

Putah Creek Ranch

CHARTER REALTY


www.CharterFarmRealty.com

(530) 666-7000

68.07+/- Acres

Organic Walnut Processing Facility & Orchard

Winters, CA



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Property Information

Location:	The address of the facility is 5430 Putah Creek Road Winters, CA. Please DO NOT TRESPASS!!! Shown by APPOINTMENT ONLY!
APN#'s:	Solano County APN#: 0107-080-040
Soils:	The farm is comprised of 100% class I soils. Please see the attached soils map.
Homes:	Main Home: 4 bedroom 2 bathroom 2,500 sqft Home with a detached 3 car garage. Garage is complete with 1,500 sqft of living space on the upper level & a pool house down below. 2nd Home: 3 bedroom 2 bathroom 1,500 sqft home that has been remodeled in the last 5 years.
Office:	The office is a 65x60ft retrofitted barn complete with heating/air conditioning & a 2nd level with climate controlled storage.
Walnut Huller:	R12 walnut huller with a 6 ton per hour capacity that was put into service approximately 15 years ago. In addition to this, there is a R36 huller that is ready to go into the newly constructed building.
Cold Storage:	3 separate freezers used for organic walnut storage Freezer #1: 1,700 Sqft Freezer #2: 12,000 Sqft Freezer#3: 12,000 Sqft Utilities & Layout for an additional 12,000 Sqft Freezer The freezers have the capacity to hold between 5.5 and 6mmlbs of organic walnuts
Truck Scale:	70 foot 100,000lb onsite truck scale

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Buildings:	<p>Huller Building: 65 x 60 feet</p> <p>Processor Building: 10,150 Sqft (with cold storage & employee lounge) with a solar rooftop</p> <p>Cold Storage Building: 150 x 80 feet</p> <p>Cold Storage Building: 160 x 75 feet</p> <p>Silo with the capacity to hold 3.5 millions pounds of walnut shells</p> <p>60,000 Sqft building that was severely damaged in a fire</p> <p>Every rooftop is structured to hold solar panels</p> <p>The entire processing site is built above the flood plain</p>
Future Expansion:	<p>Unfinished 63,600 sqft building set up with underground utilities and ducting. The facility is ready for the installation of a larger walnut huller, walnut dryer, and/or prune dipper or other field run tree crop processing equipment complete with an enclosed drive over pit. It also has a shop and an employee lounge inside.</p>
Biomax:	<p>The facility has the ability to be 100% energy independent. There are two biomax generators that turn walnut shells into electricity. Additionally, there is a concrete pad complete with utilities to hookup an additional two biomax units. The company operating the generators shut down in 2020, but the ability to get them back up and running is very much a possibility. The heat generated from this process is ducted into the new 63,600 sqft building which would significantly reduce the cost of drying.</p>
Organic Walnut Processor:	<p>The processor has the capacity to handle 5 million lbs of organic walnuts with a double shift. To date the processor has handled 3.5 million lbs annually. Inventory, industry knowledge, well trained employees, walnut buyers, and the ability to hit the ground running on day 1 are available in this fully operational facility. The facility has security fencing to meet FSMA standards.</p>
Water:	<p>Well#1 is 1,000 feet deep and is sealed to 660 feet for food safety. It is hooked up to a commercial water softener. In addition to servicing the facility the 350 gpm pressure well irrigates the organic walnut orchard.</p> <p>Well#2 is 400 feet deep and produces 50gpm under pressure. It services the production facility.</p>
Orchard:	<p>12 Acres Organic Hartleys: 24 x 24 spacing planted in 1980</p> <p>25 Acres Organic Chandlers: 24 x 24 spacing planted in 1990</p> <p>15 Acres Organic Hartleys: 24 x 24 spacing planted in 1990</p>

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Taxes:	The property is enrolled in the Williamson Act and the taxes will be low at the close of escrow.
Price:	\$15,000,000 Price includes all real assets. Inventory & ag equipment are available at an additional cost. Please contact Charter Realty for more info!
Terms:	Cash at the close of escrow
Comments:	Fully operational organic walnut processing facility. This is a going concern complete with employees, customers, and an operating facility. The written description doesn't do it justice. You need to take a tour to fully appreciate it. This farm can be purchased as a package with 2 other properties: McCune Ranch: 818.40+/- Acre Organic Walnut Orchard & Row Crop Farm! Carrion Ranch: Adjacent to McCune 95.57+/- acre Organic Walnut Orchard

Home, Pool, Pool House & Office



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Biomax Generators



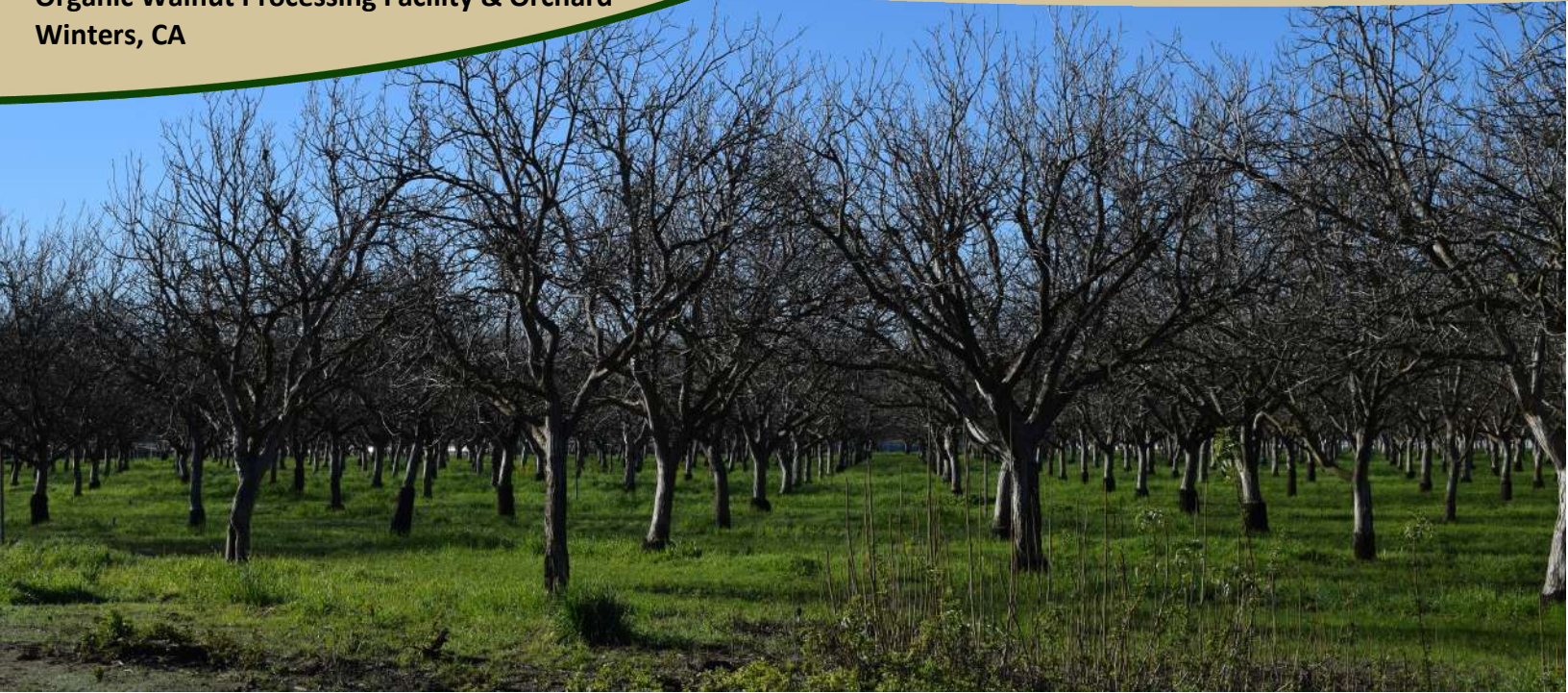
Main Home, Pool House, 3 Car Garage



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Organic Walnut Orchard

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Irrigated Capability Class—Solano County, California
 (Putah Creek Ranch)

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.

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
BrA	Brentwood clay loam, 0 to 2 percent slopes	1	39.9	57.8%
Yo	Yolo loam, 0 to 4 percent slopes, MLRA 17	1	3.1	4.5%
Ys	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	1	26.0	37.7%
Totals for Area of Interest			68.9	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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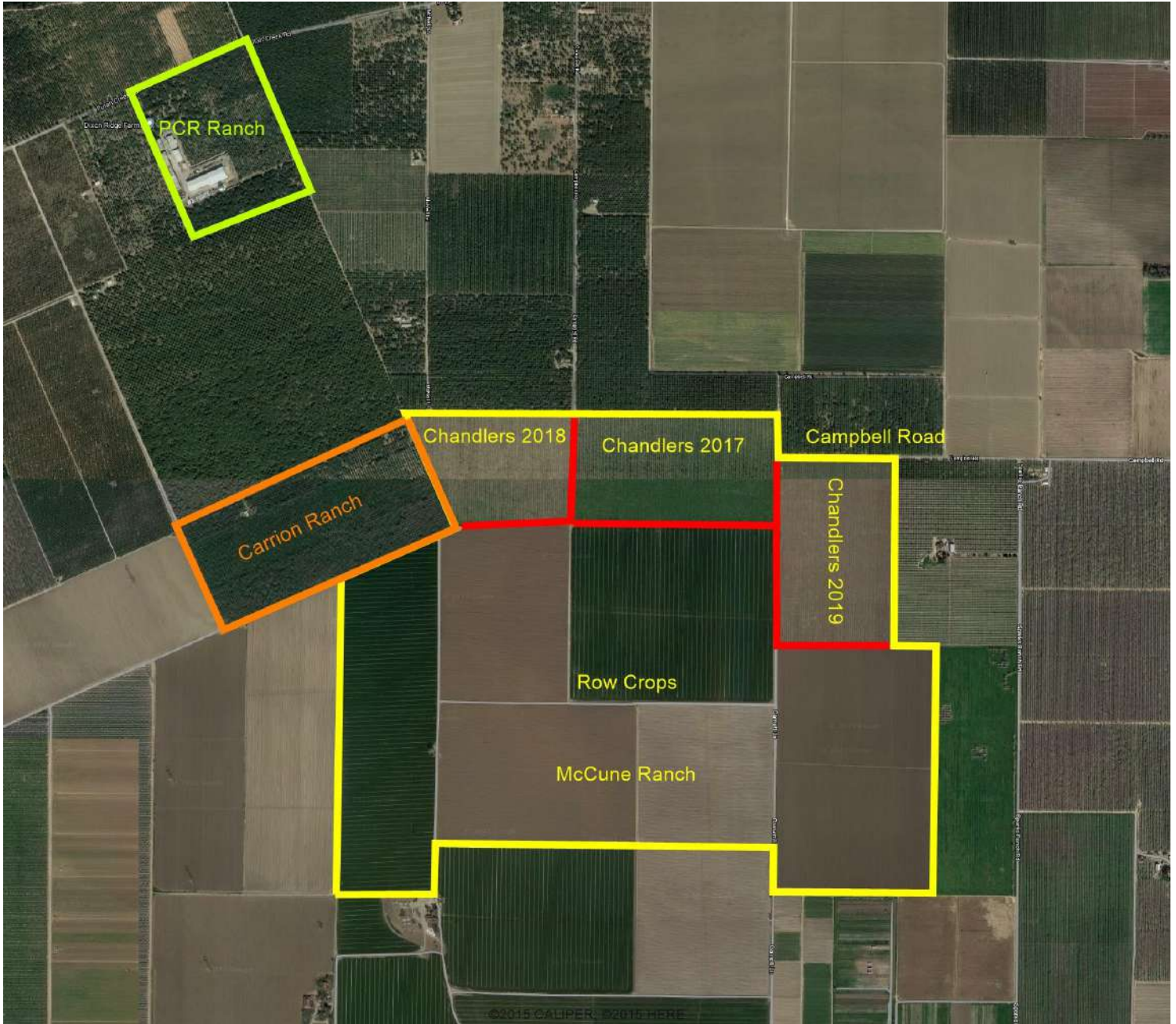
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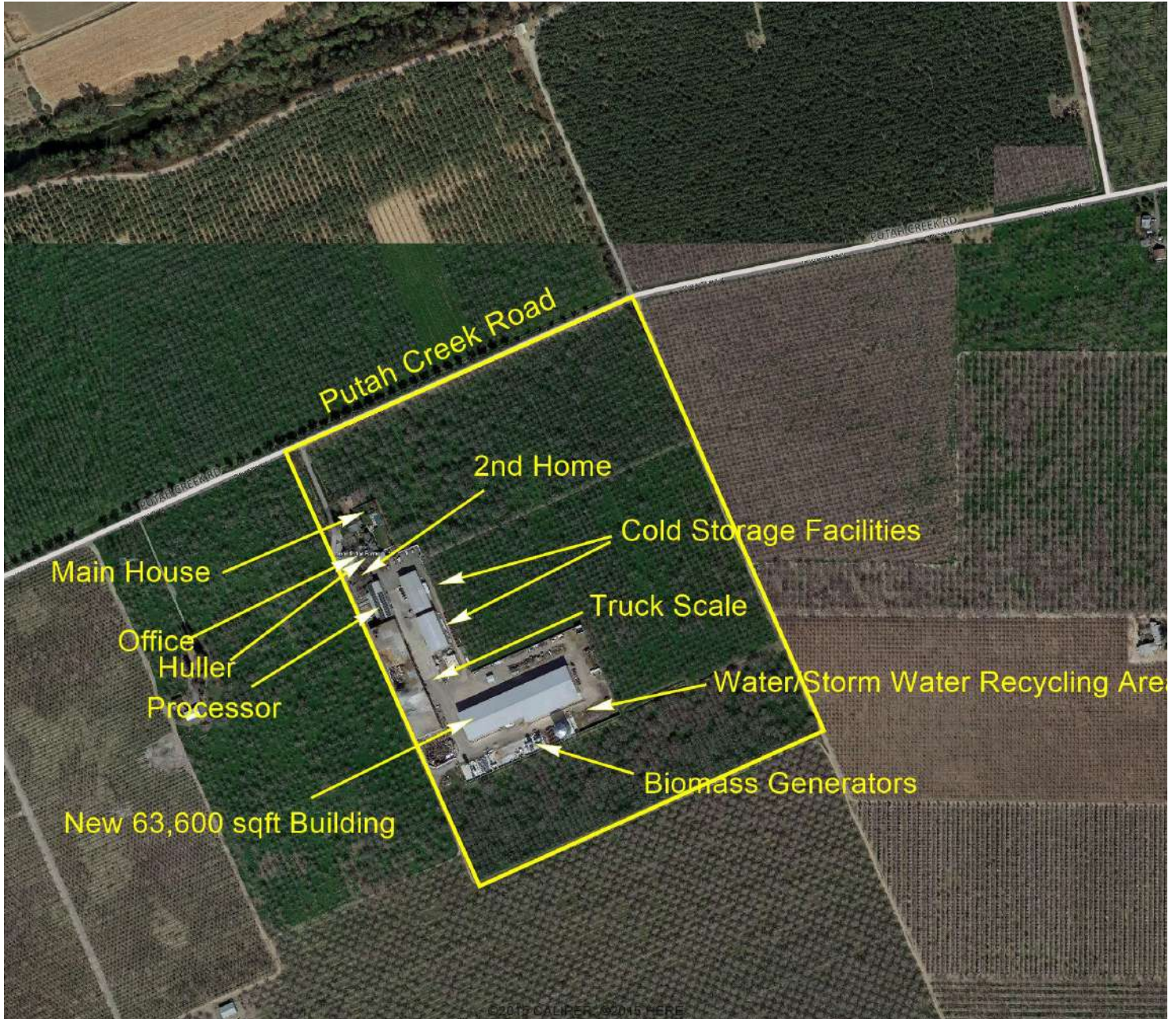
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