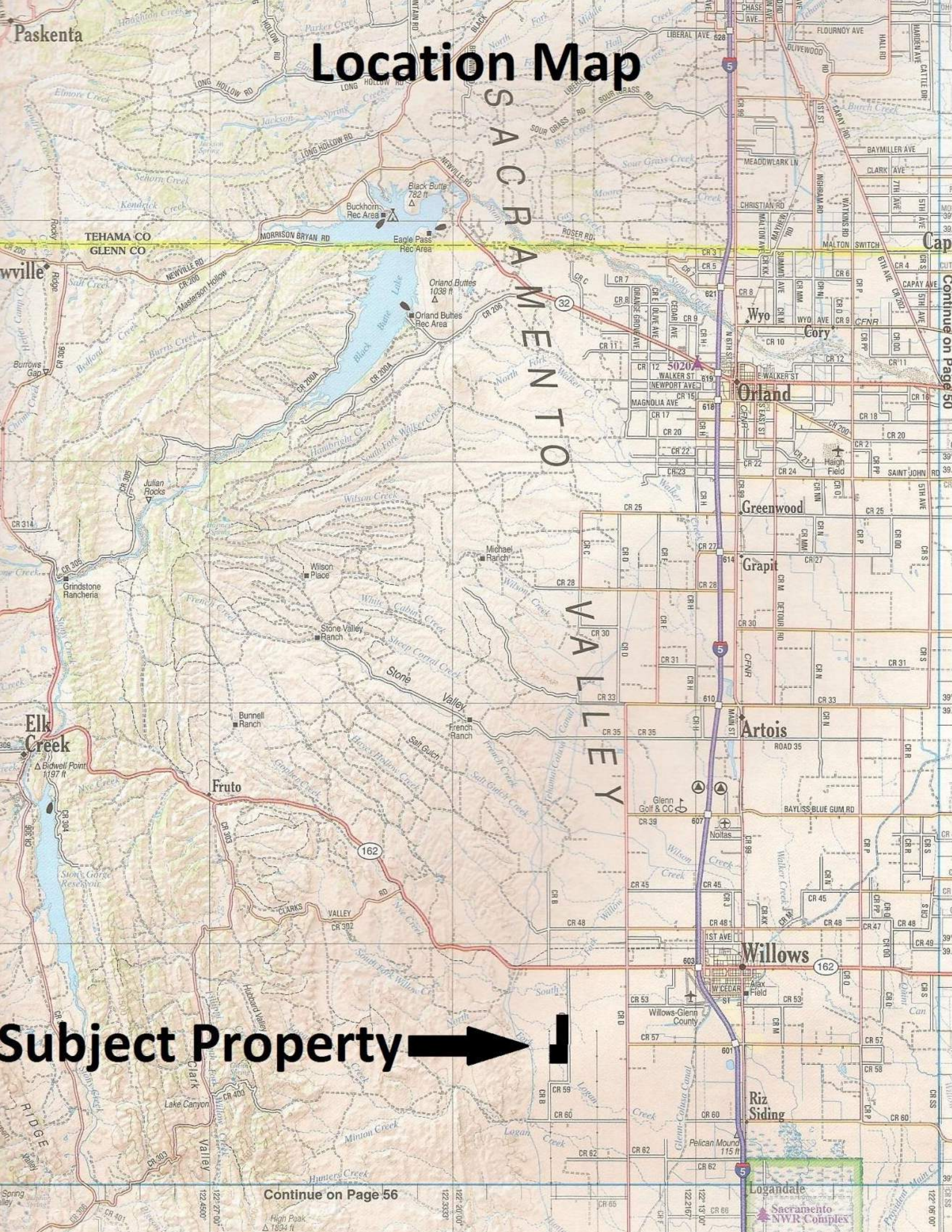
## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher





# Location Map

**Subject Property** →

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