Artois Orchard

105+/- Acres
Almond Orchard

CHARTER REALTY
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(530) 666-7000

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Property Information

Location:	From Interstate 5 take the Artois exit. Go west for 0.7 miles on Road 33. The property will be on your right hand side. It is on the NW corner of Road 33 and Road H
APN#:	Glenn County Assessor Parcel Number: 024-190-015
Orchard Specs:	The property has 90 acre that are a 1st leaf almond orchard. The orchard was planted in the fall of 2015. The varieties are as follows: 50% Nonpareil, 25% Aldrich, 25% Monterey The trees were purchased from Duarte Nursery and are on Krymsk rootstock The entire property was deep ripped 4ft two ways prior to planting The orchard was planted by Juan Carillo on a 12x21 spacing
Soils:	The orchard is comprised of Class II & III Soils. Please review the attached soils map for more information.
Water:	The property is located in Orland Artois Irrigation District. The rates for the 2016 growing season are as follows: Assessments: $58.94 Per acre Foot: $48.00 The property also has an 80 HP agriculture well that produces 600gpm
Irrigation System:	Alsco Inc. Installed a micro irrigation system in the fall of 2015
Home & Shop:	There is a 4 bedroom 3 bathroom 3,024sqft home with a shop on the subject property. The home needs some work prior to being occupied.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow

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Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close
Prices:	$2,500,000
Terms:	Cash at the close of escrow
Comments:	Over 80% of the worlds almonds come from California. The Sacramento Valley has very inexpensive and reliable water when compared with the rest of the state. This orchard was planted with quality in mind. This orchard has the potential to be a very profitable investment in a few short years. Please call Charter Realty for a private showing today!

The property is surrounded by walnuts, almonds & olive orchards. This is one of the last properties in the area to be developed into permeant crops. There is no question about the suitability for orchard production in the Artois area.

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The home, shop, and barn are clustered in the NE corner of the farm. This creates a more efficient use of the land. The current owner dedicates a few acres for horse pasture, but the those acres could be easily converted to an orchard.

These young almond trees are being irrigated with micro sprinklers

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The 80 Hp Ag well is currently being driven by a diesel motor. This is for use in drought situations only. The orchard is primarily irrigated with Orland-Artois Irrigation water.

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Irrigated Capability Class—Glenn County, California

Map Scale: 1:7,340 if printed on A portrait (8.5" x 11") sheet.

Meters			
0	100	200	400	600

Feet			
0	350	700	1400	2100

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

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/5/2016
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Irrigated Capability Class—Glenn County, California

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.

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: 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.

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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
At	Artois loam	3	0.8	0.8%
Czr	Cortina very gravelly sandy loam,	4	6.6	6.4%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	74.8	72.3%
HmA	Hillgate gravelly loam, 0 to 2 percent slopes		5.3	5.1%
MzrA	Myers clay, 0 to 3 percent slopes	2	15.9	15.4%
Po	Pleasanton very gravelly sandy loam, 0 to 2 percent slopes	3	0.0	0.0%
Totals for Area of Interest			**103.5**	**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
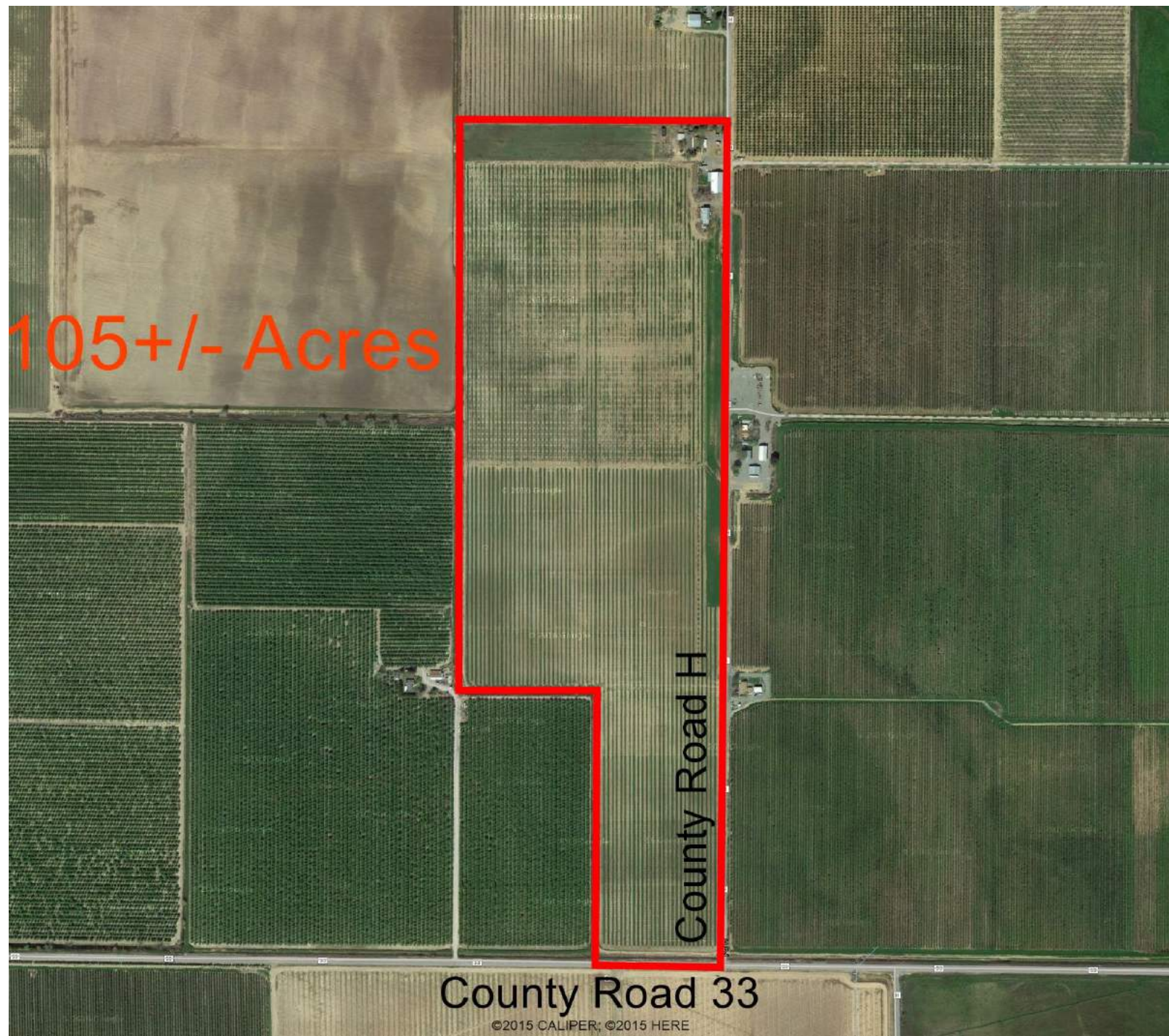
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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County Road H

County Road 33

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