

Capay Walnuts

CHARTER REALTY

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(530) 666-7000

116.96+/- Acres
Walnut Orchard
Capay, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	From Interstate 5 take exit 621 for Road 7. Go East for 0.3 miles. Go Left on Road 99 W for 0.3 miles. Go right on County Road 6 for 3.0 miles. Go left on Watkins Road for 3.0 miles. Go Right on Capay Road for 0.2 miles. Go Left on Clark Ave. for 1.6 miles. The property is on the right side of the road. Please do not trespass! The orchard is shown by appointment only!
APN#:	Tehama County APN#: 091-190-007
Orchard:	3 Blocks: all Paradox seedlings field budded to Chandlers. Planted on a 24x16 Spacing Block 1: Budded in 2009 (12th leaf) Block 2: Budded in 2011 (10th leaf) Block 3: Budded in 2013 (8th leaf)
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
Irrigation:	Well Water: 16" Casing, 380 feet, test pumped at 1,800gpm, drilled in 2012 Irrigation Design: Micro Sprinklers. Irrigates in 6 sets.
Equipment Storage:	50x80 foot Equipment Storage Shed located adjacent to the well & the middle of the three blocks.
Oil, Gas & Mineral Rights:	Any 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 approximately 1% of the sales price at the close of escrow.
Prices:	\$3,230,000 or \$27,616/acre
Terms:	Cash at the close of escrow
Comments:	Chandler Walnut Orchard For Sale! Uniform trees & well maintained. This orchard is at the beginning of its economical life. Hard to find large block in Tehama County's Capay District. Nearly 100% farmed. Only improvement is a 50x80 equipment storage shed. This orchard has very few wasted acres. Please call Justin Hill (530) 304-7889 or Ward Charter (530) 870-2717 for a private showing!

Chandler Walnuts, photo taken in May of 2021



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Well, Variable Speed Drive, and Spin Clean Filter



Micro-Sprinkler System



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50 x 80 Equipment Storage Shed

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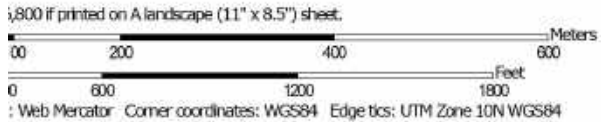
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Irrigated Capability Class—Tehama County, California
(Burreson 120 Soils)



not be valid at this scale.

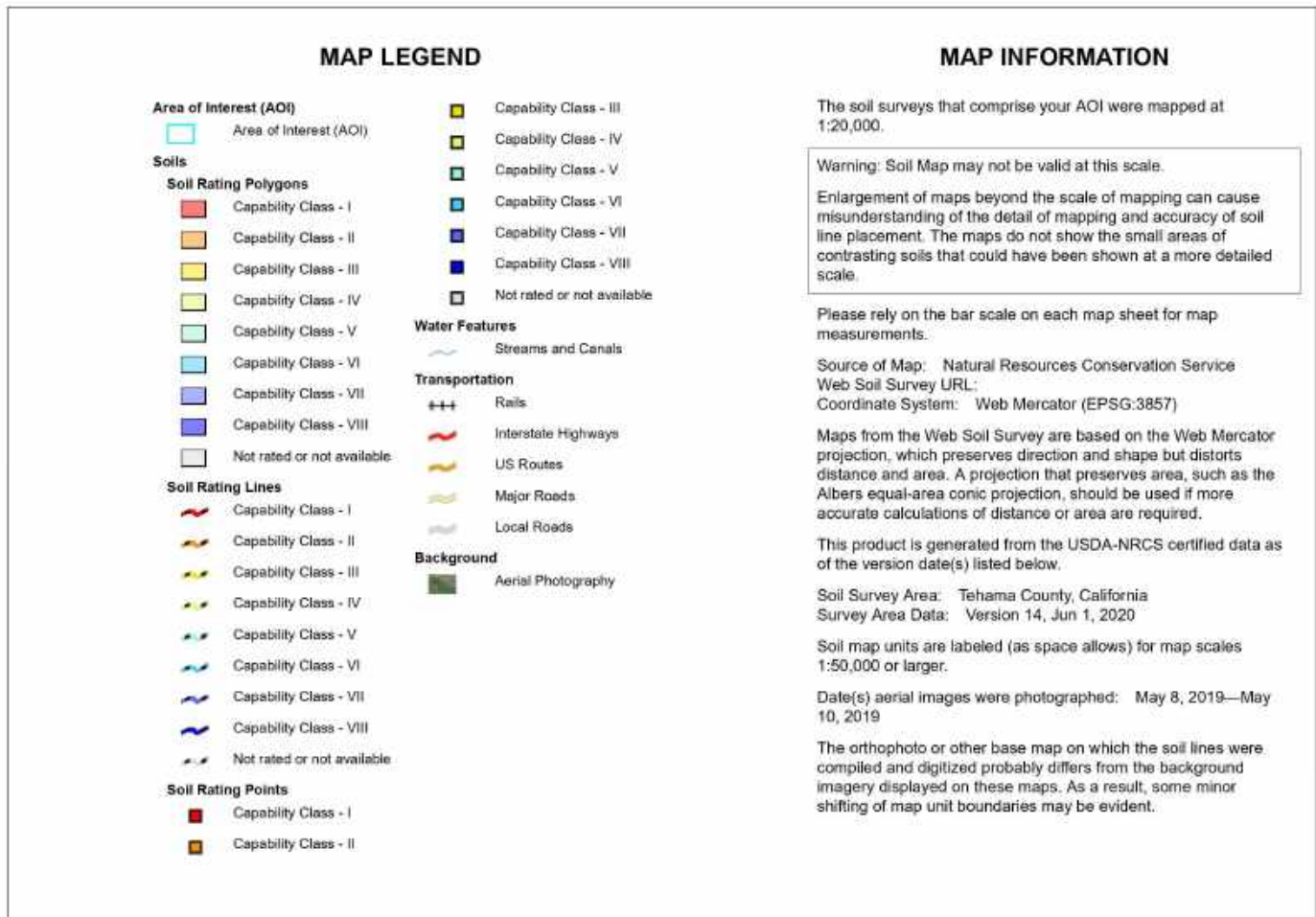


Web Soil Survey
National Cooperative Soil Survey

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Irrigated Capability Class—Tehama County, California
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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcA	Altamont clay, terrace, 0 to 3 percent slopes	2	11.1	9.3%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	24.0	20.1%
HgA	Hillgate loam, 0 to 3 percent slopes	3	52.5	44.0%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	30.9	25.9%
KpA	Kimball loam, 0 to 3 percent slopes	3	0.7	0.6%
Totals for Area of Interest			119.4	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

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