

Honcut Prunes

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

177.38+/- Acres
Prune Orchard
Honcut, CA



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Property Information

Location:	From Highway 70 take the Lower Honcut Road Exit. Go East for 3.1 miles, the property is on the right side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Butte County APN#: 028-030-032 & 028-030-045
Soils:	The entire farm is comprised of primarily Class II-V Soils. Please review the attached soils map for more information.
Water:	Water is provided through two deep water wells. The well on the 115 acres does 940 GPM The well on the 63 acres does 740 GPM
Orchard:	The Orchard is broken up into two sections: The East Section has approximately 100+/- planted acres on a 17x17 Spacing The West Section has approximately 59+/- planted acres on a 17x17 Spacing
Leases:	There are no leases on the subject property.
Oil, Gas, & Mineral Rights:	Any oil, gas, and mineral rights owned by the seller are to transfer to the buyer at the close of escrow.

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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:	\$2,838,080
Terms:	Cash at the close of escrow
Comments:	Producing Prune Orchard in Butte County! Orchard has been brought back to life by the current owner and has a bright future. This orchard is priced to sell! It is in a good ground water area. It has walnuts, prunes, almonds, and rice in the general vicinity. Please call Charter Realty for more info!

Prune Orchard in July of 2023



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Well on 63 Acre Portion



Well on 115 Acre Portion



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63 Acre Portion in Foreground & 115 in Background

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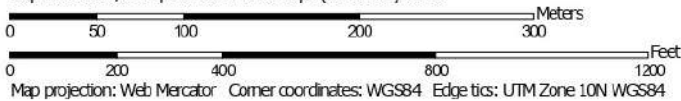
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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
(ChingSoilsWest)



Map Scale: 1:4,160 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service




































Web Soil Survey
National Cooperative Soil Survey

9/11/2023
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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
 (ChingSoilsWest)

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> <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: 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
130	Eastbiggs loam, 0 to 2 percent slopes	5	58.7	90.3%
310	Kimball loam, 1 to 3 percent slopes	2	6.3	9.7%
330	Wilsoncreek-trainer loams, 0 to 2 percent slopes, occasionally flooded	2	0.0	0.0%
Totals for Area of Interest			65.1	100.0%

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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

Honcut Prunes

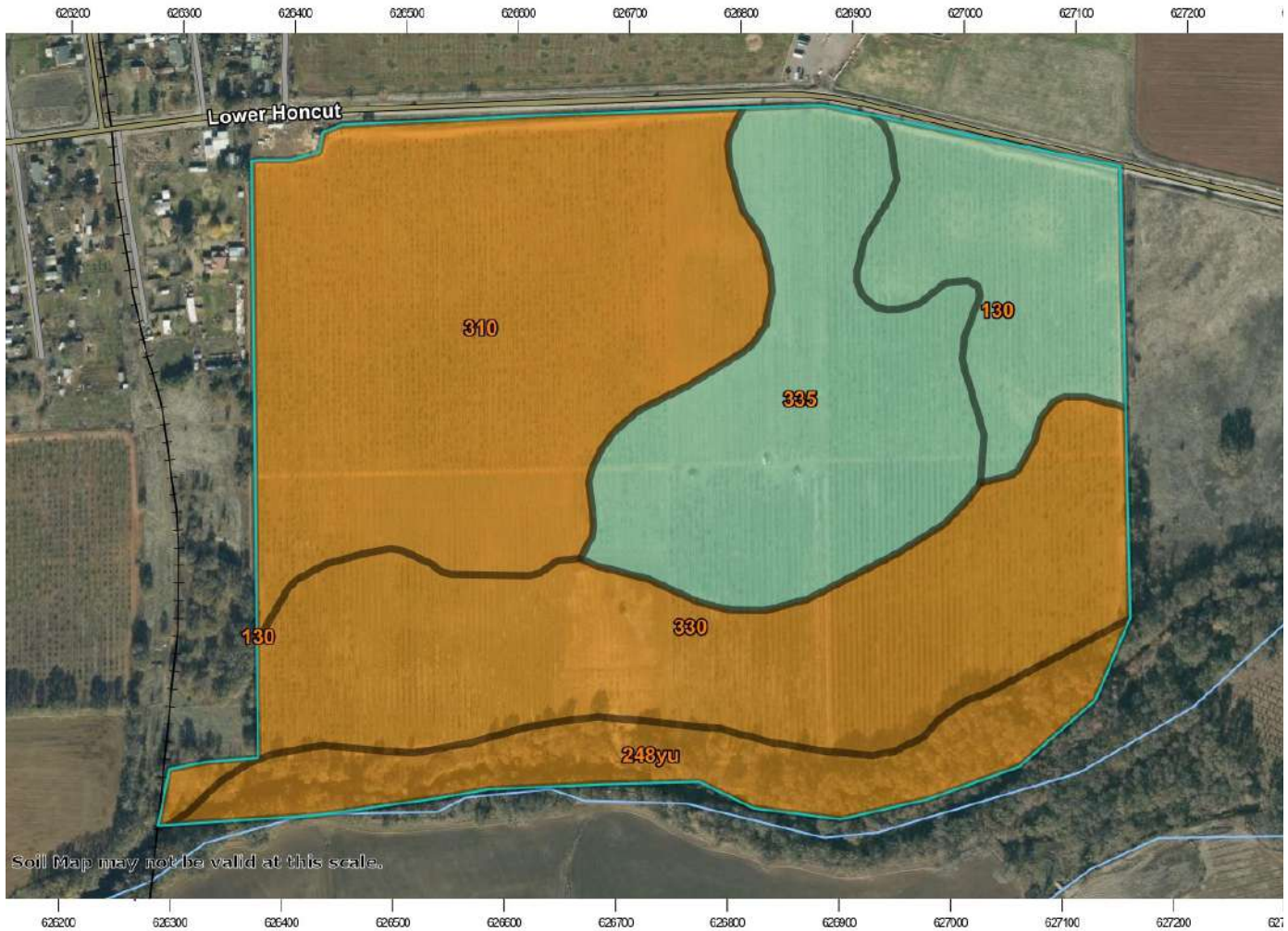
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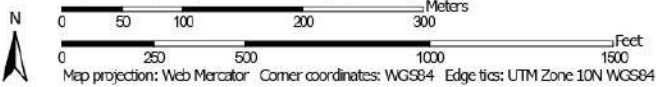
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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
(ChngSoilsEast)



Map Scale: 1:5,450 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey




































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

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.

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Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data of the version date(s) listed below.

Soil Survey Area: Butte Area, California, Parts of Butte and Plumas Counties
 Survey Area Data: Version 20, Sep 6, 2022

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

Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
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248yu	Trainer loam, 0 to 1 percent slopes, occasionally flooded	2	11.6	10.0%
310	Kimball loam, 1 to 3 percent slopes	2	38.7	33.5%
330	Wilsoncreek-trainer loams, 0 to 2 percent slopes, occasionally flooded	2	30.9	26.7%
335	Galt clay loam, 0 to 1 percent slopes	5	22.9	19.8%
Totals for Area of Interest			115.6	100.0%

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Description

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Rating Options

Aggregation Method: Dominant Condition

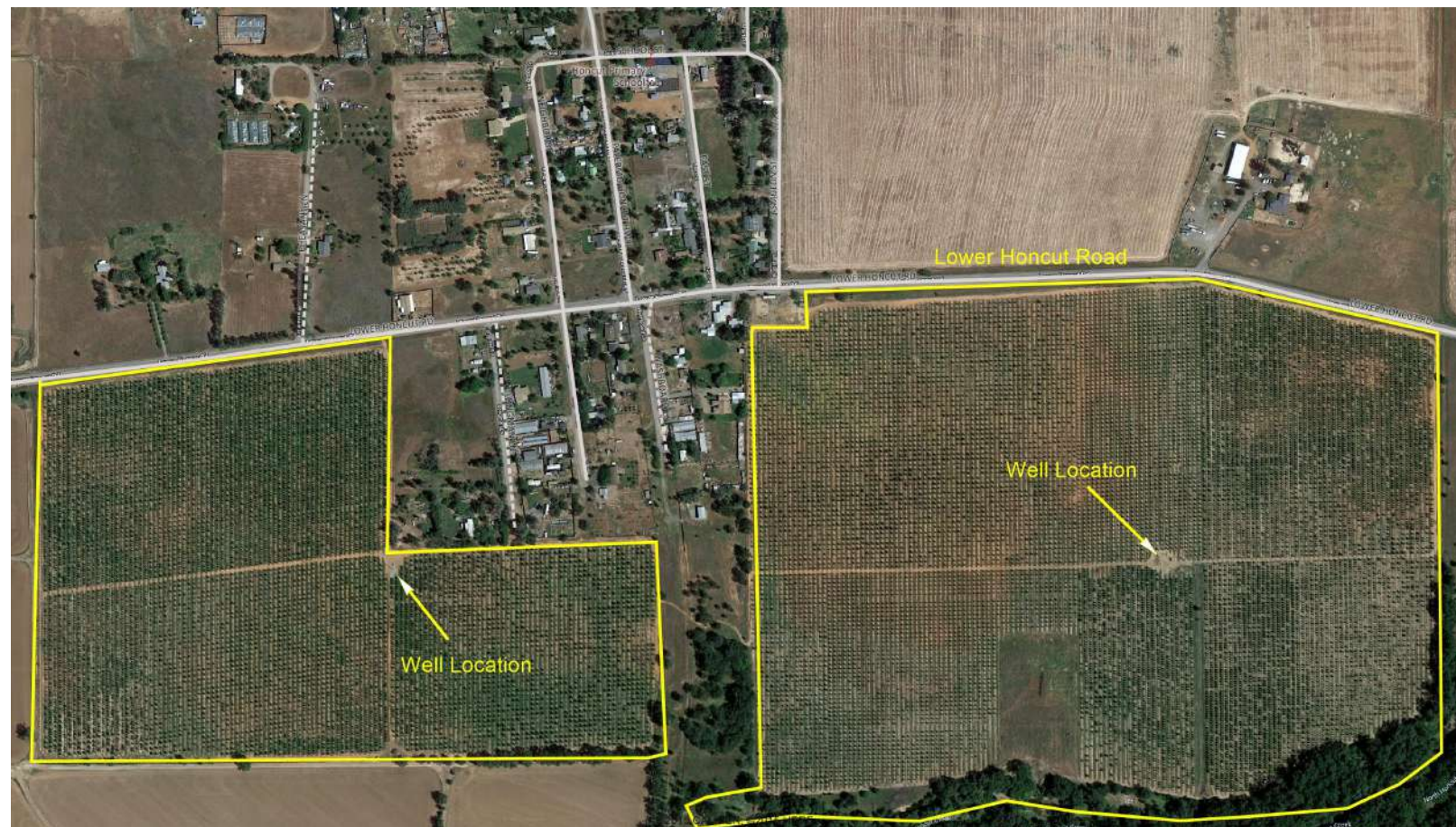
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