

# Zamora 160

160+/- Acres  
Almond Orchard  
Zamora, CA

**CHARTER REALTY**  
  
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**(530) 666-7000**



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## Property Information

Location:	From Interstate 5 take the Zamora Exit. Go East on Road 13 for 1.1 miles. The property sits on the NE corner of County Roads 95 and 13.
APN#:	Yolo County APN#: 055-090-007
Orchard:	50% Buttes on Nemaguard Planted in 2007 50% Padres on Nemaguard Planted in 2007 Orchard yields approximately 1,800lbs per acre. Yield history available upon request
Soils:	The entire farm is comprised of 63% Class I Soils, 15% Class II Soils, and 22% Class IV soils. Please review the attached soils map for more information.
Water:	There is a deep water well with a variable speed drive on the subject property. The orchard is designed with a 3 set irrigation system. The current owner irrigates 2 sets at a time. The orchard is irrigated via single line drip irrigation.
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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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Price:

\$5,120,000 or \$32,000 per acre

Terms:

Cash at the close of escrow

Comments:

Well maintained orchard in the middle of its economic life. The property is ideally located 1 mile from Interstate 5 along a major county road. The property is enrolled in the Williamson Act which will help keep the property taxes low. The well, filter station, and VFD are in good condition. This is a turn key orchard, without the burden of major needed capital expenses. Please call 530-666-7000 for more information and a private showing!

North End Of The Orchard Looking South





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South West Corner Of The Orchard Looking North East



Variable Speed Drive, Filter Station, And Sulfuric Acid Injection System



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Almond Trees In June Of 2022



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
























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Irrigated Capability Class—Yolo County, California  
(Barrios 160 Soils)

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Capability Class - III
 Area of Interest (AOI)		Capability Class - IV
<b>Soils</b>		Capability Class - V
<b>Soil Rating Polygons</b>		Capability Class - VI
 Capability Class - I	 Capability Class - VII	Capability Class - VIII
 Capability Class - II	 Capability Class - VII	Not rated or not available
 Capability Class - III	 Capability Class - VIII	
 Capability Class - IV	 Not rated or not available	
 Capability Class - V		
 Capability Class - VI		
 Capability Class - VII		
 Capability Class - VIII		
 Not rated or not available		
<b>Soil Rating Lines</b>	<b>Water Features</b>	
 Capability Class - I	 Streams and Canals	
 Capability Class - II	<b>Transportation</b>	
 Capability Class - III	 Rails	
 Capability Class - IV	 Interstate Highways	
 Capability Class - V	 US Routes	
 Capability Class - VI	 Major Roads	
 Capability Class - VII	 Local Roads	
 Capability Class - VIII	<b>Background</b>	
 Not rated or not available	 Aerial Photography	
<b>Soil Rating Points</b>		
 Capability Class - I		
 Capability Class - II		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Yolo County, California  
Survey Area Data: Version 17, Sep 6, 2021

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

Date(s) aerial images were photographed: Data not available.

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.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	54.4	34.2%
Mf	Marvin silty clay loam	2	24.2	15.2%
Pb	Pescadero silty clay, saline-alkali	4	35.2	22.1%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	45.5	28.6%
Totals for Area of Interest			159.4	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.

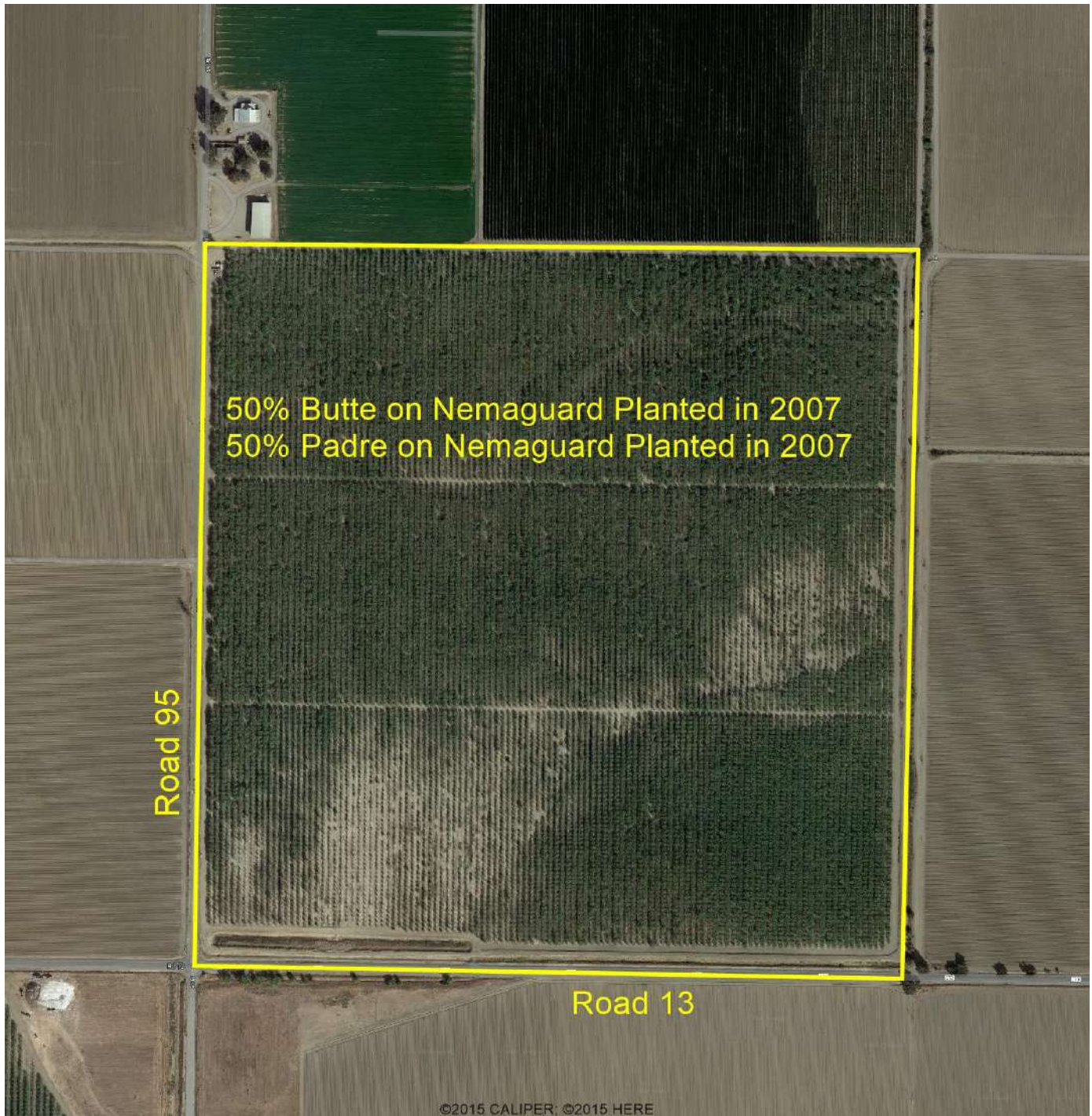
## Rating Options

*Aggregation Method: Dominant Condition*

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