

McCune Ranch

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA



CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

McCune Ranch



817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

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#'s: 0107-110-020, 010, 011
Soils:	The farm is comprised of 100% class I soils. Please see the attached soils map.
Organic Walnuts & Row Crop:	Block 1: 75 Acres Organic Chandelers planted in 2017 on a 14x25 spacing Block 2: 55 Acres Organic Chandelers planted in 2018 on a 14x25 spacing Block 3: 70 Acres Organic Chandelers planted in 2019 on a 14x25 spacing 591 net farmable row crop acres scheduled to be planted to wheat & tomatoes for the 2023 crop year
Water:	The farm is irrigated with well water. There are 6 wells on the subject property with a combined output of over 9,000 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 allows for the farm to be split into two parcels along an established boundary. It also allows for 2 homes not to exceed 2,500 sqft & barn to be built on 2 separate 10 acre farmsteads. 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 is a lease in place for the row crop ground for the 2023 crop year. There isn't a lease in place for the organic walnuts. A copy of the row crop lease is available for qualified buyers upon request.

McCune Ranch

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

Property Information

Taxes:

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

Price:

\$19,626,480 OFFERS MUST BE SUBMITTED BY 2/24/23 and will be reviewed on 2/27/23

Terms:

Cash at the close of escrow

Comments:

100% Class I soils. Young organic walnuts with 100% of their economic life in front of them. 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!

Carrion Ranch: Adjacent to McCune 95+/- acre Organic Walnut Orchard

Organic Chandler Walnuts Planted in 2017



McCune Ranch

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

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

Groundwater well for sprinklers with young organic Chandler walnuts in the background.



Groundwater well with winter wheat in the background



McCune Ranch

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

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA



Bedded up for Tomatoes for the 2023 crop year!

McCune Ranch

CHARTER REALTY

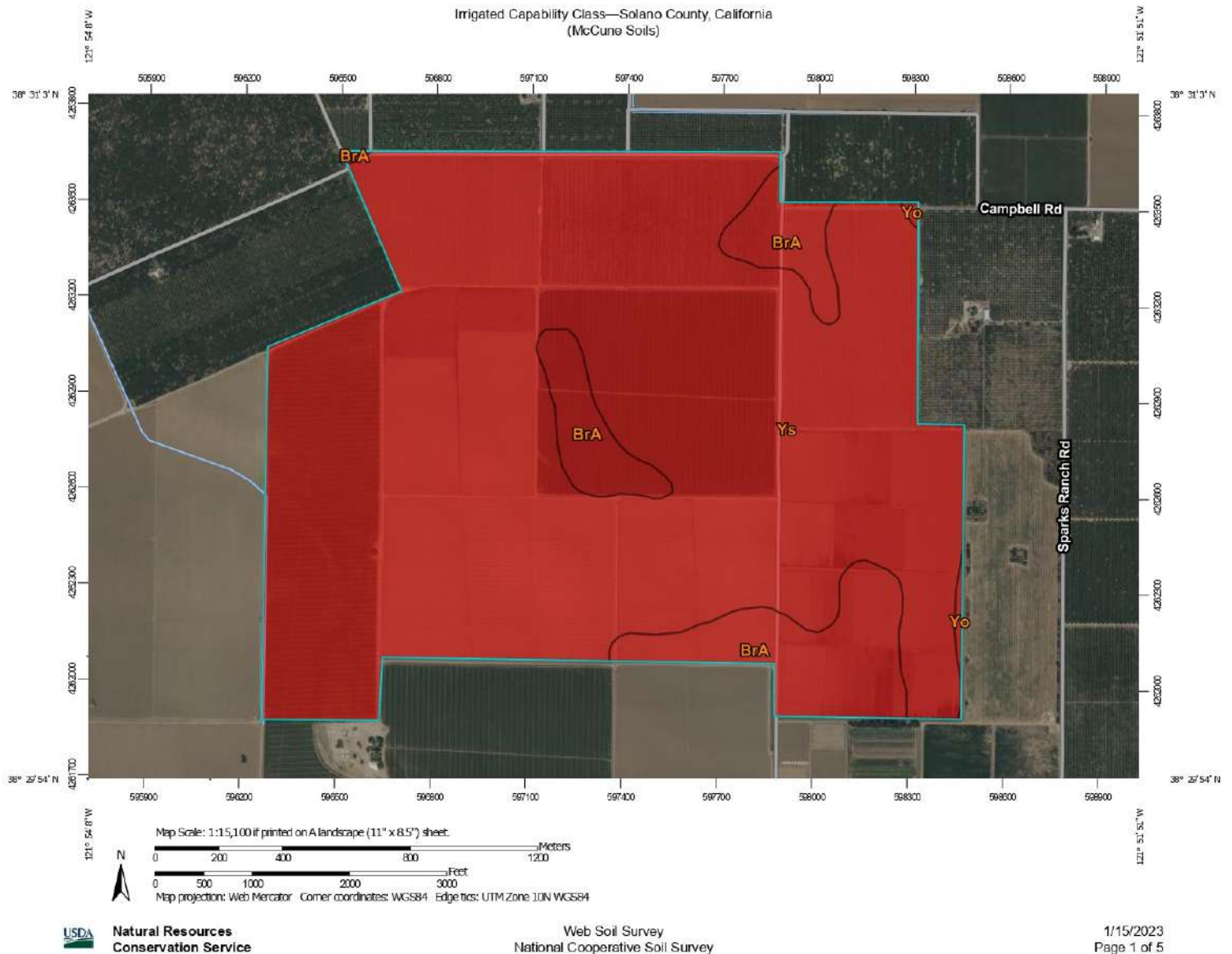
www.CharterFarmRealty.com

(530) 666-7000

817.77+/- Acres

Row Crops & Organic Walnuts

Winters, CA




McCune Ranch

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

Irrigated Capability Class—Solano County, California
(McCune Soils)

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.

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.

McCune Ranch



817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood clay loam, 0 to 2 percent slopes	1	97.6	11.9%
Yo	Yolo loam, 0 to 4 percent slopes, MLRA 17	1	2.5	0.3%
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	1	717.2	87.8%
Totals for Area of Interest			817.3	100.0%

McCune Ranch



817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

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.

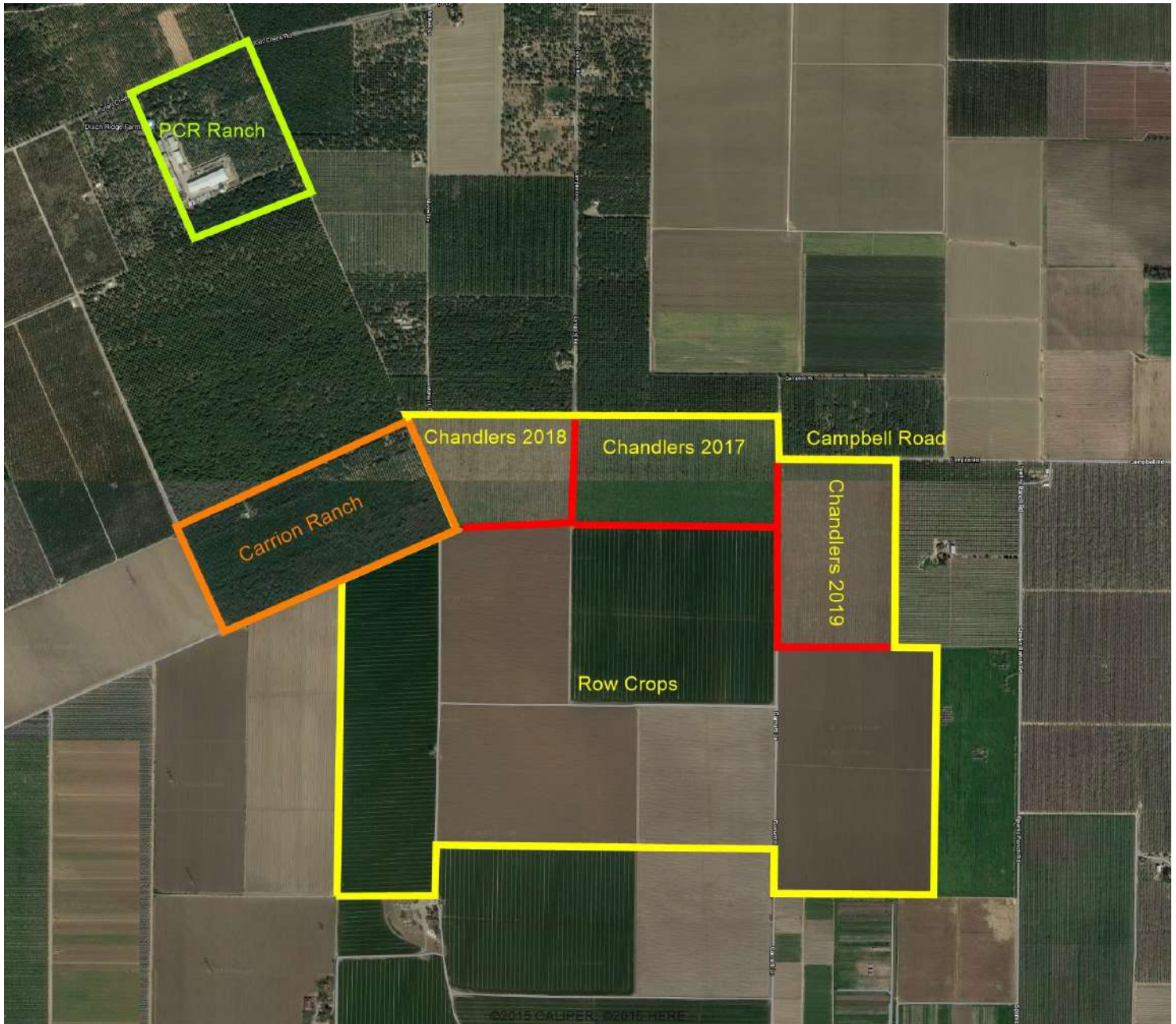
Rating Options

Aggregation Method: Dominant Condition

McCune Ranch

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

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA



McCune Ranch

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

817.77+/- Acres
Row Crops & Organic Walnuts
Winters, CA

