

HOLLIDAY-STRUCKMEYER 318

CHARTER REALTY



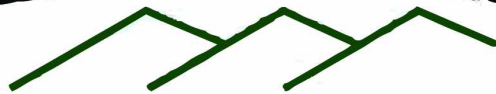
www.CharterFarmRealty.com

(530) 666-7000

318.56+/- Acres
Almond Orchard
Arbuckle, CA



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Property Information

Location:	From Colusa-Yolo County Line Road, Go West on Countyline Road for 3.19 miles. The subject property is on the North Side of the Road. DO NOT TRESSPASS!!!
APN#:	Colusa County APN#: 021-290-083
Use:	The are 265.3 acres planted to almonds in 3 blocks. The plantings are as follows: Block#1: 102 acres, planted in 1998 with 50% Butte, 25% Padre, 25% Wood Colony on Nemaguard Block#2: 81.5 acres, planted in 2000 with 50% Nons, 25% Butte, 25% Carmel on Nemaguard Block#3: 81.8 acres, planted in 2003 with 66% Nons & 34% Carmel on Nemaguard
Soils:	The entire farm is comprised of Class I & II Soils. Please review the attached soils map for more information.
Water:	There are 2 deep water wells on the subject property. One well is electric and the other is diesel. The combined output on these wells is in excess of 1,500 gallons per minute. In addition to the 2 wells there is a dedicated outlet to Colusa County Water District. Colusa County Water District 2021 Rates are as follows: Assessments: \$50.75/acre Per Acre Foot Charge: \$70.00/acre foot* *Due to the severe drought of 2021 Colusa County Water District initially delivered 5% of its allocation and has since reduced that allocation to 0%. The district was able to provide transfer water for those who decided to purchase it. This farm is self-sufficient with groundwater and elected to utilize the wells, which provided a sufficient water supply.
Leases:	The subject property will be free and clear of any leases at the conclusion of the 2021 almond harvest.
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:	\$7,900,000
Terms:	Cash at the close of escrow. Property to be sold in 5 legal parcels. Close of escrow to be after the 5 legal parcels are recorded.
Comments:	Large Colusa County Almond Orchard For Sale! Hard to find dual-sourced water almond orchard in Arbuckle, CA! Most orchards in this region range from 10-40 acres. This is a unique opportunity to purchase an economic unit in one of the best almond growing regions in the Sacramento Valley. This orchard has been meticulously maintained and has a lot of life left. Please call 530-666-7000 for a private showing today!

Electric well, sand media filters, fertilizer tanks, and ability to irrigate with ground water, district water or both



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Almond trees. Well maintained orchard. Great sunlight penetration, lots of almonds, and budwood



Orchard is on the corner of Wildwood & County Line Roads. Photo is taken from the SW corner looking NE



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2nd well is diesel with a spin-clean filter

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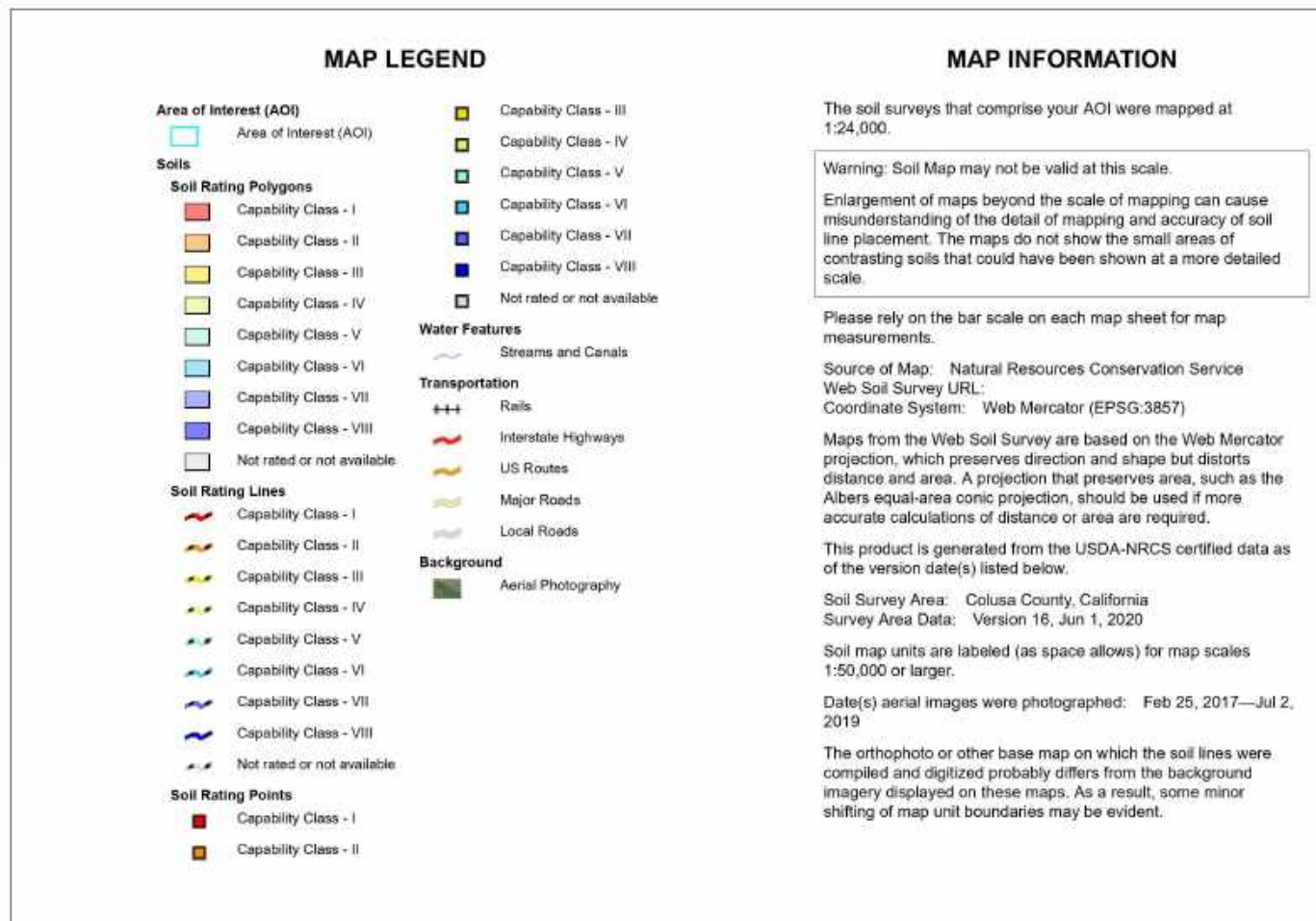
**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

6/9/2021
Page 1 of 5

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Irrigated Capability Class—Colusa County, California
 (318 Acre Soils)



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
114	Westfan clay loam, 0 to 1 percent slopes	1	51.0	16.1%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	14.8	4.7%
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	149.0	46.9%
185	Riverwash		1.1	0.4%
188	Westfan loam, clay substratum, 0 to 2 percent slopes	2	67.2	21.2%
189	Arand very gravelly sandy loam, 0 to 2 percent slopes	4	34.1	10.8%
Totals for Area of Interest			317.3	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.

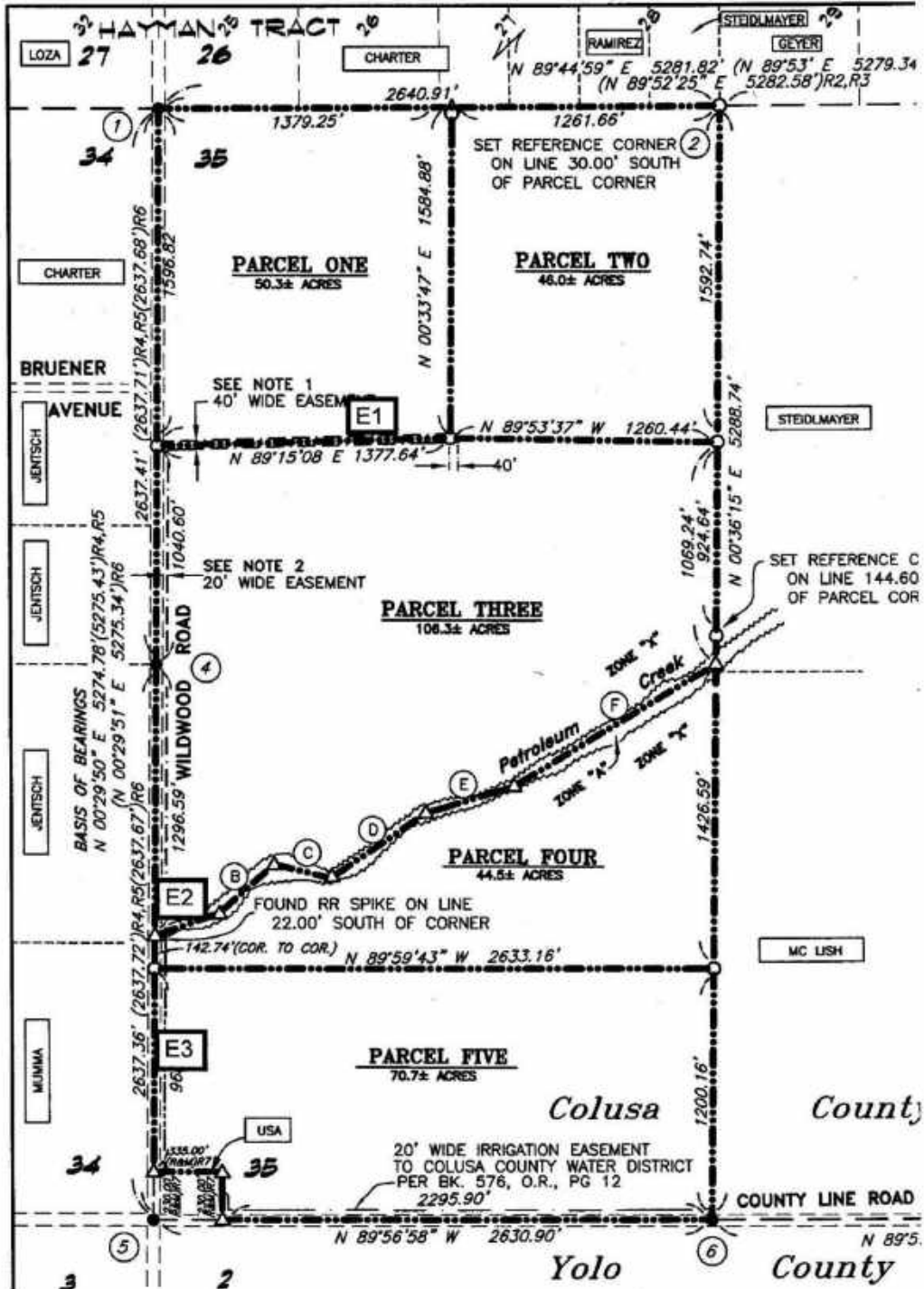
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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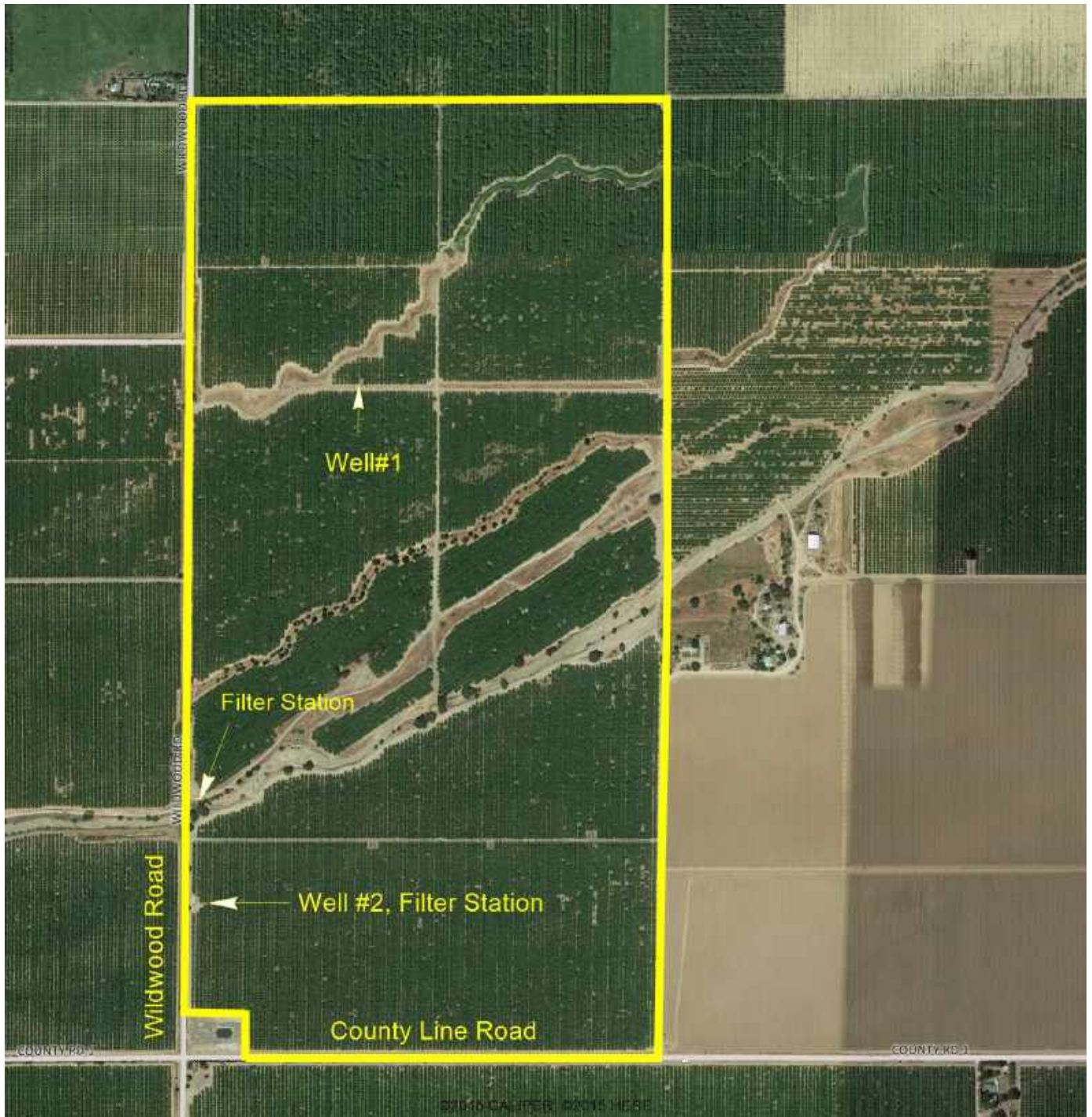
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