

Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

Cilker 219



219.51+/- Acres
Walnut Orchard
Gridley, CA

Property Information

| | |
|----------------------------|---|
| Location: | From Highway 99 north of Gridley go East on Ord Ranch Road for 2.1 miles. The orchard is behind a locked gate. It's shown by appointment only! DO NOT TRESPASS! |
| APN#: | Butte County APN#: 025-180-045 |
| Orchard: | <p>There are 176 planted acres. The balance of the property is comprised of riparian land along the Feather River and roads & ditches.</p> <p>The orchard is chandlers on black walnut rootstock planted in the 1980's on a 26 x 26 spacing. It's 5 year yield history is as follows: 2018; 925,860lbs (5,260lbs per acre) 2019; 949,160 (5,392lbs per acre) 2020; 939,180lbs (5,336.25lbs per acre) 2021; 748,080 (4,250lbs per acre) 2022; 715,120lbs (4,063lbs per acre) 2023; 869,120 lbs (4,938lbs per acre)</p> <p>The orchard is in excellent condition. In 2021 there was a storm in October in excess of 5 inches where a portion of the crop washed away. In 2022 there was an April frost that contributed to a slightly smaller crop.</p> |
| Soils: | The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information. |
| Irrigation: | <p>The orchard irrigates in 4 sets by a well with a VFD & Filter Station.</p> <p>The orchard is in Butte Water District. There is a pipeline from a Butter Water District turnout to a sand media filter station. The current owners haven't used this system for 20+ years because the well is pulling water from 25-30 feet and has provided an economical & reliable water source.</p> |
| 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. |

Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, 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:

\$2,700,000

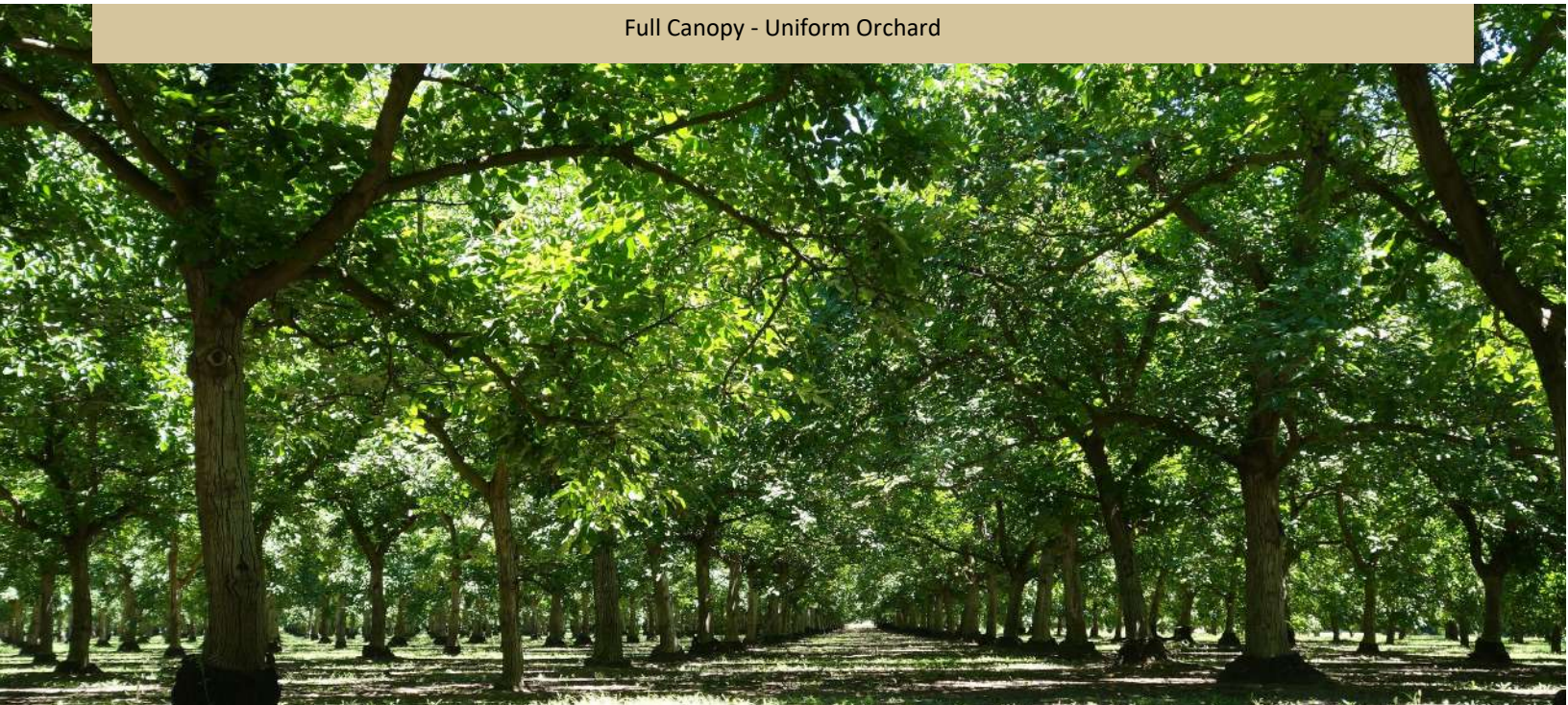
Terms:

Cash at the close of escrow

Comments:

Well maintained walnut orchard with excellent yields! This orchard has an abundance of water. It has very few trees missing and looks much younger than it is. This orchard is planted on some of the best soils the Sacramento Valley has to offer. Please call Charter Realty for more info!

Full Canopy - Uniform Orchard



Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, CA

Irrigation Well 20ft Standing Water Level As Depicted by Well Column. Well was pulled to have bowls rebuilt!



Filter Station & Submersible Well That Serves As A Fill Station



Cilker 219

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

219.51+/- Acres
Walnut Orchard
Gridley, CA



Loaded With Nuts!

Cilker 219

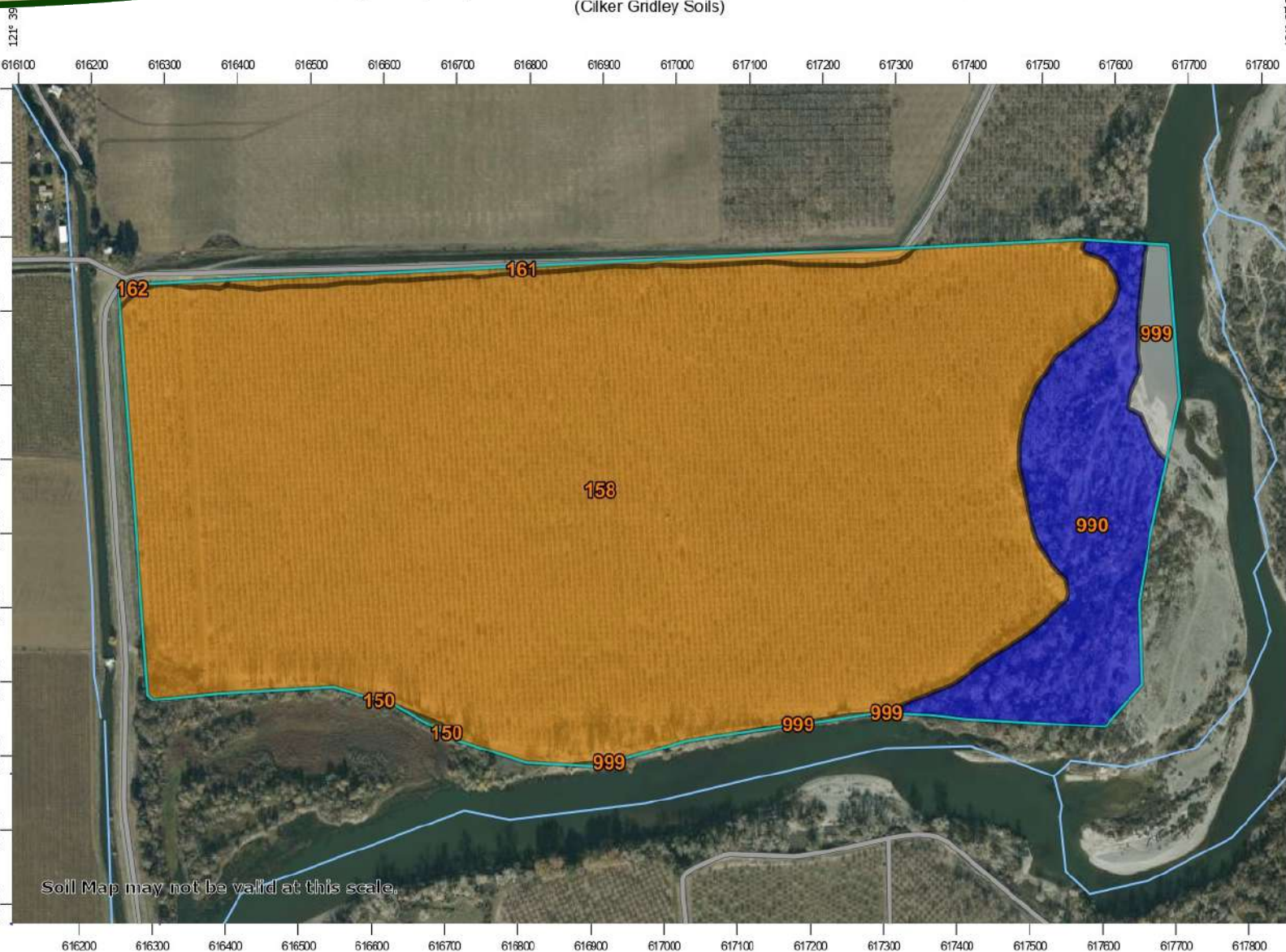
CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

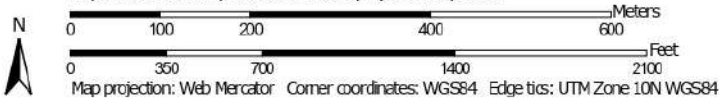
219.51+/- Acres
Walnut Orchard
Gridley, CA

Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
(Cilker Gridley Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:7,980 if printed on A landscape (11" x 8.5") sheet.



USDA
Natural Resources
Conservation Service




































Web Soil Survey
National Cooperative Soil Survey

2/28/202
Page 1 of

Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, CA

Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
 (Cilker Gridley 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 | | <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> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <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: Butte Area, California, Parts of Butte and Plumas Counties Survey Area Data: Version 20, Sep 6, 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> |

Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, CA

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| 150 | Columbia, 0 to 2 percent slopes, frequently flooded | 4 | 0.1 | 0.0% |
| 158 | Gianella fine sandy loam, 0 to 1 percent slopes, occasionally flooded | 2 | 187.2 | 86.3% |
| 161 | Gianella fine sandy loam, 0 to 1 percent slopes, rarely flooded | 2 | 2.7 | 1.3% |
| 162 | Gianella loam, 0 to 1 percent slopes, rarely flooded | 2 | 0.3 | 0.1% |
| 990 | Riverwash, 0 to 2 percent slopes frequently flooded | 8 | 23.1 | 10.7% |
| 999 | Water | | 3.4 | 1.6% |
| Totals for Area of Interest | | | 216.8 | 100.0% |

Cilker 219

219.51+/- Acres
Walnut Orchard
Gridley, 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

Cilker 219

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

219.51+/- Acres
Walnut Orchard
Gridley, CA



Cilker 219

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

**219.51+/- Acres
Walnut Orchard
Gridley, CA**

