

Artios Orchard Development

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

528.92 +/- Acres
Orchard Development Opportunity
Artois, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	From Interstate 5, take the Artois Exit. Go West 2.5 Miles. Go North on County Road D for 2.0 miles. Go West on County Road 30 for 1.0 miles. The property will be on the left hand side of the road.
APN#:	Glenn County APN#: 024-220-033
Delineation:	The property has been delineated. There are less than 15 acres considered non-plantable. The majority of these areas are man-made retention ponds. They can be kept and used for irrigation purposes or removed to increase the plantable acres.
Soils:	The entire farm is comprised of various soil types. Soil samples have been completed. The farm is suitable for almonds, olives, & pistachios. Please review the attached soils maps for more information. Soil sample data to be provided to qualified buyers upon request.
Water:	Dual Water Source! Orland-Artois Water District & Underground Aquifer! There has been 1 agricultural test well dug on the subject property. The elog suggests the well should produce approximately 1,500 GPM. Ag wells in the vicinity produce approximately 1,500 GPM as well. The property is being annexed into Orland Artois Water District. The property will have an easement to convey water from the Tehama Colusa Canal to the subject property, which is located just off of the SE corner of the subject property.
Barn/Shop:	There is a well maintained barn located in the middle of the subject property. It's located in a secluded portion of the farm and cannot be seen from the public roads.

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Property Information

Leases:	No leases. The subject property is available for immediate possession
Oil, Gas & Mineral Rights:	All oil, gas, & mineral rights owned by the seller on the subject properties will transfer to the buyer at the close of escrow
Taxes:	The subject property is enrolled in the Williamson Act.
Prices:	\$10,900/acre or \$5,765,228 Neighboring Property Recently Sold For Sustainably More!
Terms:	Cash at the close of escrow
Comments:	Great orchard development opportunity! Great place to plant almonds, walnuts, or olives! One of very few properties of this size to come on the market! Hard to find dual water supply ranch with lots of upside potential. Soil testing & test hole have been completed! Please call for a private showing today!

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Large Barn



Neighboring farms are producing almonds, walnuts & olives

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1 of 3 Water Retention Ponds



Gently Sloping Farm, Excellent Orchard Development Opportunity

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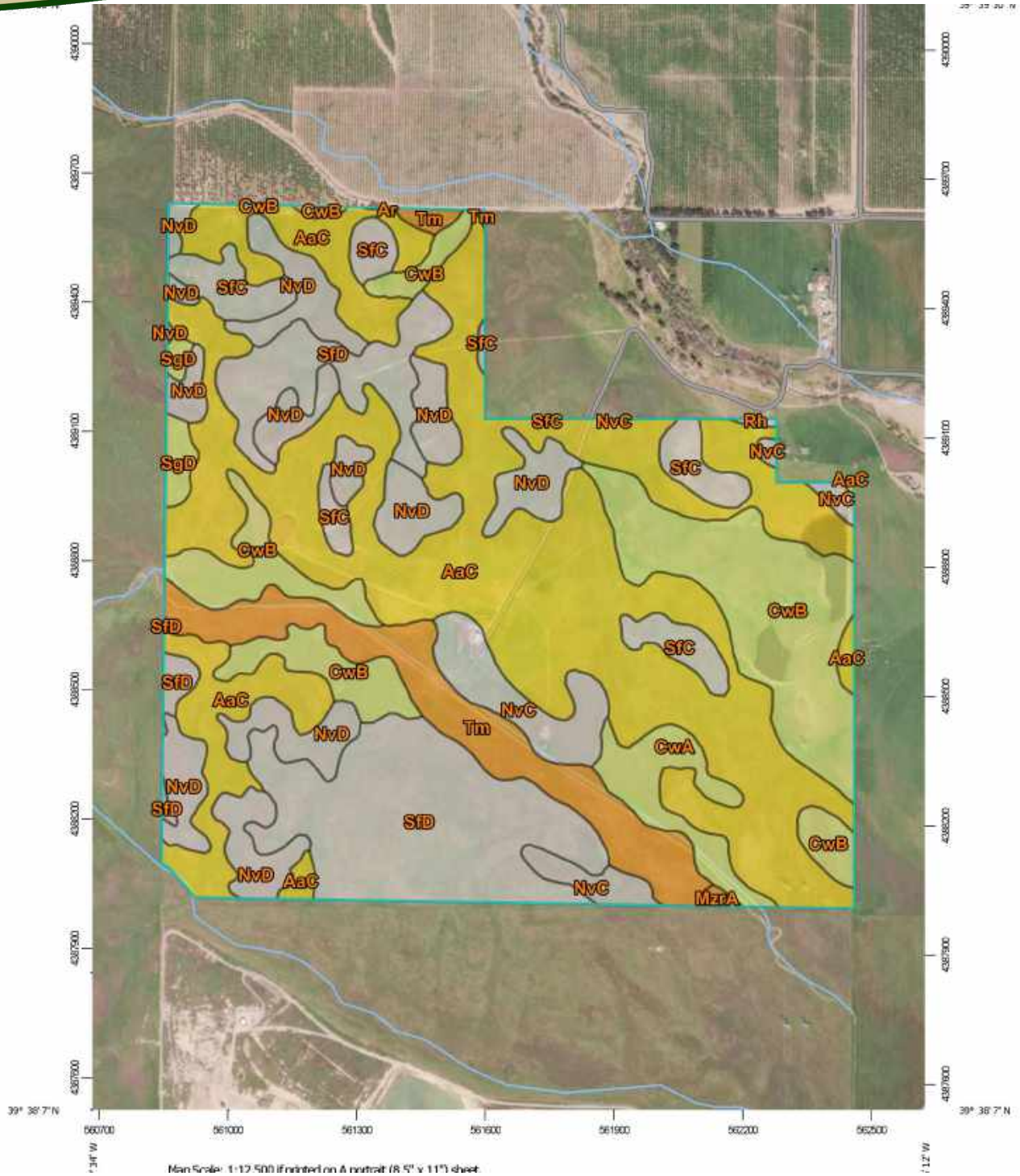
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



























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Irrigated Capability Class—Glenn County, California
 (Artois 529)

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 - III
- Capability Class - IV**
 Capability Class - IV
- Capability Class - V**
 Capability Class - V
- Capability Class - VI**
 Capability Class - VI
- Capability Class - VII**
 Capability Class - VII
- Capability Class - VIII**
 Capability Class - VIII
- Not rated or not available**
 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:
 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 15, Sep 16, 2019

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

Date(s) aerial images were photographed: Mar 30, 2017—Nov 4, 2017

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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaC	Altamont clay, 3 to 15 percent slopes	3	208.9	39.3%
Ar	Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope	3	0.1	0.0%
CwA	Corning gravelly loam, 0 to 2 percent slopes	4	13.8	2.6%
CwB	Corning gravelly loam, 2 to 8 percent slopes	4	77.2	14.5%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	2	0.8	0.1%
NvC	Newville gravelly loam, 3 to 15 percent slopes		21.1	4.0%
NvD	Newville gravelly loam, 15 to 30 percent slopes		60.0	11.3%
Rh	Riverwash		0.4	0.1%
SfC	Shedd silty clay loam, 3 to 15 percent slopes		24.1	4.5%
SfD	Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15		83.0	15.6%
SgD	Shedd-Altamont association, 10 to 30 percent slopes	4	4.2	0.8%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	2	37.8	7.1%
Totals for Area of Interest			531.2	100.0%

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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

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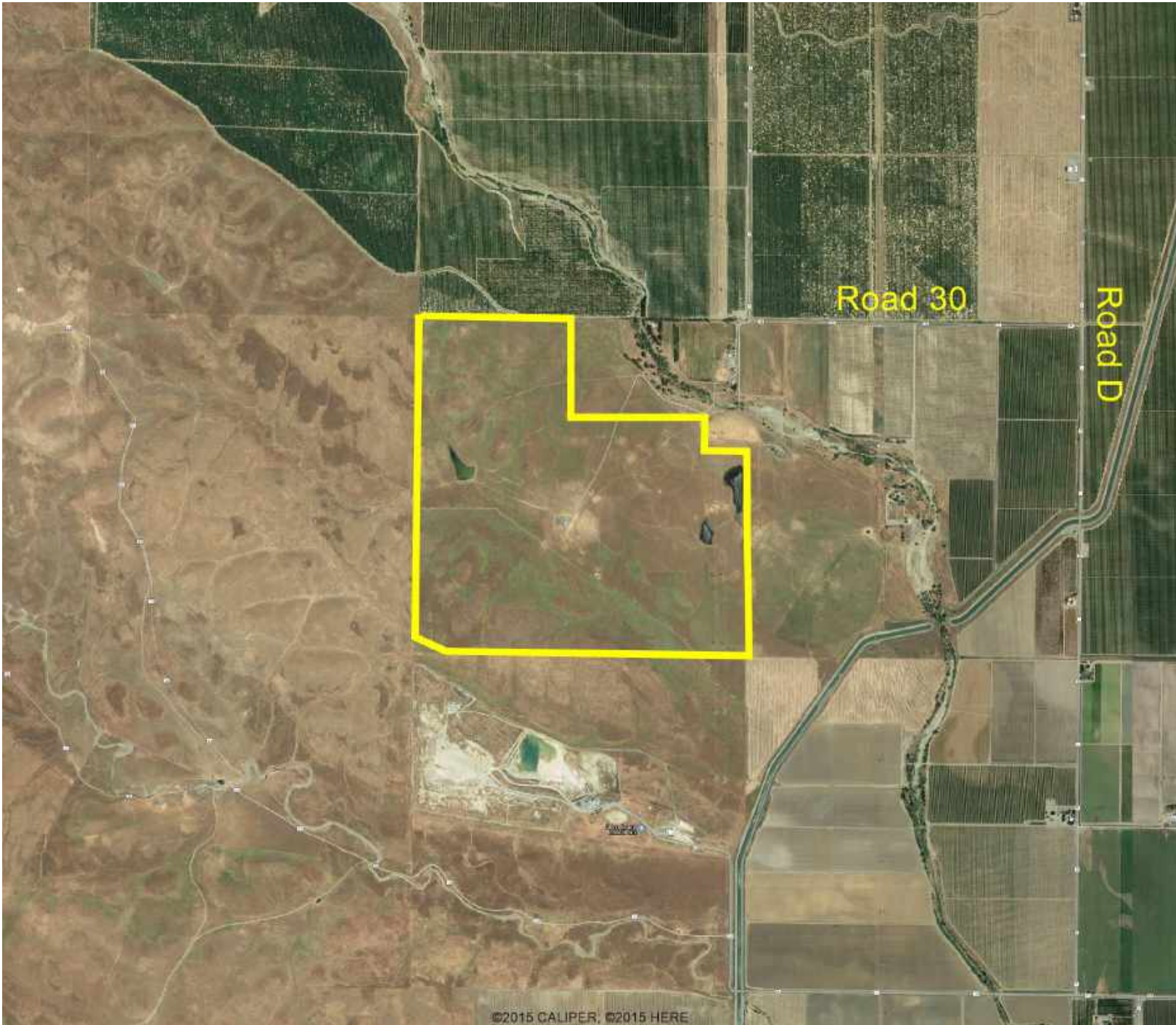
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