

# Thunder Hill 559

**CHARTER REALTY**

[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

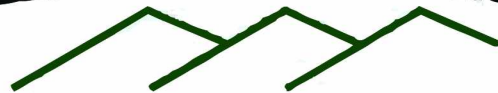
559+/- Acres

Orchard Development Opportunity

Willows, CA



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## Property Information

Location:	From the intersection of Interstate 5 and Highway 162: Go west on Highway 162 for 4.9 miles. The subject property is on the north side of the road immediately west of the Tehama-Colusa Canal.
APN#:	Glenn County APN#'s: 018-050-041, 042, 043, 044, 018-020-062, 063, 064
Use:	The property is currently being dry-land farmed to wheat. It has been dry-land farmed for over 20 consecutive years.
Soils:	The entire farm is comprised of primarily Class II-IV Soils. Please review the attached soils map for more information.
Water:	There are 238 acres within Kanawha Water District. The remaining acres are eligible to be annexed into Kanawha water district with a secondary water right.
Leases:	There is a year to year dry-land farming lease on the subject property.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$5,031,000 or \$9,000 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!





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Almond orchard in full bloom to the south



Storage/Equipment yard located in the center of the farm



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Dryland Wheat with the Neighbors Walnut Orchard in the Background



The Tehama Colusa Canal Runs Along the East Border





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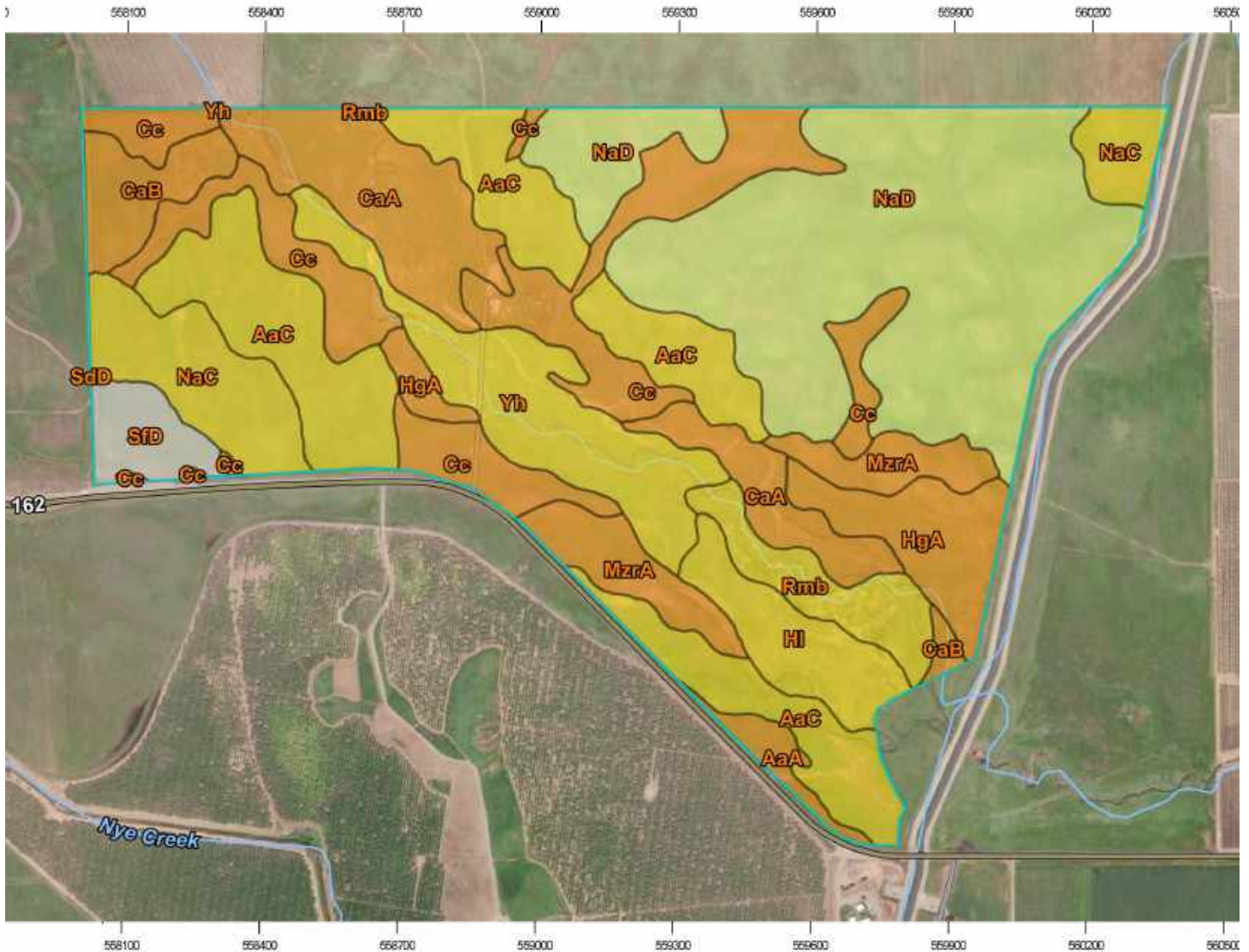
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Irrigated Capability Class—Glenn County, California  
(Sale559)



Map Scale: 1:13,600 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 Feet

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




































atural Resources  
ervation Service

Web Soil Survey  
National Cooperative Soil Survey

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MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>		<ul style="list-style-type: none"> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <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:                  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: Glenn County, California                  Survey Area Data: Version 15, Sep 16, 2019</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: Mar 30, 2017—Nov 4, 2017</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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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaA	Altamont clay, 0 to 3 percent slopes	2	5.4	1.0%
AaC	Altamont clay, 3 to 15 percent slopes	3	90.0	16.1%
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	2	48.6	8.7%
CaB	Capay clay, 0 to 11 percent slopes, MLRA 17	2	16.1	2.9%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	2	71.8	12.9%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	25.5	4.6%
HI	Hillgate clay loam, 0 to 3 percent slopes	3	20.2	3.6%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	2	24.1	4.3%
NaC	Nacimiento clay, 3 to 15 percent slopes	3	34.5	6.2%
NaD	Nacimiento clay, 15 to 30 percent slopes	4	151.8	27.2%
Rmb	Riz silt loam, moderately saline-alkali	3	17.2	3.1%
SdD	Sehorn-Millsholm association, 3 to 30 percent slopes, MLRA 15		0.0	0.0%
SfD	Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15		11.5	2.1%
Yh	Yolo clay loam, shallow over clay	3	40.9	7.3%
<b>Totals for Area of Interest</b>			<b>557.6</b>	<b>100.0%</b>



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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.

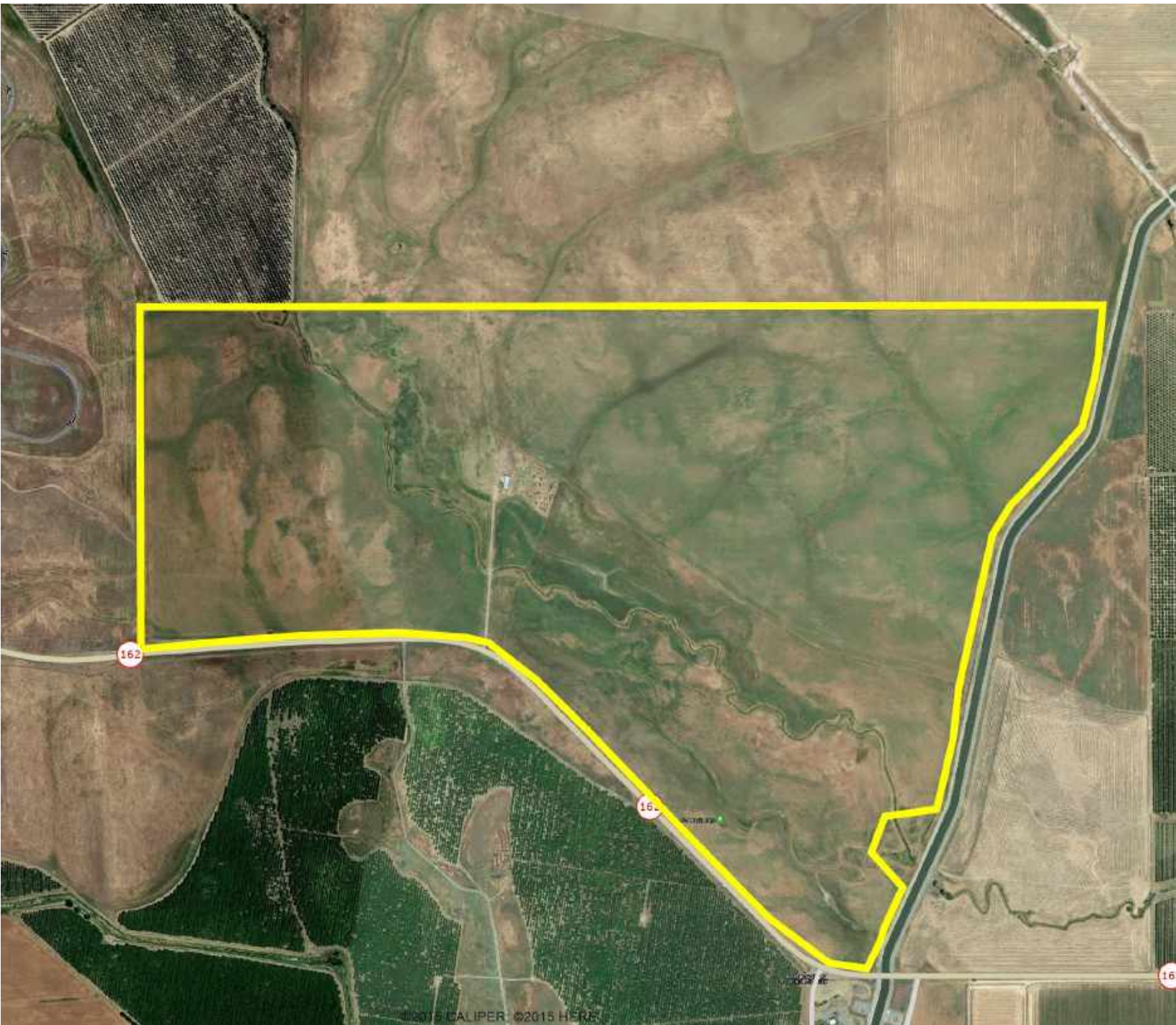
## Rating Options

*Aggregation Method: Dominant Condition*

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