

Arbuckle Almonds

9.5 +/- Acres
Almond Orchard

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Property Information

| | |
|--------------------|---|
| Location: | From Interstate 5 take the Countyline Road Exit. Go West 3.3 miles until you come to the stop sign. Make a right and go 1.7 miles. Go left on Harrington Ave. The property is 0.3 miles on the right hand side. The address is 6607 Harrington Ave. Arbuckle, CA. |
| APN#: | Colusa County Assessor Parcel Numbers: 021-280-056 |
| Orchard: | The varieties are Carrion & Butte. They are approximately 15 years old and are planted on a 18x22 spacing. |
| Soils: | The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information. |
| Irrigation: | The property is located within Colusa County Water District. The water rates for the 2016 rate are as follows: Assessments: \$33.75 Paid Annually Per Acre Foot: \$103.00/acre foot Water is supplied to both the home & shop on the subject property via a domestic well. The orchard is irrigated via micro sprinklers |
| Leases: | The orchard is farmed by the seller and is not leased. The home is leased on a month to month basis. The tenant currently pays \$950 per month. |
| Manufactured Home: | 2 bedroom 1 bathroom 1,728Sqft Home built in 1990. The home is rented for \$950 per month. The tenant has been there since 2011 and would prefer to stay after the sale. |
| Shop: | There is a shop behind the home. It has a man door & rollup door. It's large enough to store a tractor & some orchard implements |
| Oil, Gas & Mineral | 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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| Taxes: | The property is not enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price |
| Prices: | \$375,000 |
| Terms: | Cash at the close of escrow |
| Comments: | This orchard is a good income produce located in the heart of the Arbuckle almond growing region. The manufacture home is in great shape and the tenant of 5 years has an impeccable rental history. Please call 530-666-7000 for a private showing today! |

This mature almond orchard has full canopy. The trees are uniform and well maintained.



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District outlet is conveniently located at the front of the property. The orchard irrigates in one set.



The manufactured home & shop area are well maintained & close together.



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West end of the property looking SE. This is a clean & uniform orchard

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Irrigated Capability Class—Colusa County, California



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Irrigated Capability Class—Colusa County, California

| MAP LEGEND | MAP INFORMATION | |
|--|---|---|
| <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II | <ul style="list-style-type: none">  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography | <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Colusa County, California Survey Area Data: Version 11, Sep 3, 2015</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012</p> <p>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.</p> |

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| Irrigated Capability Class— Summary by Map Unit — Colusa County, California (CA011) | | | | |
|---|--|--------|--------------|----------------|
| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
| 151 | Arbuckle-Hillgate complex, 1 to 5 percent slopes | 2 | 10.1 | 100.0% |
| Totals for Area of Interest | | | 10.1 | 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

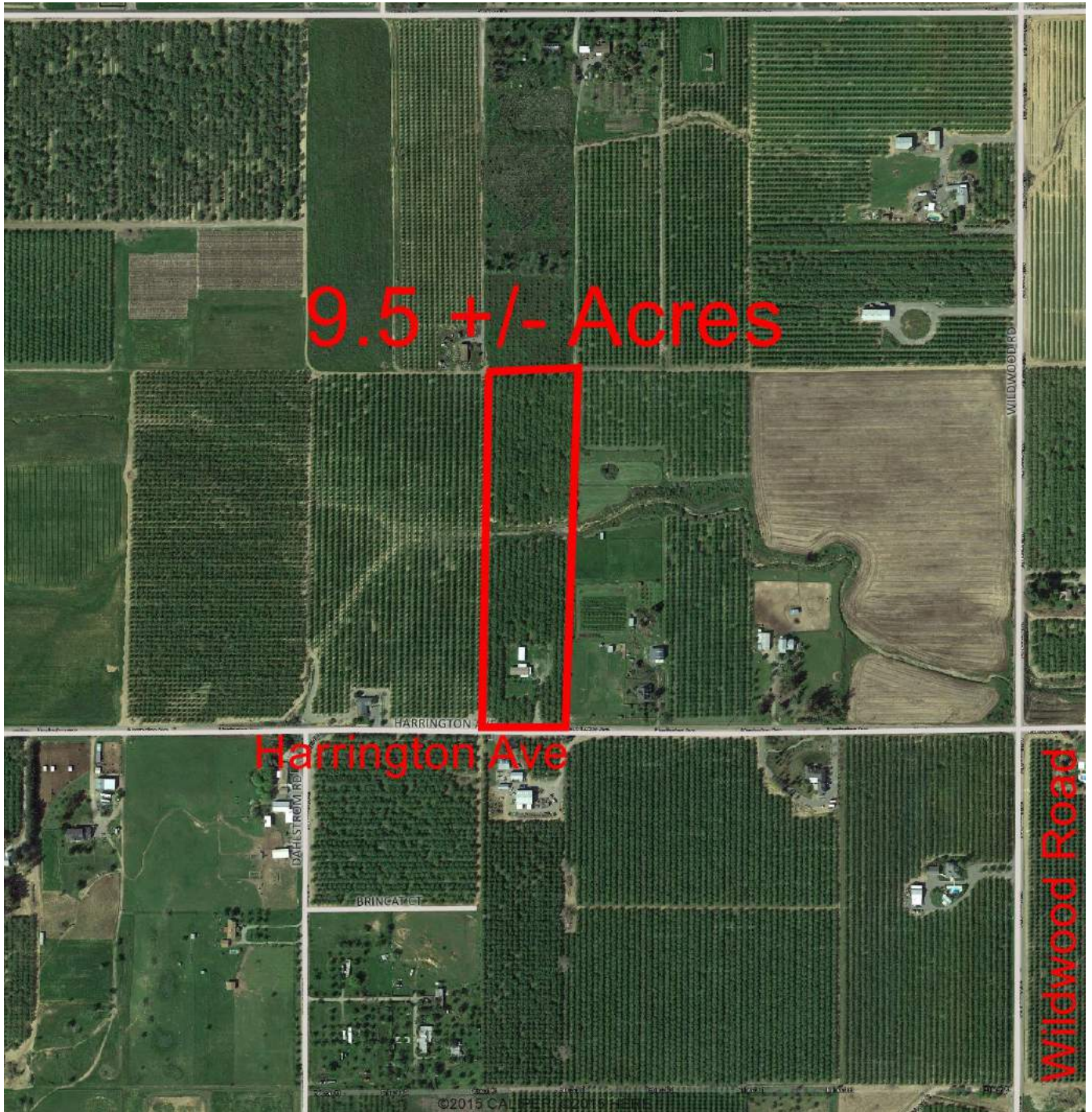
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