

Gross Ranch

224.59+/- Acres
Walnut Orchard
Grimes, CA

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000



CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

Gross Ranch



224.59+/- Acres
Walnut Orchard
Grimes, CA

Property Information

Location:	From Highway 45 in Grimes, CA go south for 1.5 miles and turn left. The property is 0.5 miles down an easement road. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Colusa County APN#: 019-120-008 & 019-120-009
Walnut Orchard:	<p>There are 180 acres planted to Walnuts. There are an additional 10 acres that could be planted to another crop, but are unsuitable for walnuts.</p> <p>150+/- acres of Tulare's on Paradox 30x30 Spacing planted in 2007</p> <p>30+/- acres of Chandler's on Paradox 30x30 Spacing planted in 1995</p> <p>10 Year Tulare Average Yield: 3,500lbs/acre</p> <p>10 Year Chandler Average Yield: 4,526lbs/acre</p> <p>Edible Meats have been in the 40%'s for both varieties. Specific yield & EMY available for qualified buyers upon request.</p>
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
Water:	<p>The orchard has riparian rights to the Sacramento River and an irrigation well. The owner uses the well to irrigate because the water is much easier to filter. There is a solar field that offsets the farm's pumping costs. Well specifications are as follows:</p> <p>16 inch well drilled 320 feet in 2009</p> <p>Pump set at 160 ft</p> <p>Standing water: 12 feet, draw down 60 feet</p> <p>Currently set to produce 1,500gpm (per the irrigation design, but can do more)</p> <p>Orchard is irrigated via a solid set irrigation system</p>
Tile Drain:	The orchard has a tile drain system, that pumps out on the SE corner of the property. The pump is jointly used with the neighbor to the south. See the attached map for more details.
Homes & Shops:	3 homes, 3 shops/barns, a 4 car garage on 12 acres can be purchased together or separately from the orchard. It's located about 500 yards from the walnut orchard and has a separate brochure that can be found on www.charterfarmrealty.com or provided upon request.

Gross Ranch

224.59+/- Acres
Walnut Orchard
Grimes, CA

Property Information

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:	\$3,600,000
Terms:	Cash at the close of escrow
Comments:	Producing walnut orchard with great water! This property has both well & riparian water. It has over 1 mile of Sacramento River Frontage! The solar field offsets the orchards irrigation expense. It has an operational tile drain system. The soils & water make this property suitable for most crops grown in the Sacramento Valley. It can be purchased together or separately from a farm headquarters also listed by Charter Realty. Please call Charter Realty for a private showing!

Solar Field, Offsets Pumping Costs



Gross Ranch

224.59+/- Acres
Walnut Orchard
Grimes, CA

Tulare Walnuts in Summer of 2023



100Hp Irrigation Well With Filters



Gross Ranch

CHARTER REALTY



(530) 666-7000

224.59+/- Acres
Walnut Orchard
Grimes, CA



Healthy Trees

Gross Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

**224.59+/- Acres
Walnut Orchard
Grimes, CA**

Irrigated Capability Class—Colusa County, California
(Gross Ranch)



Map Scale: 1:7,780 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**




































Web Soil Survey
National Cooperative Soil Survey

6/22/2023
Page 1 of 5

Gross Ranch

224.59+/- Acres
 Walnut Orchard
 Grimes, CA

Irrigated Capability Class—Colusa County, California
 (Gross 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> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <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> <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: Dec 6, 2018—Dec 12, 2018</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>

Maxwell 219



224.59+/- Acres
Walnut Orchard
Grimes, CA

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
108	Scribner silt loam, 0 to 1 percent slopes	3	84.6	42.4%
160	Grandbend loam, 0 to 2 percent slopes	2	114.9	57.6%
Totals for Area of Interest			199.5	100.0%

Gross Ranch

219.80+/- Acres
Rice Farm/Orchard Development
Maxwell, 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

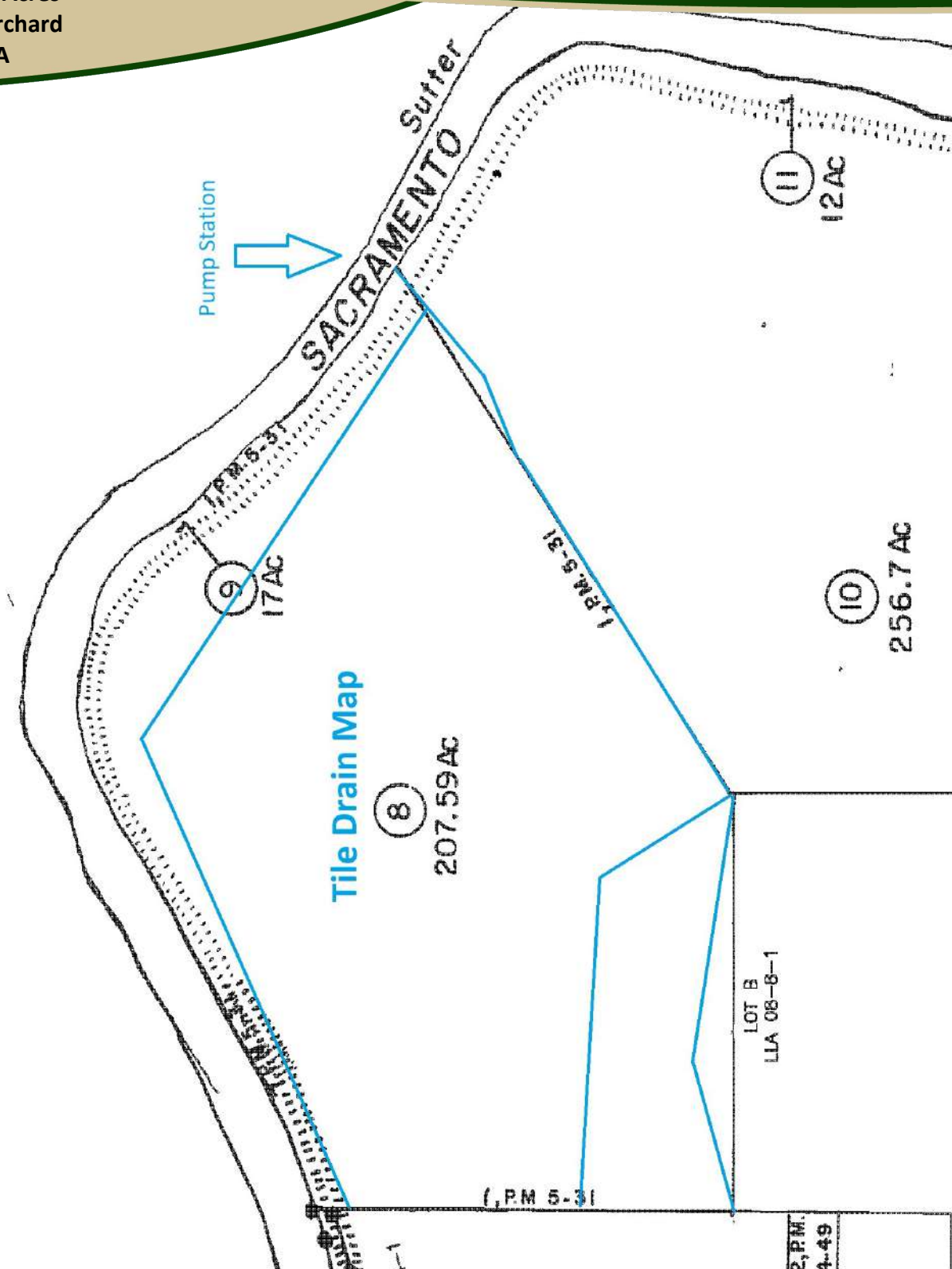
Gross Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

224.59+/- Acres
Walnut Orchard
Grimes, CA



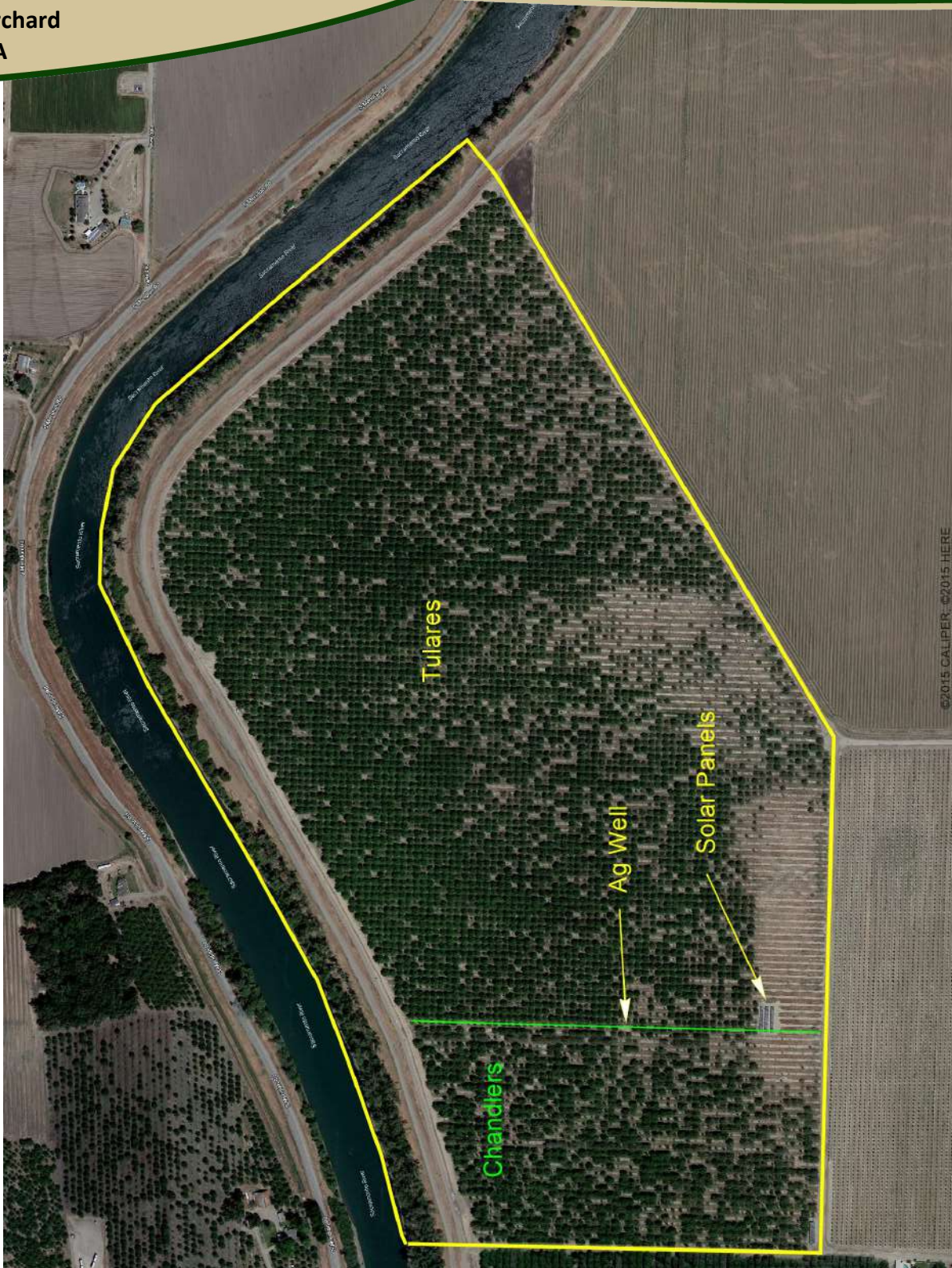
Gross Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

224.59+/- Acres
Walnut Orchard
Grimes, CA



Gross Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

224.59+/- Acres
Walnut Orchard
Grimes, CA

