

# Butte City Ranch

**CHARTER REALTY**

  
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**(530) 666-7000**

1489.24+/- Acres

Walnut Orchard & Row Crop Farm

Butte City, CA



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## Property Information

Location:	From Highway 162 in Butte City, CA go East for 1.2 miles and turn right on County Road Y. The property is 0.5 miles on the East side of the road. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Glenn County APN#'s: 013-100-001, 015-210-004, 015-210-003, 013-060-004, 013-321-004
Walnut Orchard & Row Crop:	<p>There are 485 acres planted to Walnuts. The buyer can take immediate possession of the walnuts or allow the current lease to stay in place and receive 30% of the walnut crop. The following are the plantings:</p> <ol style="list-style-type: none"><li>1) 240+/- Acres 30x25 Chandlers on Paradox Planted in 2008</li><li>2) 75+/- Acres 28x25 Chandlers on Paradox Planted in 2010</li><li>3) 55+/- Acres 25x25 Chandlers on Paradox Planted in 2013</li><li>4) 55+/- Acres 25x25 Chandlers on Paradox Planted in 2015</li><li>5) 60+/- Acres 30x25 Chandlers on Paradox Planted in 2017</li><li>6) 1,000+/- Row Crop Ground</li></ol>
Soils:	The entire farm is comprised of primarily Class I, II & III Soils. Please review the attached soils map for more information.
Water:	The walnut orchard is irrigated via a solid set irrigation system. The row crop farm is primarily furrow irrigated. There is a small portion of the property that has drip tape. The entire property is irrigated with wells, and lift pumps. The wells irrigate specific portions of the property and the lift pumps recycle water in the row crop portion of the farm.
Home:	There is a 4 bedroom home on the property. It is in good condition. The home is well kept by one of the tenant farmers, who also lives in the home.
Leases:	The walnut orchard has a long term lease that can be bought out in the escrow process. It currently pays 30% of the crop. The row crop portion of the farm ends at the conclusion of the 2025 crop year. It is also a percent lease with different rent rates depending on the crop.

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Price:	\$28,000,000
Terms:	Cash at the close of escrow
Comments:	Large Sacramento Valley property with great soils & water. This region is known for outstanding walnut yields, deep soils, with clean & abundant water. There are 485 acres of walnuts with solid set irrigation. The remaining 1,000 acres grow some of the best looking corn, sunflowers, and alfalfa in the North State. The row crop ground is suitable for just about any permanent planting grown in California. Please call Charter Realty for a private showing!

Alfalfa in the Foreground & Walnut Blocks 1 & 4 in the Background



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Flood Irrigation Well



Large Chandler Trees in Block 4



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Irrigation Well & Booster Pump in Block #1

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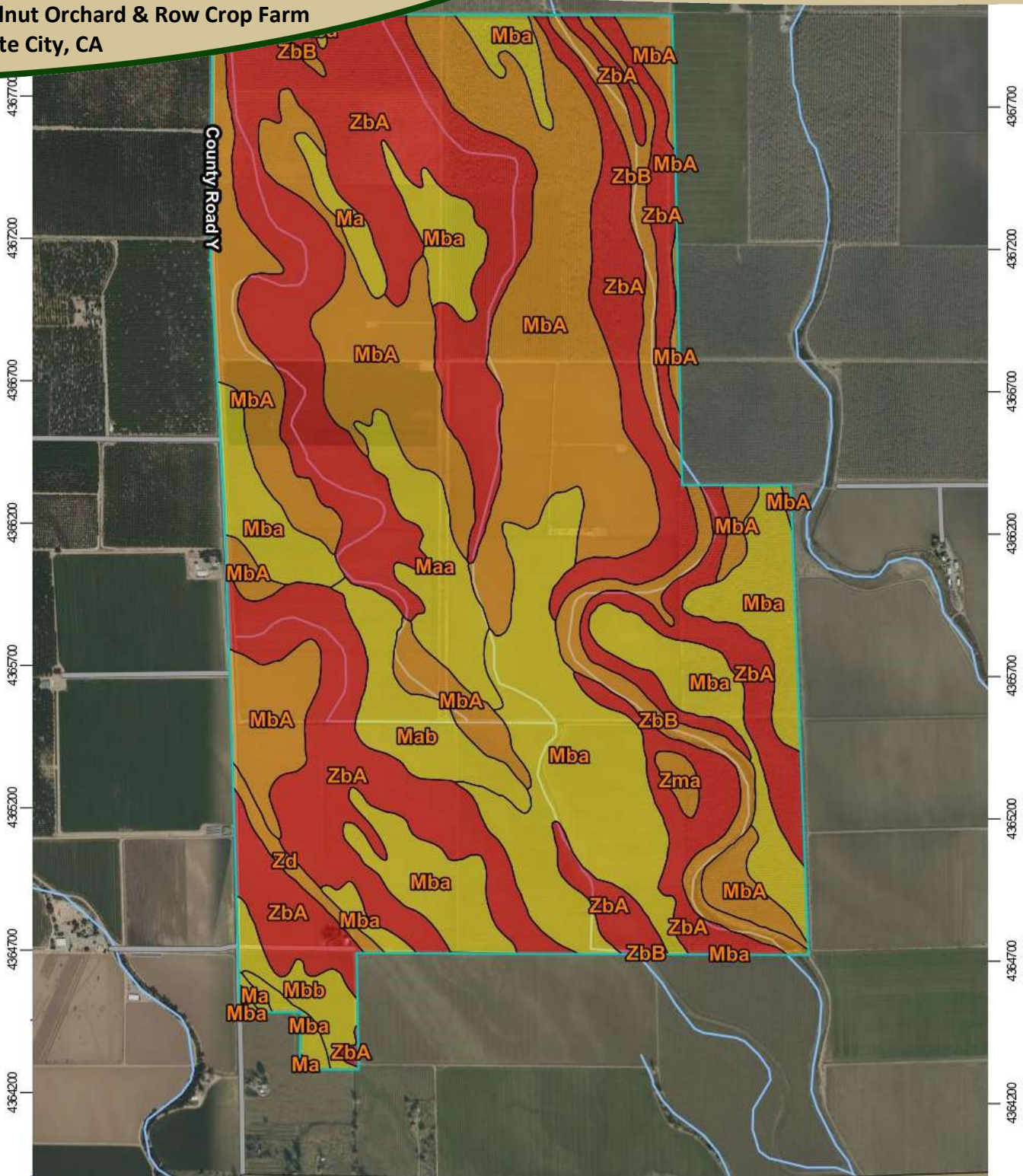
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



















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Irrigated Capability Class—Glenn County, California  
 (Butte City Soils)

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> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>	<ul style="list-style-type: none"> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</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: Glenn County, California                  Survey Area Data: Version 19, Sep 6, 2023</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—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
Ma	Marvin silty clay, 0 to 1 percent slopes	3	13.0	0.9%
Maa	Marvin silty clay, slightly saline-alkali, 0 to 1 percent slope	3	42.5	2.8%
Mab	Marvin silty clay, moderately saline-alkali, 0 to 1 percent slopes	3	41.7	2.7%
MbA	Marvin silty clay loam, 0 to 2 percent slopes	2	400.0	26.3%
Mba	Marvin silty clay loam, slightly saline-alkali, 0 to 1 percent slopes	3	329.1	21.7%
Mbb	Marvin silty clay loam, moderately saline-alkali, 0 to 1 percent slopes	3	19.0	1.3%
ZbA	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17	1	593.6	39.1%
ZbB	Zamora silty clay loam, 2 to 8 percent slopes	2	66.8	4.4%
Zd	Zamora silty clay loam, deep over silty clay, 0 to 2 percent slopes	2	9.0	0.6%
Zma	Zamora silty clay loam, slightly saline-alkali, 0 to 2 percent slopes	2	5.4	0.4%
<b>Totals for Area of Interest</b>			<b>1,520.2</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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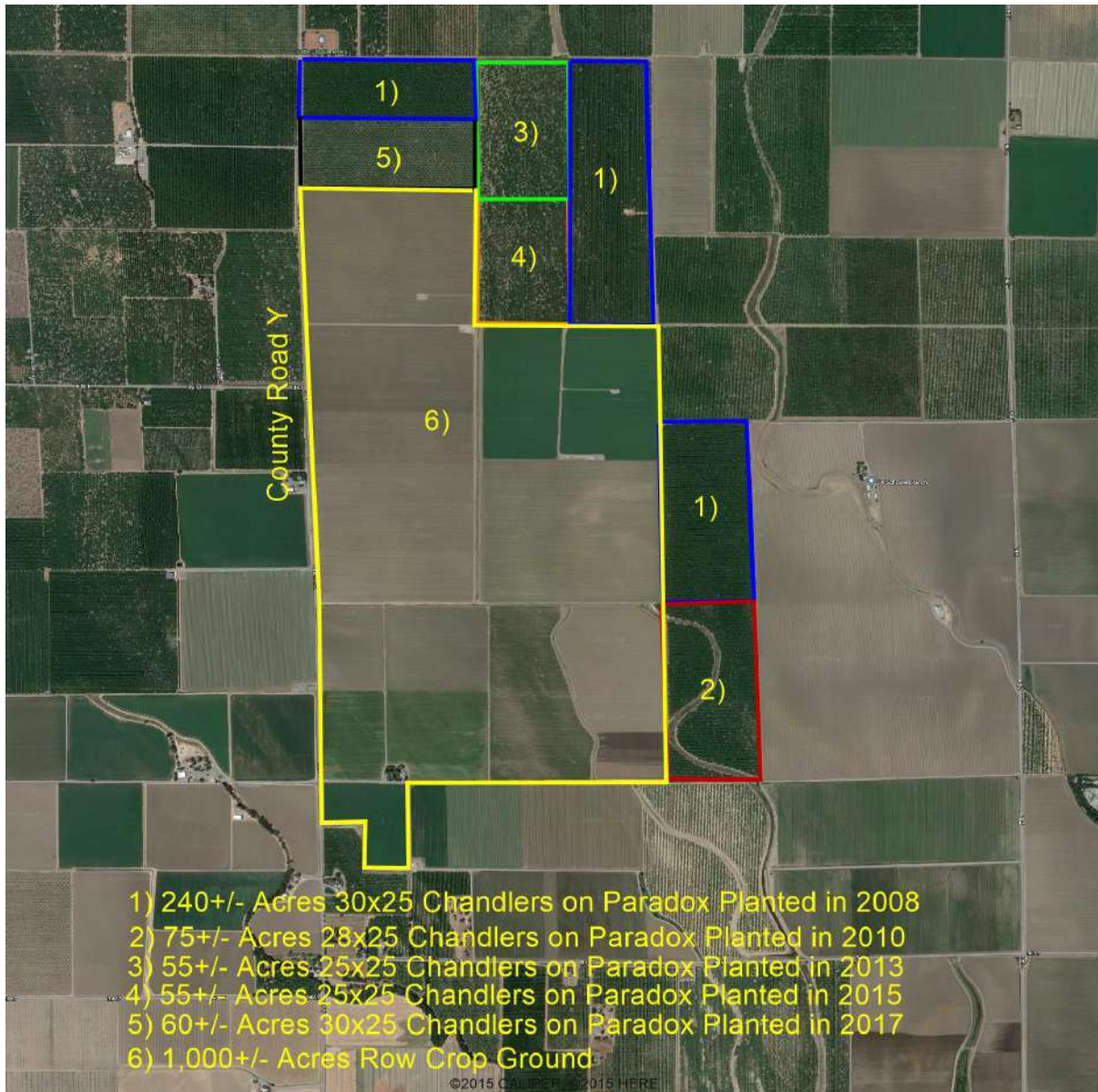
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