

# Arbuckle Walnuts

186.27+/- Acres  
Walnut Orchard  
Arbuckle, CA

**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

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## Property Information

Location:	From Interstate 5 take the County Line Road Exit and go East for 0.5 miles. Go Left on Grieve Road for 1.2 miles. The orchard is on the right side of the road. The orchard is shown by appointment only! DO NOT TRESPASS!
APN#:	Colusa County APNs#: 022-190-017 & 022-190-016
Orchard:	<p>There are a total of 180 planted acres. The orchard was planted in 2 plantings. The west half of the orchard was planted in the spring of 2013. The east half of the orchard was planted in the spring of 2014. The entire orchard is Chandler Walnuts on Paradox rootstock on a 25 x 25 spacing.</p> <p>Production records are available for qualified buyers upon request.</p>
Soils:	The entire farm is comprised of primarily Class I & II Soils. Please review the attached soils map for more information.
Irrigation:	<p>The orchard is in Colusa County Water District. In addition to district water the orchard is irrigated with a well that produces approximately 1,800 gpm.</p> <p>The orchard is irrigated via solid set sprinklers.</p> <p>It irrigates in 4 sets.</p>
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 is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.

Price:

\$5,029,290 or \$27,000 per acre

Terms:

Cash at the close of escrow.

Comments:

9th & 10th leaf walnut orchard with hard to find dual source water. Very little wasted space with nearly 97% of the total acreage planted. Easy access, within 2 miles of an interstate 5 on/off ramp. Great opportunity to own a large walnut block that is in great shape. Please call Charter Realty for more info!

10th leaf walnuts



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Electric Irrigation Well



District Water Outlet, Filter Station, and Fertilizer Injection Site



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Uniform Canopy

# Arbuckle Walnuts

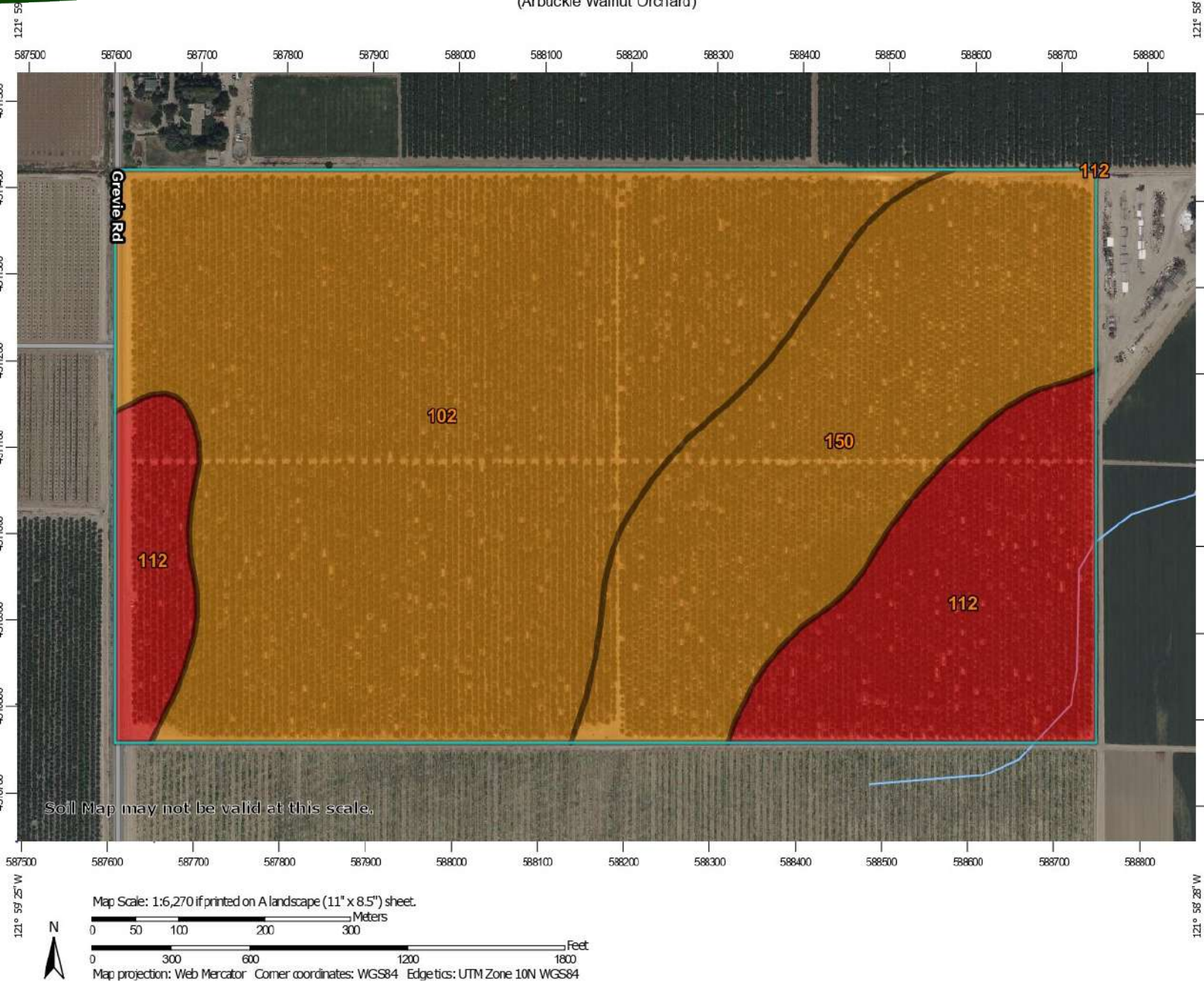
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Irrigated Capability Class—Colusa County, California  
(Arbuckle Walnut Orchard)



**Natural Resources  
Conservation Service**





























Web Soil Survey  
National Cooperative Soil Survey

10/11/20  
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Irrigated Capability Class—Colusa County, California  
 (Arbuckle Walnut Orchard)

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> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p><b>Soil Rating Lines</b></p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p><b>Soil Rating Points</b></p> <p> Capability Class - I</p> <p> Capability Class - II</p>		<p><b>MAP INFORMATION</b></p> <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: 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> </div> <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: Colusa County, California                  Survey Area Data: Version 18, Aug 30, 2022</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: Mar 26, 2022—Apr 25, 2022</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>
<p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>		

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	104.5	55.7%
112	Westfan loam, 0 to 2 percent slopes	1	36.1	19.3%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	46.8	25.0%
<b>Totals for Area of Interest</b>			<b>187.4</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

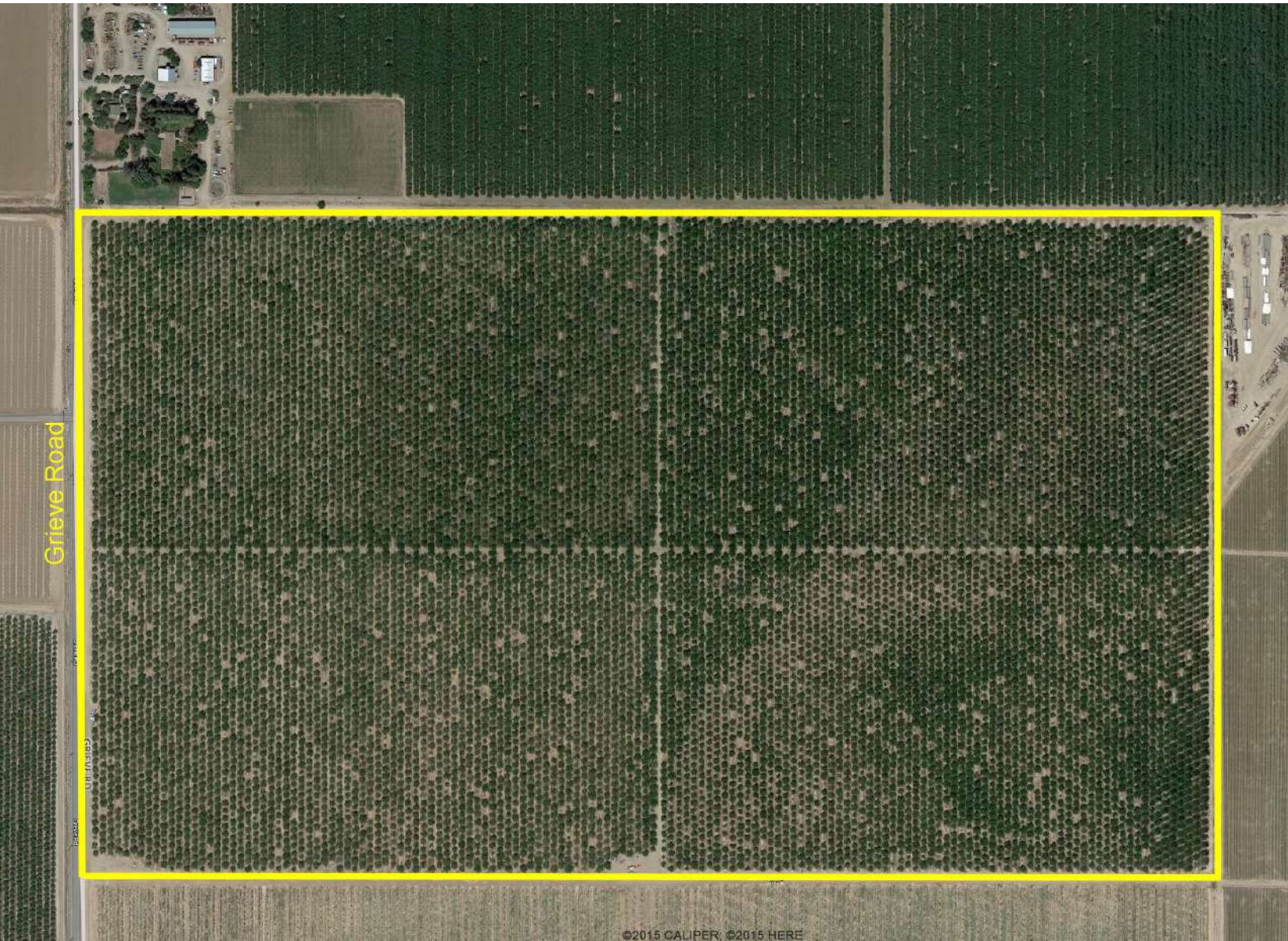
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