

# Williams 27

27.60+/- Acres  
Almond Orchard  
Williams, CA

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## Property Information

Location:	From Highway 20 west of Williams, CA take the E Street Exit and stay on E Street for 0.5 miles. Go Right on Davis Road for 0.5 miles. The orchard is on the SW corner of Davis Road and Hankins Road. The orchard is shown by appointment only! DO NOT TRESPASS!
APN#:	Colusa County APN#: 016-230-121
Orchard:	The orchard was planted in the fall of 2017 on a 21 x 16 spacing with the following varieties & rootstocks:  50% Nonpareil on Krymsk  25% Sonora on Krymsk  25% Winters on Krymsk
Soils:	The entire farm is comprised of primarily Class III Soils. Please review the attached soils map for more information.
Irrigation & Tile Drain:	The orchard is in Glenn Colusa Irrigation District. In addition to district water the orchard is irrigated with a 400 foot 10 inch ag well that was drilled in 2021.  The orchard is irrigated via micro sprinklers.  A Tile drain system was installed prior to planting. A copy of the design is available for qualified buyers upon request.
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 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:	\$966,000 or \$35,000 per acre
Terms:	Cash at the close of escrow
Comments:	1st class almond orchard going into its 6th leaf! This orchard was planted with quality in mind and it shows. The owner installed a tile drain system, drilled a well, and has spread a significant amount of gypsum to make this orchard have the potential to be a high producer for years to come. It's located adjacent to the city of Williams and would make for a great place to build a custom home! Please call Charter Realty for more info!

Almond Orchard Fronted By Two Paved County Roads



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Uniform Canopy Across All Three Varieties



1st Class Setup with Healthy Post Harvest Trees



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Pump, Filter Station, and District Water

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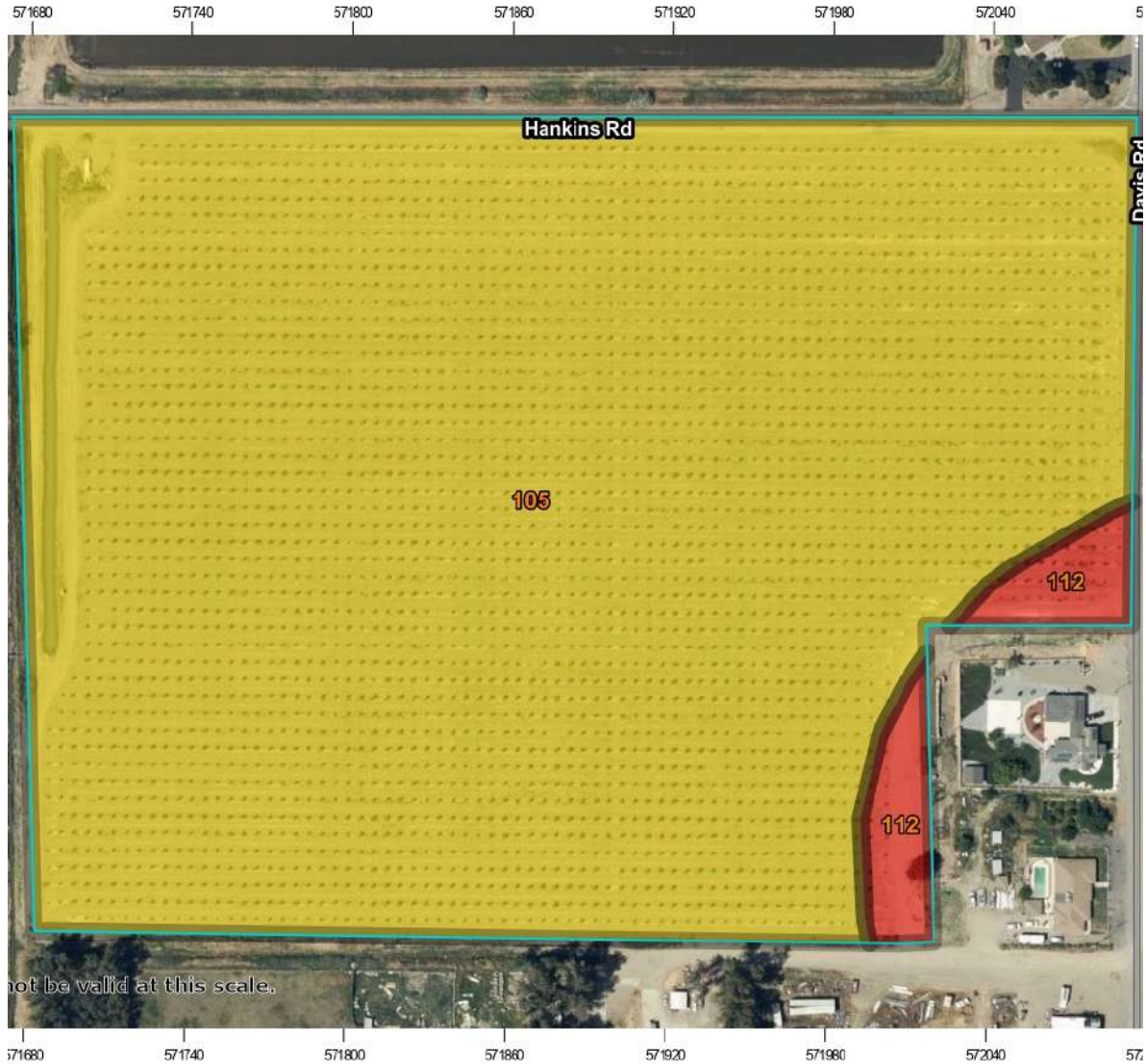
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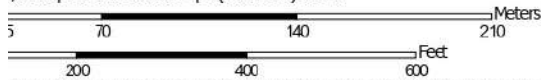
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Irrigated Capability Class—Colusa County, California  
(Omabaun 27 Soils)



Scale: 1:610 if printed on A landscape (11" x 8.5") sheet.



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




































Source:  
Service:

Web Soil Survey  
National Cooperative Soil Survey

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Irrigated Capability Class—Colusa County, California  
 (Omabaun 27 Soils)

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> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>		<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>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <p> Aerial Photography</p>
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning:</b> 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> <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: May 8, 2019—May 10, 2019</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>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	28.3	96.6%
112	Westfan loam, 0 to 2 percent slopes	1	1.0	3.4%
<b>Totals for Area of Interest</b>			<b>29.3</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

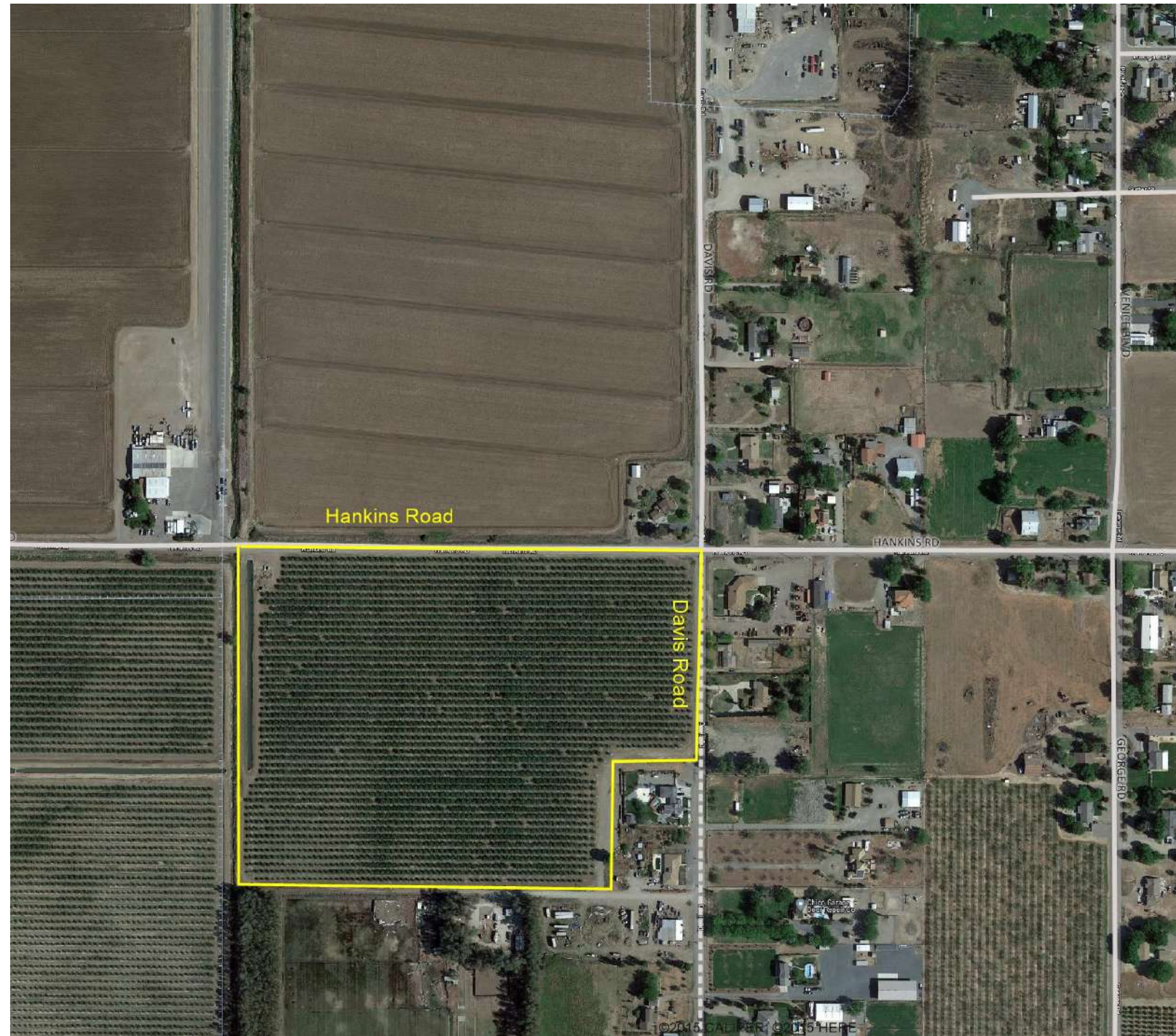
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