

173+/- Acres
Orchard Development Potential
Orland, CA







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Orchard Development Potential

Property Information

Location:	From Interstate 5 take the road 27 exit. Go East 1.3 miles and make a right onto County Road M. The property is 1/2 mile down on the right side of the road.			
APN#:	Glenn County Assessor Parcel Numbers: 024-100-018			
Use:	The property is currently being farmed to hay crops. The property has had wheat and grass hay in the past.			
Soils:	The entire farm is comprised of manufactured soils. The property has 3-4 feet of top soil that was imported onto the farm. The 3 feet of top soils are equivalent to a class II soil. The seller has had the soils tested and they are suitable for orchard production			
Water:	The property is not in an irrigation district, but the owner has a current permit to drill an agricultural well. A local well driller estimates that the ground water potential in the area to be 1,800 gallons per minute.			
Leases:	The property is free and clear of any agricultural leases			
Parcel Split:	The subject property is part of a larger parcel that is currently being split.			
Oil, Gas, & Mineral Rights:	The oil, gas, & mineral rights will transfer to the buyer at the close of escrow.			



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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will remain change at the close of escrow.
Price:	\$2,162,500 or \$12,500 per acre
Terms:	Cash at the close of escrow
Comments:	This farm is located in an area abundant with walnut & almond orchards. It sits on top of an aquifer that produced an uninterrupted water supply during California's historic drought. Beautiful piece of property, please call Charter Realty for more info!



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This farm has a nice volunteer hay crop growing in the spring of 2016



Almonds & Walnuts are two prevalent crops grown in this region of Glenn County







The topography is slightly rolling. There are well maintained gravel roads for all year access.





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

MAP LEGEND MAP INFORMATION The soil surveys that comprise your AOI were mapped at 1:20,000. Area of Interest (AOI) Capability Class - III Area of Interest (AOI) Capability Class - IV Warning: Soil Map may not be valid at this scale. Capability Class - V Enlargement of maps beyond the scale of mapping can cause Soil Rating Polygons Capability Class - VI misunderstanding of the detail of mapping and accuracy of soil line Capability Class - I placement. The maps do not show the small areas of contrasting Capability Class - VII Capability Class - II soils that could have been shown at a more detailed scale. Capability Class - VIII Capability Class - III Please rely on the bar scale on each map sheet for map Not rated or not available Capability Class - IV measurements Water Features Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857) Capability Class - V Streams and Canals Capability Class - VI Transportation Capability Class - VII Rails Maps from the Web Soil Survey are based on the Web Mercator Capability Class - VIII projection, which preserves direction and shape but distorts Interstate Highways distance and area. A projection that preserves area, such as the Not rated or not available US Routes Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required. Soil Rating Lines Major Roads Capability Class - I This product is generated from the USDA-NRCS certified data as of Local Roads the version date(s) listed below. Capability Class - II Background Soil Survey Area: Glenn County, California Survey Area Data: Version 11, Sep 16, 2015 Capability Class - III Aerial Photography To Capability Class - IV Soil map units are labeled (as space allows) for map scales 1:50,000 Capability Class - V Capability Class - VI Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, Capability Class - VII The orthophoto or other base map on which the soil lines were Capability Class - VIII compiled and digitized probably differs from the background Not rated or not available imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident. Soil Rating Points Capability Class - I Capability Class - II

Natural Resources
Conservation Service

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Fulton Ranch

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		
Czr	Cortina very gravelly sandy loam,	4	161.5	93.3%		
Тд	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	4.4	2.5%		
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17		7.2	4.1%		
Totals for Area of Interest			173.1	100.0%		



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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





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