

Genoa AC Ranch

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

659.16+/- Acres

Almond & Table Olive Orchard

Corning, CA



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Property Information

Location:	From Interstate 5, take Exit 630 for South Ave. Go East on South Ave for 5.1 miles. Go Right on Wisconsin Ave for 0.8 miles. The subject property will be on the right hand side of the road. Please do not trespass. Property is shown by appointment only!																																								
APN#:	Tehama County APN's: 091-290-027, 091-050-013, 091-050-036, 091-050-045, 091-050-044, 091-050-046, 091-050-034, 091-050-033, 910-001-175, 091-050-038, 091-050-026, 091-050-024, 910-001-174, 091-050-043, 091-050-016, 091-050-022, 091-050-018, 091-050-028																																								
Use:	569.5 planted acres to table olives and almonds. Please see the attached field map for planting dates, varieties, rootstocks, etc. The table olives have an evergreen contract with Bell Carter. Terms of said contract are available to qualified buyers upon request.																																								
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.																																								
Water:	<table border="1"><thead><tr><th colspan="4">A&C FARMS WELL INFORMATION</th></tr><tr><th>Location</th><th>Diameter</th><th>Depth</th><th>GPM</th></tr></thead><tbody><tr><td>A3</td><td>14 IN</td><td>318 FT</td><td>1200</td></tr><tr><td>A8</td><td>12 IN</td><td>330 + FT</td><td>Do not have test pump results</td></tr><tr><td>Nursery</td><td>16 IN</td><td>560 FT</td><td>2500</td></tr><tr><td>A9</td><td>14 IN</td><td>288 FT</td><td>1500</td></tr><tr><td>O13</td><td>14 IN</td><td>187 FT</td><td>Do not have test pump results</td></tr><tr><td>O6</td><td>16 IN</td><td>480 FT</td><td>3800</td></tr><tr><td>O18</td><td>12 IN</td><td>328 FT</td><td>Do not have test pump results</td></tr><tr><td>O17</td><td>12 IN</td><td>425 FT</td><td>Do not have test pump results</td></tr></tbody></table>	A&C FARMS WELL INFORMATION				Location	Diameter	Depth	GPM	A3	14 IN	318 FT	1200	A8	12 IN	330 + FT	Do not have test pump results	Nursery	16 IN	560 FT	2500	A9	14 IN	288 FT	1500	O13	14 IN	187 FT	Do not have test pump results	O6	16 IN	480 FT	3800	O18	12 IN	328 FT	Do not have test pump results	O17	12 IN	425 FT	Do not have test pump results
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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 taxes will be a little over 1% of the sales price at the close of escrow.
Prices:	\$15,031,680 or \$26,500/planted almond acre, \$22,000/planted table olive acre, and \$910,700 for 2 homes, 1 shop and 89.66+/- acres of roads, ditches, etc.
Terms:	Cash at the close of escrow
Comments:	High quality almond & table olive orchard. Mid-life table olive & young almond orchard. Extremely uniform & clean. This orchard has been well cared for. Income generating from day 1. Located 1 mile from the Sacramento River with a very strong aquifer. Please call Charter Realty for more info!

Young Almond Cluster



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Electric well in Field O18



Farm headquarters is complete with a large barn & a caretakers unit



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Ariel View of the table olive orchard from the SW corner of the property looking NE

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A & C Ranch

Almonds					
Field	Year Planted	Spacing	Trees per Acre	Varieties	Acres
A1	11/1/2008	20x16	136	50% Non, 25% Butte, 25% Carmel	40
A2	11/1/2009	20x16	136	62% Non, 17% Butte, 21% Carmel	15
A3	7/1/2011	20x16	136	60% Non, 20% Butte, 20% Carmel	24
A4	2/1/2012	20x16	136	50% Non, 25% Butte, 25% Carmel	40
A5	3/1/2014	20x16	136	50% Non, 25% Butte, 25% Carmel	20
A6	12/1/2016	20x16	136	60% Non, 20% Butte, 20% Carmel	25
A7	4/1/2017	20x16	136	60% Non, 20% Butte, 20% Carmel	15
A8	12/1/2017	20x16	136	60% Non, 20% Butte, 20% Carmel	45
A9	12/1/2019	20x16	136	60% Non, 20% Butte, 20% Carmel	60
EUC	12/1/2015	20x16	136	60% Non, 20% Butte, 20% Carmel	5
Nursery	12/1/2017	20x16	136	50% Non, 25% Butte, 25% Carmel	2
Total					291




































Olives					
Field	Year Planted	Spacing	Trees per Acre	Varieties	Acres
O5	4/1/1985	26x13	128	Manz	25.2
O5	4/1/1985	26x13	128	Sevi	4.8
O6	4/1/1985	26x13	128	Manz	30
O13	4/1/1987	26x13	128	Manz	15.5
O15	4/1/1983	26x13	128	Manz	21
O16	4/1/1983	26x13	128	Manz	9.8
O17	4/1/1983	26x13	128	Manz	24.6
O18	4/1/1983	26x13	128	Manz	14.5
O18	4/1/1983	26x13	128	Mission	4.4
O19	4/1/1983	26x13	128	Manz	8.7
Total					158.5

Rancho Rio					
Olives	Year Planted	Spacing	Trees Per Acre	Variety	Acres
O16, O17	4/1/1983	26x13	128	Manz	120
O18, O19, O20					

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Irrigated Capability Class—Tehama County, California
 (Genoa Farms AC Ranch)

MAP LEGEND	MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 	<ul style="list-style-type: none">  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography
	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</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: Tehama County, California Survey Area Data: Version 14, Jun 1, 2020</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
AcA	Altamont clay, terrace, 0 to 3 percent slopes	2	7.8	1.2%
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	12.2	1.8%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	52.3	7.9%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	64.4	9.7%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	4	25.3	3.8%
Czs	Cortina very gravelly fine sandy loam	4	54.7	8.3%
Czx	Cortina complex		55.0	8.3%
HgA	Hillgate loam, 0 to 3 percent slopes	3	19.4	2.9%
KpA	Kimball loam, 0 to 3 percent slopes	3	34.1	5.1%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	4.8	0.7%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	116.2	17.5%
Rr	Riverwash		0.6	0.1%
Tb	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	11.5	1.7%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	204.4	30.8%
Totals for Area of Interest			662.6	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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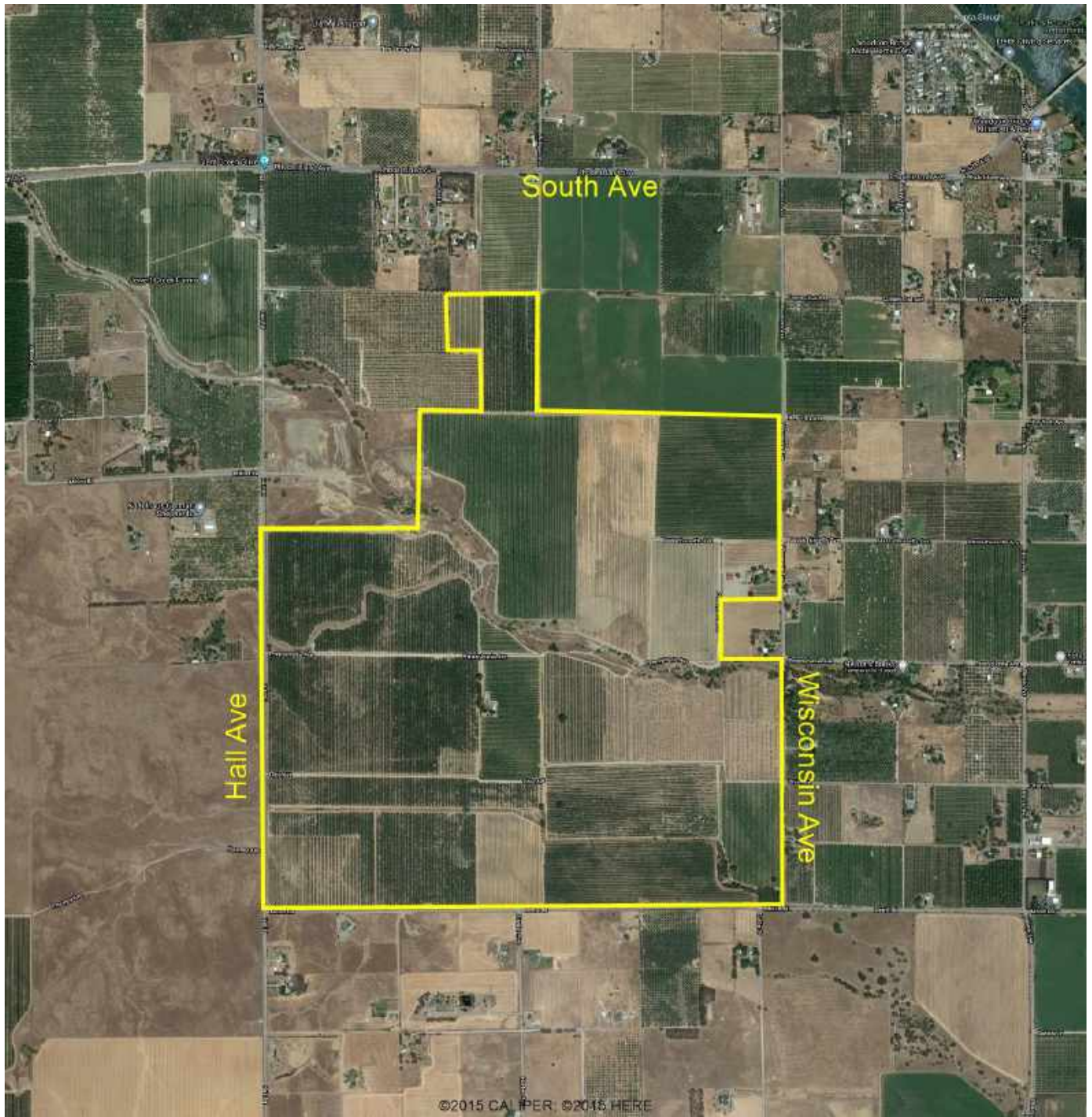
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