Dutil Ranch

21.86+/- Acres
Walnut Orchard & Development Opportunity
Walnut Huller & Dryer
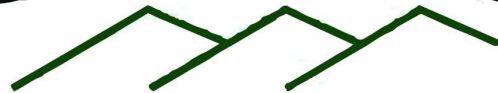**Williams, CA**

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

Dutil Ranch

21.86+/- Acres
Walnut Orchard & Development Opportunity
Walnut Huller & Dryer
Williams, CA

Property Information

Location:	2250 Stovall Rd William, CA. From Highway 20 go east on Walnut Drive for 4.5 miles. Go north on Stovall Road for 0.3 miles. The property will be on your right hand side. DO NOT TRESS-PASS! SHOWINGS BY APPOINTMENT ONLY!
APN#:	Colusa County APN#: 016-290-014
Use:	4.5 acres of Chandler Walnuts

100x50 shop with a Walnut Dryer and Huller Inside. Huller & Dryer has repeat customers who may want to continue to bring walnuts to the buyer

3 bedroom 2 bathroom 1,800sqft Home

15+/- acres available for orchard development

Small Office adjacent to the Walnut Huller

A couple of sheds & carports for storage |
| Soils: | The entire farm is comprised of primarily Class I & II Soils. Please review the attached soils map for more information. |
| Water: | The property is in Glenn-Colusa Irrigation District. GCID is considered to be one of the premier water districts in California. The farm has a lift pump & sand-media filter station to irrigate the property.

There is also an oversized domestic well that has irrigated 1/3 of the property and still serviced the home & huller. |
| Leases: | There are no leases 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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Property Information

Taxes:	The property taxes will be a little over 1% of the sales price.
Prices:	$1,070,000
Terms:	Cash at the close of escrow
Comments:	Great soils & water! This farm is located in one of Colusa County's premier almond & walnut growing regions. The huller & dryer are operational and received the 2021 walnut crop. This property has a lot to offer someone who wants to live in the country and have a turn-key business to run! Please call Charter Realty for more info!

3 bedroom 2 bathroom 1,800sqft Home

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Shop & Walnut Huller/Dryer

Lift Station & Sand-Media Filters

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Walnut Huller & Dryer inside of the shop

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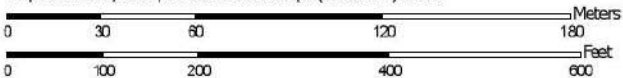www.CharterFarmRealty.com
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Irrigated Capability Class—Colusa County, California
(Dutil)

127

141

114

Soil Map may not be valid at this scale.

Map Scale: 1:2,320 if printed on A landscape (11" x 8.5") sheet.

| | | | | Meters |
| 0 | 30 | 60 | 120 | 180 |

| | | | | Feet |
| 0 | 100 | 200 | 400 | 600 |

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

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

USDA

11/10/202
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Irrigated Capability Class—Colusa County, California
(Dutil)

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 - IV
- 🟩 Capability Class - V
- 🟦 Capability Class - VI
- 🟦 Capability Class - VII
- 🟦 Capability Class - VIII
- ⬜ 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 1:24,000.

Warning: Soil Map may not be valid at this scale.

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.

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: Colusa County, California
Survey Area Data: Version 17, Sep 4, 2021

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

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

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.

USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/10/2021
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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	8.4	39.8%
127	Mallard clay loam, 0 to 1 percent slopes	2	6.0	28.4%
141	Myers clay, 0 to 1 percent slopes, MLRA 17	2	6.7	31.7%
Totals for Area of Interest			21.1	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.
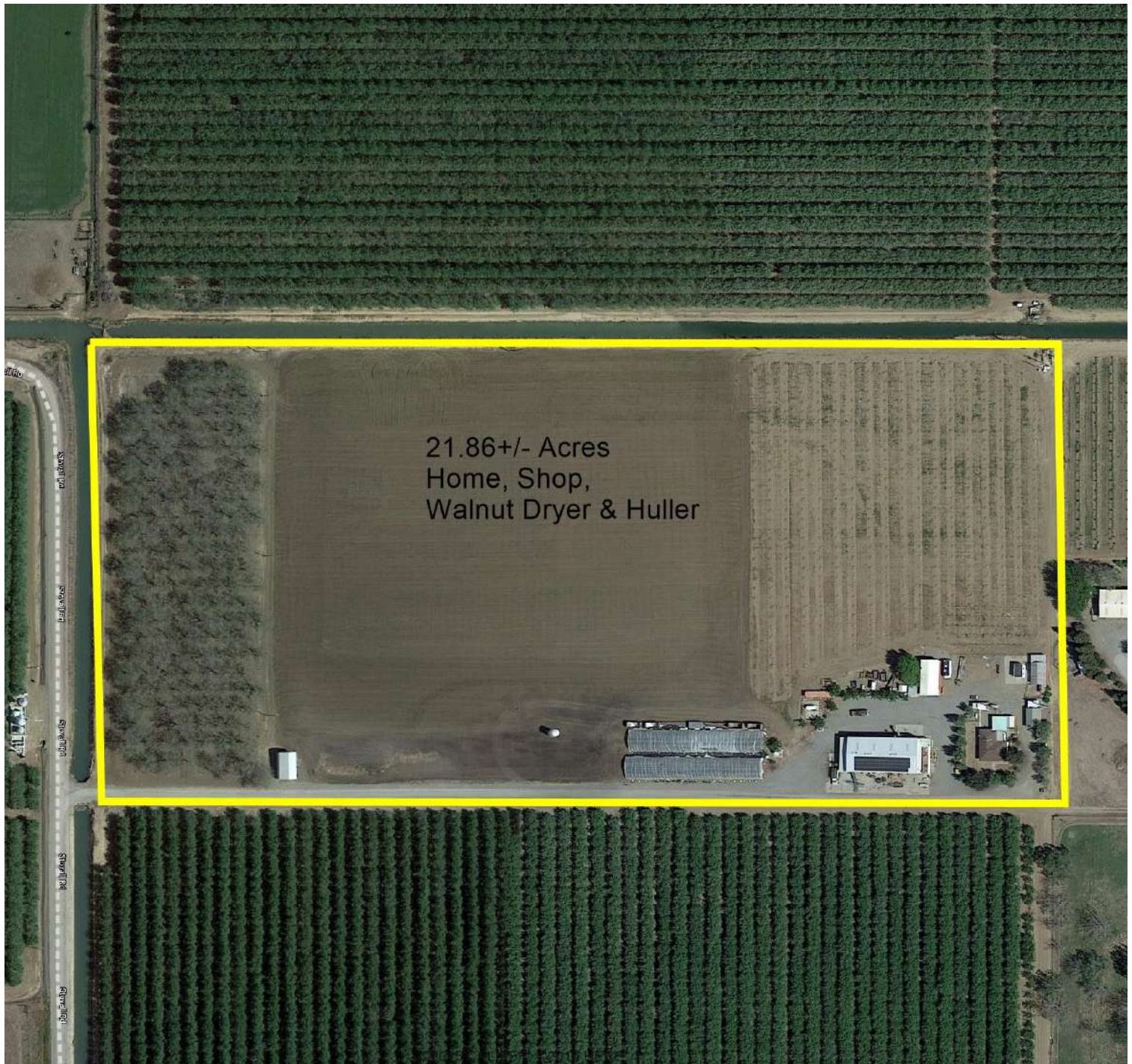
Rating Options

Aggregation Method: Dominant Condition

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21.86+/- Acres
Home, Shop,
Walnut Dryer & Huller

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