

GCID Almonds & Walnuts

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

320+/- Acres
Almond & Walnut Orchard
Maxwell, CA



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Property Information

Location:	From Interstate 5 take the Maxwell Road Exit. Go West for 3.6 miles. Go Right on Danley Road for 1.5 miles. The property is on the left side of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!!!
APN#:	Colusa County APN#: 011-210-003
Orchard:	100 Acre Walnut Orchard: Chandlers on Paradox planted in 2009 on a 26x26 spacing 210 Acre Almond Orchard: Planted in 2005 on a 22x14 spacing North 105 Acre Almond Block is 1/2 nonpareil, 1/6 Butte, 1/6 Carmel, 1/6 Aldrich on Lovell South 105 Acre Almond Block is 1/2 nonpareil, 1/6 Monterey, 1/6 Carmel, 1/6 Aldrich on Lovell 10 Acres of Roads & Ditches The almonds & walnuts both have good yields. Yields are available for qualified buyers upon request.
Irrigation:	The orchard is irrigated with water from Glenn Colusa Irrigation District. There is a 22" pipe that delivers water from GCID's main canal to the subject property. The orchard is set up to irrigate in one set for frost protection. Both the almonds and walnuts are irrigated via micro sprinklers.
Leases:	There are no leases on the subject property.
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.

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Taxes:	The property taxes will be approximately 1% of the sales price.
Price:	\$6,950,000
Terms:	Cash at the close of escrow
Comments:	High yielding almond & walnut orchard with excellent water rights. This orchard has been well maintained and it shows. Glenn Colusa Irrigation District has senior water rights and reasonably priced irrigation water. Maxwell is a highly desirable tree growing region with very few orchards ever coming on the market. Please call Charter Realty for a private showing today!

Walnut Orchard in the Foreground & Almonds In the Back



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Walnut Orchard in the Fall of 2022



Almond Orchard in the Fall of 2022



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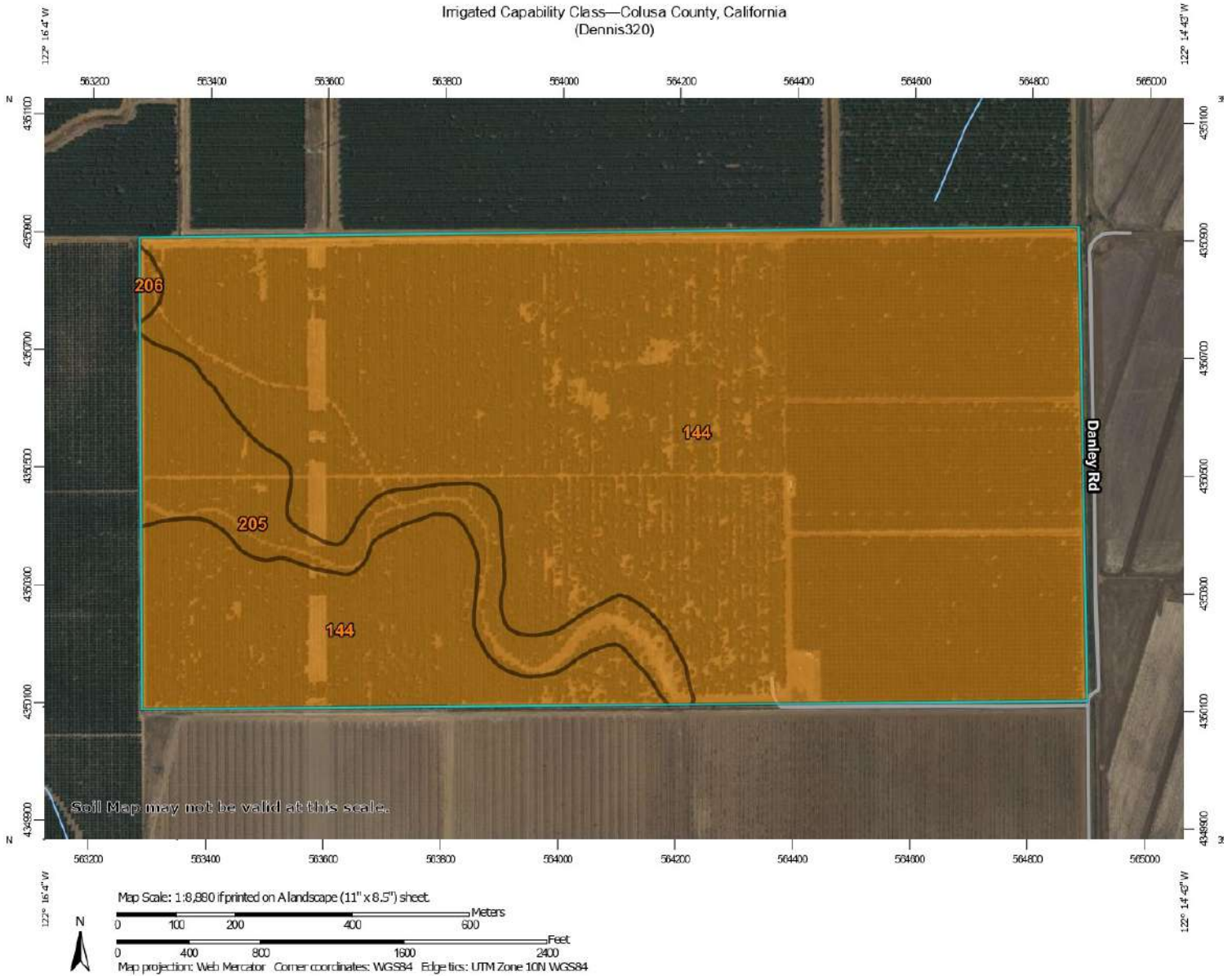


Filter Stations & Booster Pumps for both the Almond & Walnut Orchards

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Irrigated Capability Class—Colusa County, California
(Dennis320)






































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Irrigated Capability Class—Colusa County, California
 (Dennis320)

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: Colusa County, California
 Survey Area Data: Version 18, Aug 30, 2022

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

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 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
144	Hillgate clay loam, 0 to 2 percent slopes	2	290.0	90.5%
205	Capay clay, 0 to 3 percent slopes	2	29.6	9.2%
206	Capay clay, 5 to 9 percent slopes	2	0.9	0.3%
Totals for Area of Interest			320.5	100.0%

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...that require special management according to their limitations for field crops, the risk of erosion, 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

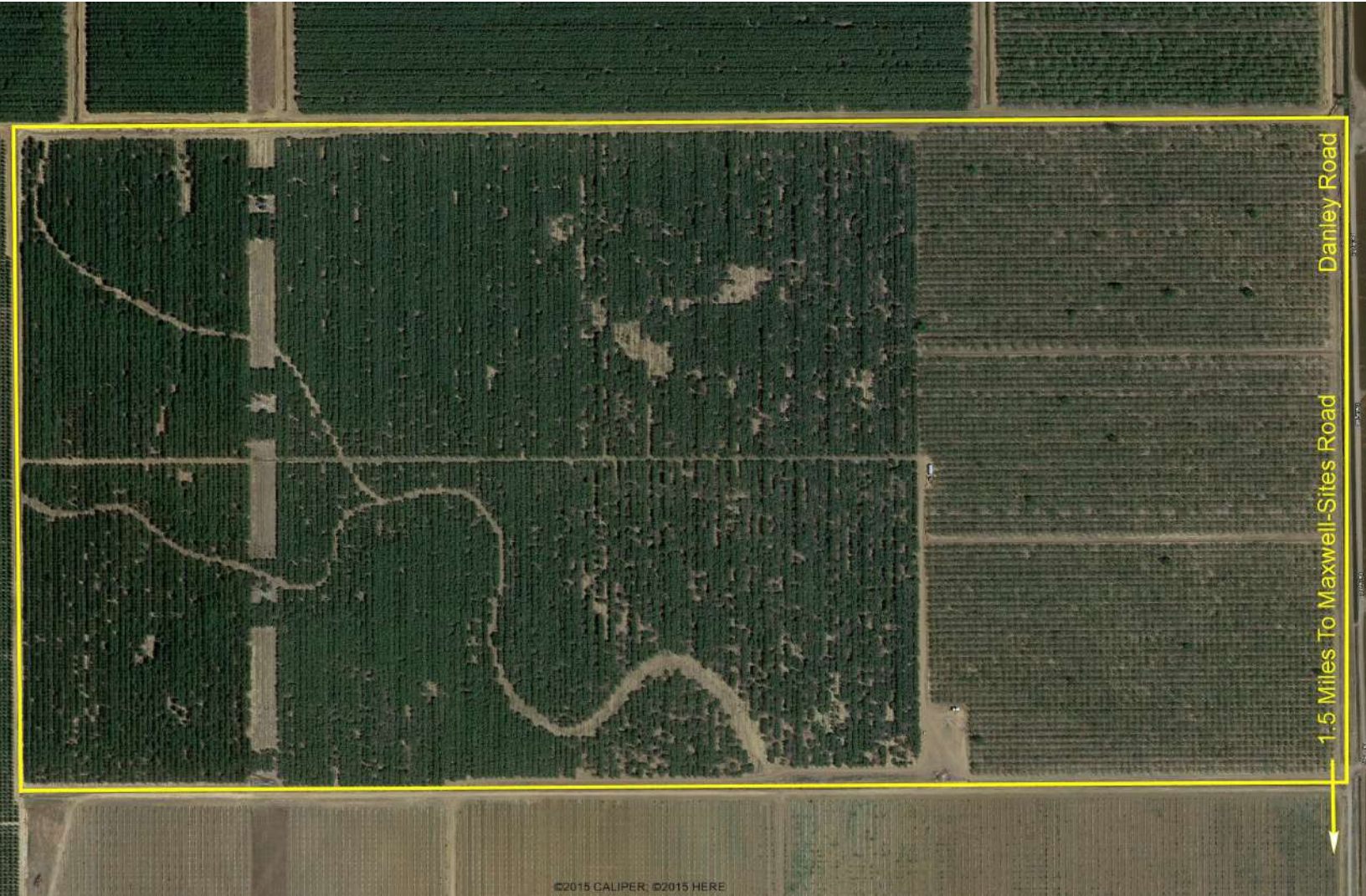
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

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