

Williams Organic

CHARTER REALTY


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(530) 666-7000

64.55+/- Acres
Organic Almond Orchard
Williams, CA



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Property Information

| | |
|----------------------------|--|
| Location: | Lonestar Road in Colusa County go West on Meyers Road for 0.8 miles. There is a gravel driveway on the north side of the road. The orchard is 0.3 miles down the gravel driveway. Please DO NOT TRESSPASS!!! Shown By Appointment Only! |
| APN#: | Colusa County APN#: 017-090-054 |
| Organic Almond Orchard: | There are 57 acres are planted in 2017. Varieties, spacing, and rootstocks are as follows: 50% Nonpareil on krymsk rootstock on a 22x15 spacing 16.67% Woodcolony on krymsk rootstock on a 22x15 spacing 16.67% Sonora on krymsk rootstock on a 22x15 spacing 16.67% Aldrich on krymsk rootstock on a 22x13 spacing This orchard is certified organic with CCOF |
| Soils: | The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information. |
| Water: | The orchard is irrigated via a deep water well. Well specifications are as follows: 16 inch well drilled 345 feet deep Pump set at 330ft Standing water: 70ft Produces approximately 1,800gpm Orchard is irrigated in one set via micro-sprinklers |
| Leases: | The orchard is custom farmed by a local grower. 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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| | |
|-----------|---|
| Taxes: | The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow. |
| Price: | \$2,259,250 or \$35,000 per acre |
| Terms: | Cash at the close of escrow. Seller Financing Available. |
| Comments: | Producing organic almond orchard at the beginning of it's economic life! Orchard is in excellent condition. The orchard boasts a full canopy and has a nice crop. Organic almonds are trading for approximately \$1.50 per pound more than non-organic. This is a great opportunity to buy a well developed organic almond orchard. Please call 530-666-7000 for a private showing today! |

Large Trees Growing Together



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7th leaf organic orchard



200Hp Irrigation Well With Filter



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Healthy Trees

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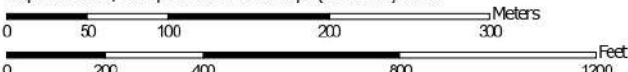
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Irrigated Capability Class—Colusa County, California
(Galea Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:4,510 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Natural Resources
Conservation Service




































Web Soil Survey
National Cooperative Soil Survey

6/27/2023
Page 1 of 5

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Irrigated Capability Class—Colusa County, California
 (Galea Soils)

| 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 1:24,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <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: Colusa County, California Survey Area Data: Version 18, Aug 30, 2022</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: Apr 7, 2022—May 31, 2022</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 |
|------------------------------------|--|--------|--------------|----------------|
| 102 | Capay clay loam, 0 percent slopes, low precip, MLRA 17 | 2 | 5.8 | 8.9% |
| 106 | Willows silty clay, 0 to 1 percent slopes | 3 | 1.8 | 2.8% |
| 127 | Mallard clay loam, 0 to 1 percent slopes | 2 | 57.6 | 88.3% |
| Totals for Area of Interest | | | 65.2 | 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

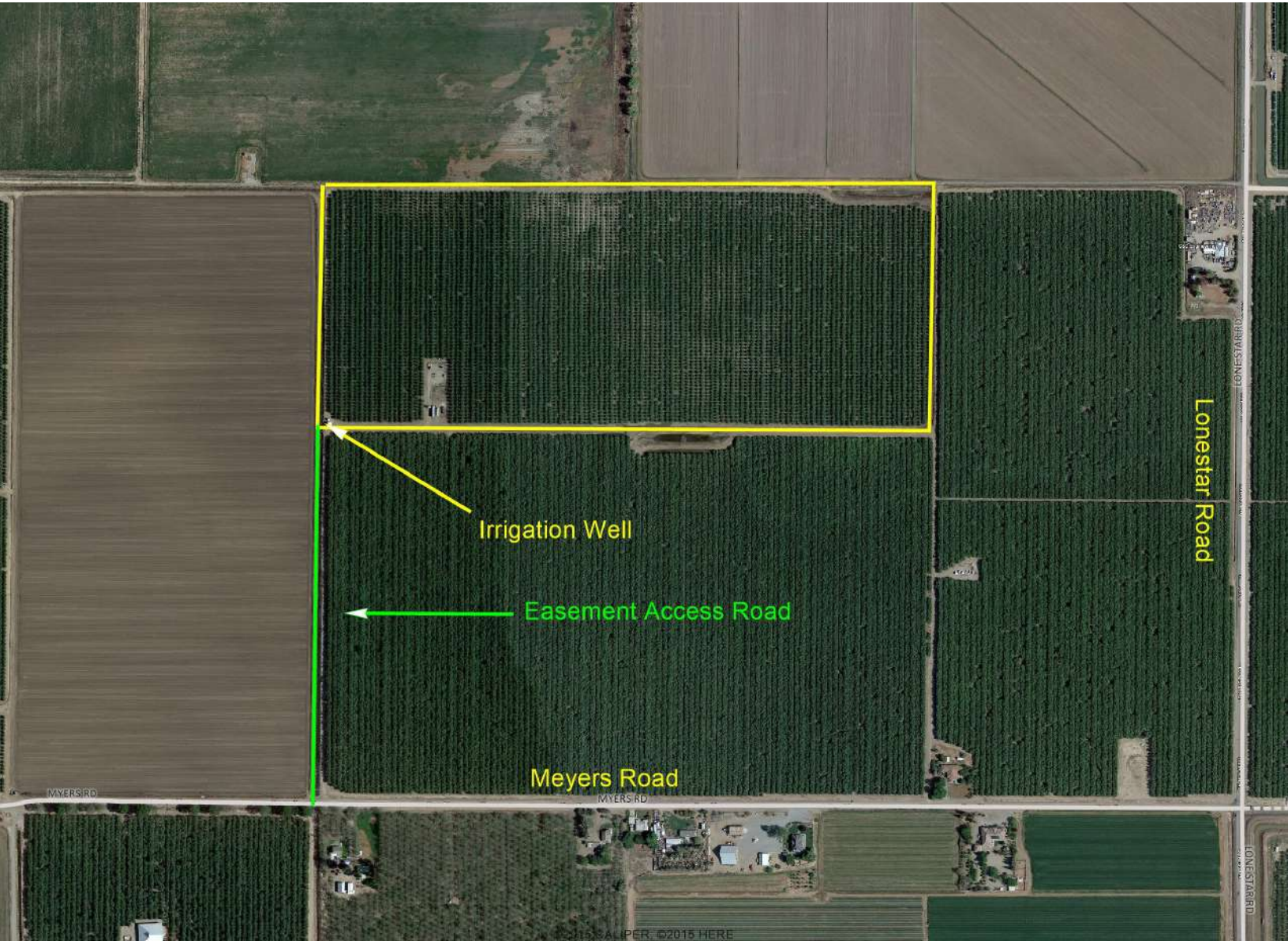
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