

# Silveira Orchards

**CHARTER REALTY**

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**(530) 666-7000**

143+/- Acres

Almond Orchard & Vineyard

Courtland, CA



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## Property Information

Location:	From Interstate 5 take exit 504 and go west on Hood Franklin Road for 2.4 miles. Go left on CA Highway 160 for 2.4 miles. Turn left onto Lambert Road and go 2.8 miles. The entrance to the property will be on the south side of Lambert Road. Showings by appointment only. DO NOT DRIVE ONTO THE PROPERTY WITHOUT PERMISSION!
APN#:	Sacramento APN's: 146-0380-013, 014, 032, 033, 043, 046, 047, 048
Orchard & Vineyard:	35 Acres 5th Leaf Almonds: 50% Nonpareil, 25% Aldrich, 25% Wood Colony on Krymsk 86 30 Acres 4th Leaf Almonds: 50% Nonpareil, 25% Aldrich, 25% Wood Colony on Krymsk 86 20 Acres 6th Leaf Vineyard: Petite Sirah on 10114 rootstock 40 Acres 30th Leaf Vineyard: Merlot on 5C rootstock
Soils:	The farm is comprised of Class II & III Soils. Please review the attached soils map for more information.
Water:	There are two surface water rights on the subject property: <ol style="list-style-type: none"><li>1) Riparian Right to Snodgrass Slough.</li><li>2) North Delta Water Agency Settlement Contract</li></ol> <p>This property had more than enough irrigation water available during the 2014-2015 drought. North Delta Water is very reasonable. This orchard &amp; vineyard have one of the most reliable and inexpensive water supplies in California.</p> <p>The orchard is irrigated via micro sprinklers and drip irrigation.</p> <p>The vineyard is irrigated via drip irrigation</p>
Leases & 2020 Crop:	The orchard & vineyard are not leased, but are custom farmed. The custom farmer may be interested in continuing the relationship with a new buyer.  The 2020 crop is included in the purchase price provided that the buyer reimburse the seller for cultural costs.
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 NOT enrolled in the Williamson Act. The property taxes will be a little more than 1% of the sales price at the close of escrow.
Prices:	\$3,725,000
Terms:	Cash at the close of escrow
Comments:	1st Class Producing Almond Orchard! The majority of this property is comprised of trees & vines that are on the front end of their lifespan. North Delta Water with a riparian water right is the best combination of inexpensive & reliable water that you will find. This is the perfect opportunity for someone looking for a turn-key operation. The 2020 almond & grape crop (with cultural cost reimbursement) come with the purchase price! Please call Charter Realty for more info!

Sand media filters & fertilizer tanks at the pump station on the farm





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40x60 shop with equipment storage



6th leaf vines with 5th leaf almonds in the background



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Orchard is equipped with both a micro & drip irrigation system



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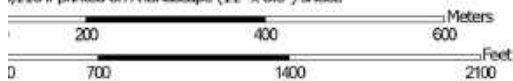
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Irrigated Capability Class—Sacramento County, California  
(Courtland 143 Soils)



Scale: 1:110 if printed on A landscape (11" x 8.5") sheet.



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




































Source:  
Aerial Imagery

Web Soil Survey  
National Cooperative Soil Survey

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Irrigated Capability Class—Sacramento County, California  
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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 1:24,000.</p> <p><b>Warning:</b> 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> <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: Sacramento County, California                  Survey Area Data: Version 18, 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: Data not available.</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
134	Dierssen sandy clay loam, drained, 0 to 2 percent slopes	3	90.7	63.9%
141	Egbert clay, partially drained, 0 to 2 percent slopes	2	28.6	20.1%
150	Fluvaquents, organic substratum, 0 to 2 percent slopes, frequently flooded	7	0.4	0.3%
222	Scribner clay loam, partially drained, 0 to 2 percent slopes, MLRA 16	2	9.5	6.7%
247	Water		12.8	9.0%
<b>Totals for Area of Interest</b>			<b>142.0</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*

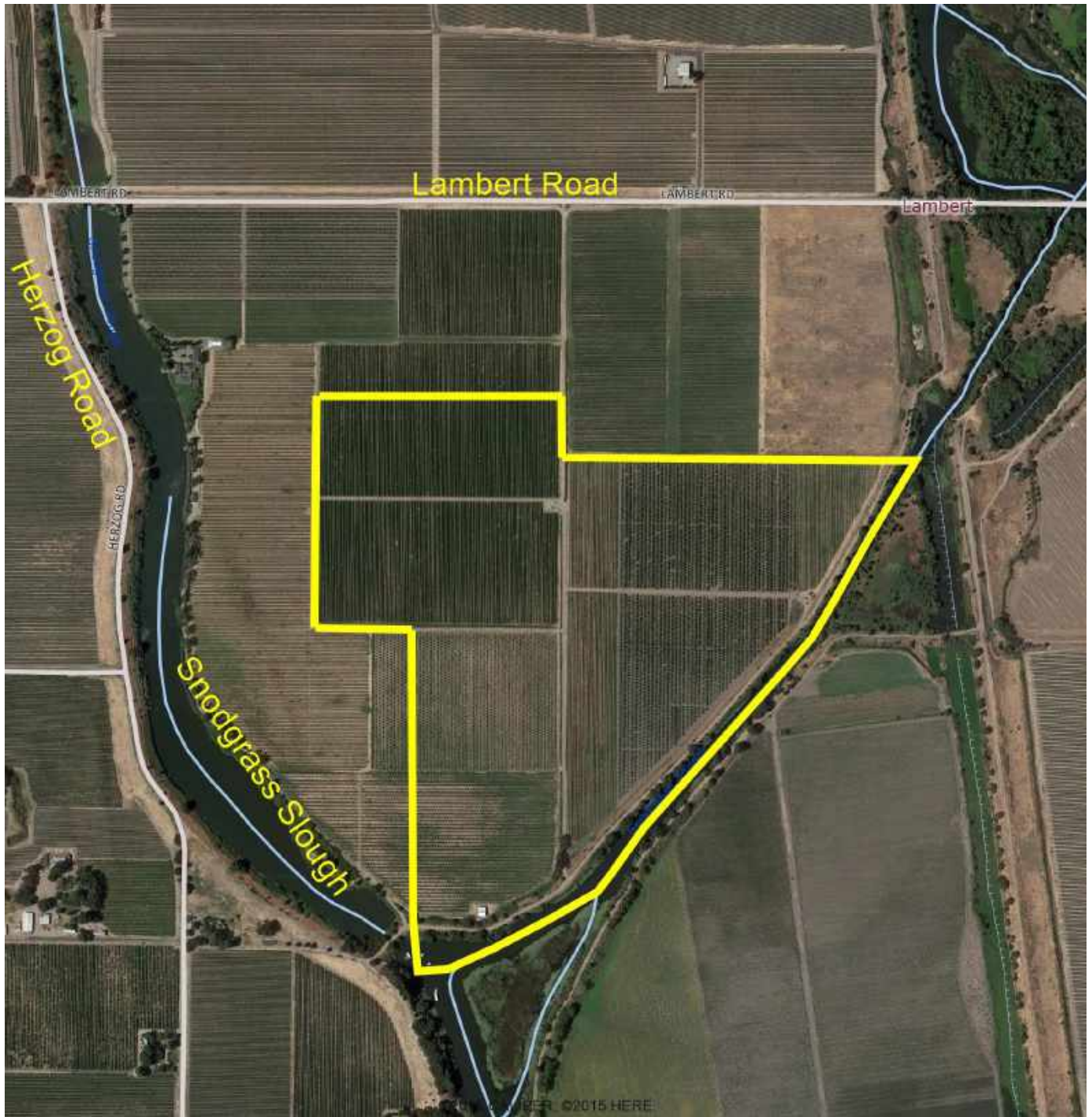
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