

# Carrion Ranch

95.57+/- Acres  
Organic Walnut Orchard  
Winters, CA

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
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## Property Information

Location:	From Interstate 505 take the Allendale Road Exit. Go East for 100ft and make a left on Tubbs Road for 1.0 miles. Go right on Sweeney Road for 1.0 miles. Go left on Halley Road for 1.5 miles. Go right on Sievers Road for 3.1 miles. Go left on Sparks Ranch Road for 1.7 miles. Go left on Campbell Road for 0.6 miles. The property will be on your left hand side. Please DO NOT TRESPASS!!! Shown by APPOINTMENT ONLY!
APN#'s:	Solano County APN#: 0107-080-160
Soils:	The farm is comprised of 100% class I soils. Please see the attached soils map.
Organic Walnuts:	16 Acres Organic Hartley Walnuts Planted in 1983 on a Spacing 30x30 37 Acres Organic Hartley Walnuts Planted in 1992 on a Spacing 30x30 42 Acres Organic Hartley Walnuts Planted in 1992 on a Spacing 30x30
Water:	The farm is irrigated with well water. There is 1 well on the subject property with an output of approximately 800 gpm. The orchard is irrigated with a high efficiency solid set irrigation system.
Conservation Easement:	There is a conservation easement on the ranch. It allows for normal farming & recreational operations. It does not allow for the ranch to be broken up, but does allow for a home not to exceed 2,500 sqft & barn to be built on a 10 acre farmstead. A copy of the easement is available for qualified buyers upon request.
Oil, Gas, & Mineral Rights:	Any oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow.
Leases:	There are no leases in place on the subject property.

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## Property Information

### Taxes:

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

### Price:

\$1,863,615 or \$19,500 per acre

### Terms:

Cash at the close of escrow

### Comments:

Older organic walnuts that have been well maintained. This farm is located on the Dixon Ridge, which is known for its excellent soils & abundant/clean ground water. This farm can be purchased as a package with 2 other properties:

Putah Creek Ranch: Headquarters & processing facility. Turn-key organic walnut operation!

McCune Ranch: 817.77+/- acre Organic Walnut Orchard & Row Crop Farm

Uniform Orchard





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Old Shop Building, Minimal Repairs Needed



Older Home (non-habitable) & Shop





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75 Horse Power Well

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Irrigated Capability Class—Solano County, California  
(Carrion 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 - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V	<b>Water Features</b>	
Capability Class - VI	Streams and Canals	
Capability Class - VII	<b>Transportation</b>	
Capability Class - VIII	Rails	
Not rated or not available	Interstate Highways	
	US Routes	
	Major Roads	
	Local Roads	
<b>Soil Rating Lines</b>	<b>Background</b>	
Capability Class - I	Aerial Photography	
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		
<b>Soil Rating Points</b>		
Capability Class - I		
Capability Class - II		

## 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: Solano County, California

Survey Area Data: Version 17, Sep 1, 2022

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

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

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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## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	1	95.3	100.0%
Totals for Area of Interest			95.3	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.

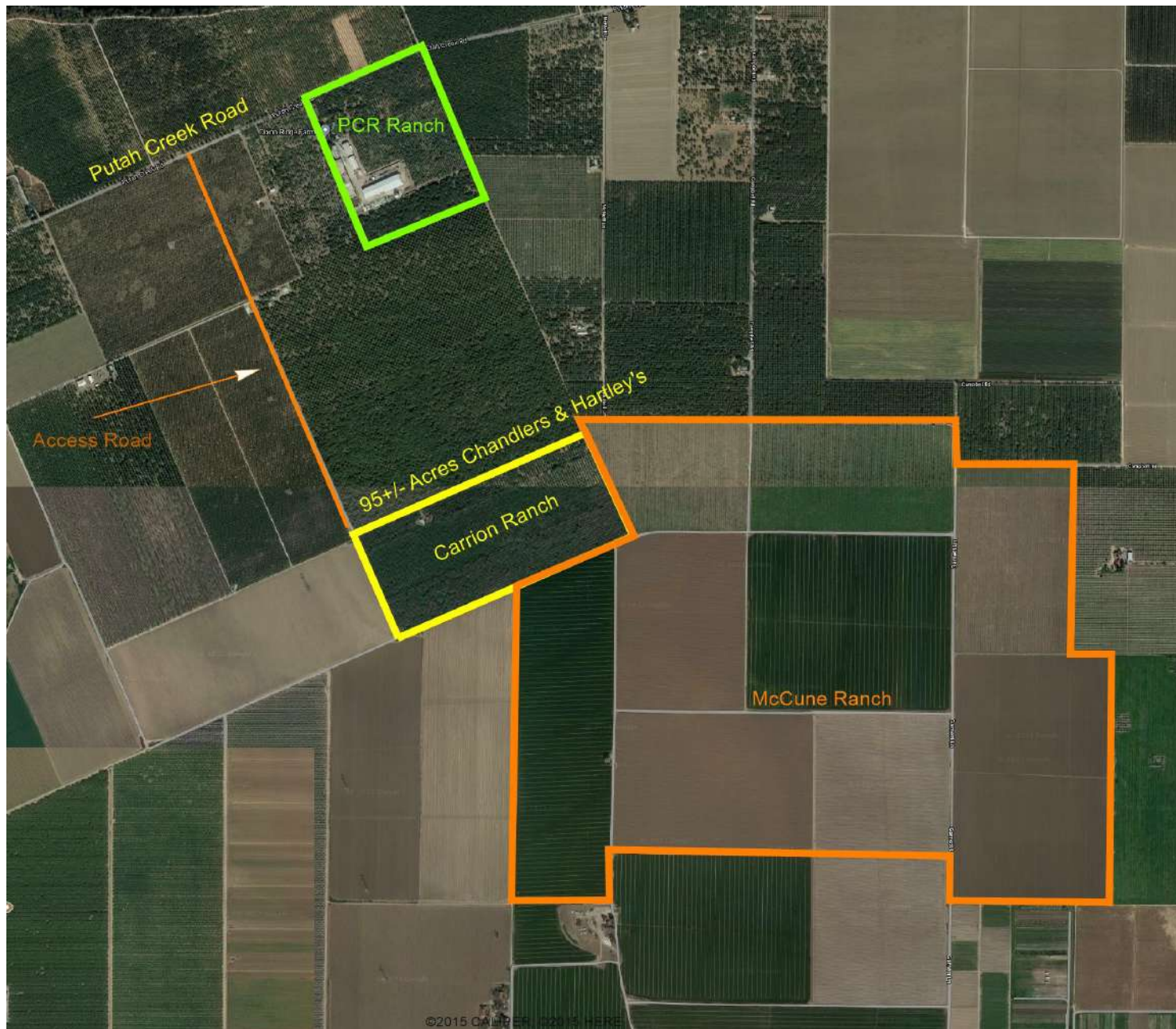
## Rating Options

*Aggregation Method:* Dominant Condition

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