

# E&L 139

**CHARTER REALTY**

[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

139.49+/- Acres

Walnut, Prune, Almond Orchard

Gridley, CA



**J HILL LAND COMPANY**

FARMLAND AND RANCH SALES

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## Property Information

Location:

From Highway South of Gridley, CA. Go West on W. Evans Reimers Road. The property is 0.8 miles on the north side of the road. It's shown by appointment only! DO NOT TRESPASS!

APN#:

Butte County APN#'s: 021-200-021 & 021-170-012

Soils:

The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information

Water:

The orchard has 2 irrigation sources. The property lies within Butte Water District and can be irrigated using district water. The current owners are irrigating using 2 irrigation wells:

Well#1: 30 HP is located adjacent to the Howard & Chandler Walnut Orchards

Well#2: 20 HP is located in the middle of the west Prune Block

The whole orchard irrigates in 3 sets via micro sprinklers.

Orchards:

Walnuts:

12.5 Acres Chandlers on Paradox 24x24 Spacing Planted in 2000

13.3 Acres Chandlers on Paradox 20x24 Spacing Planted in 2008

12.0 Acres Chandlers on Maricopa 20x20 Spacing Planted in 2021

5.0 Acres Chandlers on Paradox 20x24 Spacing Planted in 2010

9.3 Acres Howards on Paradox 20x24 Spacing Planted in 2003

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### Almonds:

13.82 Acres Independence on Nemaguard on a 20x14 Spacing Planted in 2017

25.60 Acres Independence on Llovel on a 20x14 Spacing Planted in 2021

23.50 Acres Independence on Nemaguard on a 20x14 Spacing Planted in 2021

### Prunes:

10.3 Acres of French Prunes on M40 on a 20x10 Spacing Planted in 1979 Interplanted in 2017

3.9 Acres of French Prunes on M40 on a 16x14 Spacing Planted in 2004

8.5 Acres of French Prunes on M40 on a 20x10 Spacing Planted in 1979 Interplanted in 2017

### Yields:

A 3 year yield history is available for qualified buyers upon request.

### Oil, Gas, & Mineral Rights:

The oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow.

### Leases:

There are no leases on the subject property.

### 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.

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## Property Information

Price:

\$4,868,201

Terms:

Cash at the close of escrow

Comments:

Large Butte County orchard for sale. This property offers a diverse set of crops which has been very important the last several years in the Sacramento Valley. Almonds, walnuts, and prunes have all had their years of being very profitable. This farm offers deep homogenous soils & great water! Please call Charter Realty for more info!

Independent Almonds



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2023 Prunes



20 HP Irrigation Well



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30 HP Irrigation Well

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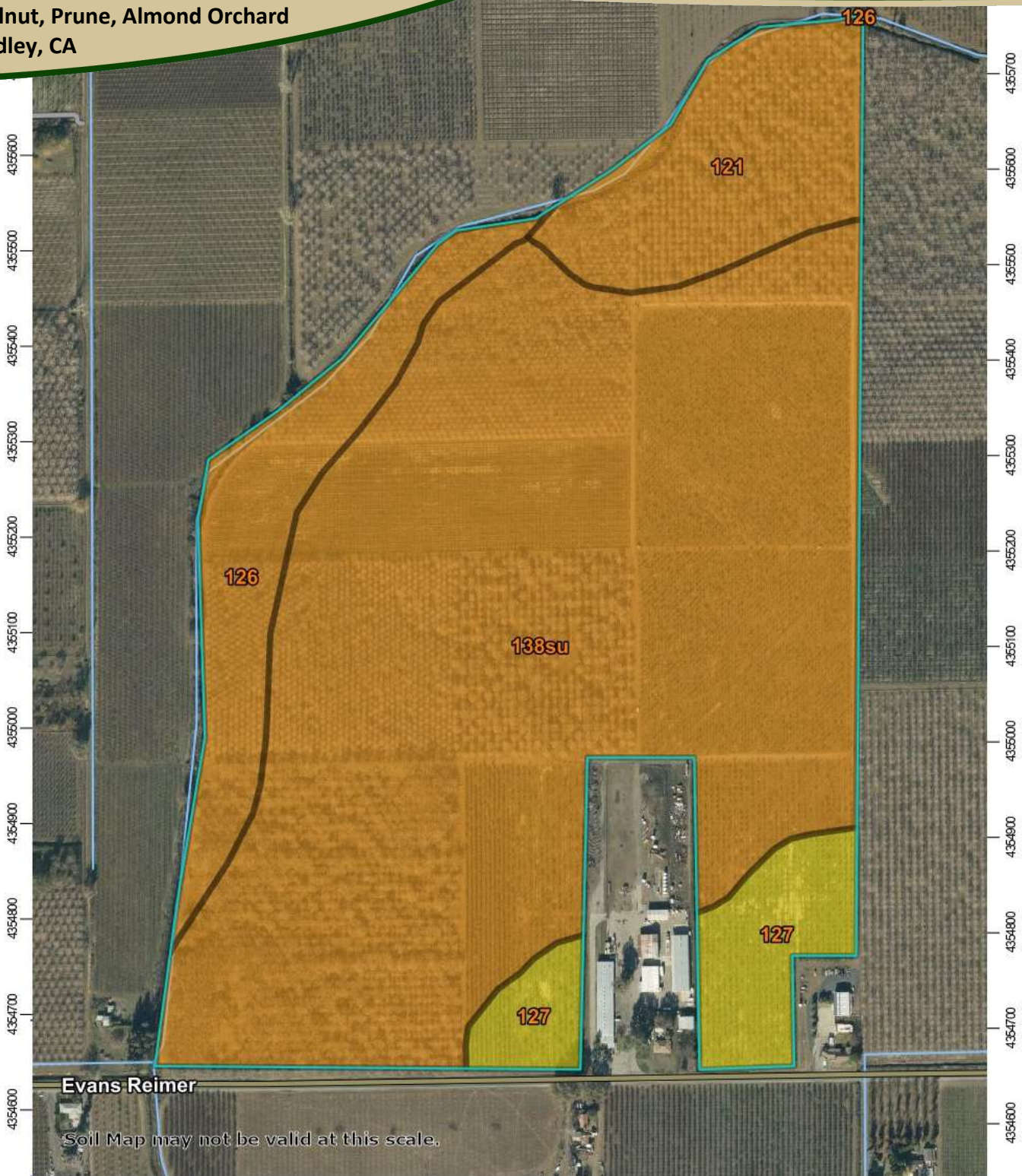
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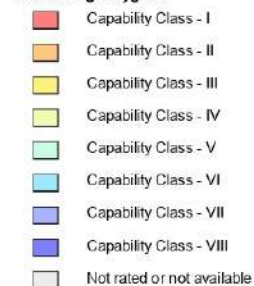
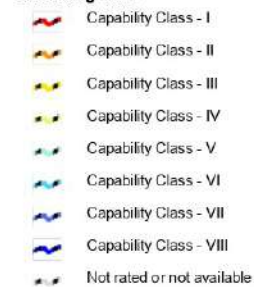
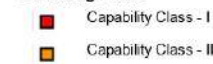




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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties

MAP LEGEND		MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <p> 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> <p><b>Soil Rating Lines</b></p> <p> 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> <p><b>Soil Rating Points</b></p> <p> Capability Class - I            Capability Class - II</p>		<p> Capability Class - III            Capability Class - IV            Capability Class - V            Capability Class - VI            Capability Class - VII            Capability Class - VIII            Not rated or not available</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails            Interstate Highways            US Routes            Major Roads            Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning:</b> 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>



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
121	Boga-Loemstone , 0 to 1 percent slopes	2	14.9	10.4%
126	Liveoak sandy loam, 0 to 2 percent slopes	2	13.8	9.6%
127	Gridley taxadjunct loam, 0 to 2 percent slopes	3	10.2	7.1%
138su	Liveoak sandy clay loam, 0 to 2 percent slopes	2	105.3	73.0%
<b>Totals for Area of Interest</b>			<b>144.2</b>	<b>100.0%</b>

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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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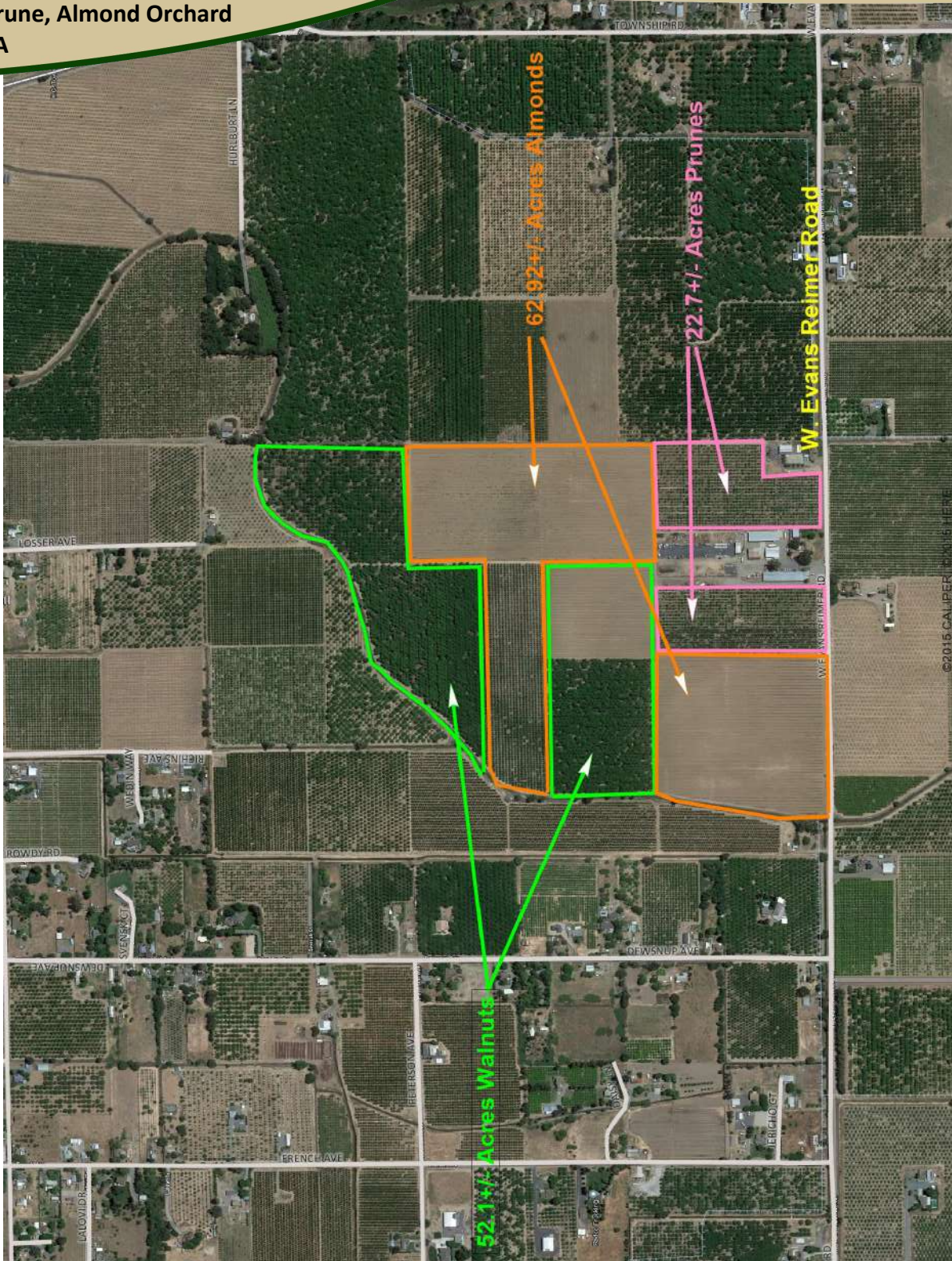
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