

Locke Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

Home & 28.86+/- Acres
Almond Orchard & R-1 Zoning
Arbuckle, CA



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Property Information

| | |
|---------------------|---|
| Location: | From Highway Interstate 5 North take exit 566 for Arbuckle/Hilgate Road. Go Left on Hilgate Road for 0.1 miles. Go Left on Wildwood Road for 0.8 miles. The orchard is on the right (West) side of the road. It's shown by appointment only! DO NOT TRESPASS! |
| APN#: | Colusa County APN#: 021-300-053 & 021-330-065 |
| Orchard: | <p>There are 27 acres planted to almonds. The orchard was planted in 2015. It's on a 18x24 Spacing. It consists of 50% Nons, 25% Sonora, 25% Woodcolony on Titan rootstock.</p> <p>The orchard has been producing approximately 2,400lbs/acre. Yield History is available upon request to qualified buyers.</p> |
| Soils: | The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information. |
| Irrigation: | <p>The orchard irrigates in 1 set by either the well or district water with a VFD & Filter Station.</p> <p>The orchard irrigates via dual line drip irrigation</p> |
| Home & Barn: | 1,500 Sqft Home with a garage/shop with one bay built into a livable unit. |
| Future Subdivision: | <p>There is a high end residential subdivision on large lots adjacent to this property. The subdivision has been a major success for Arbuckle. The homes are always in high demand and rarely stay on the market for more than 30 days. The subject property would make for an excellent addition.</p> <p>The subject property is within walking distance from both the middle & high schools and less than 2 minutes from Interstate 5. It's already zoned and ready to be mapped & developed.</p> <p>R-1 zoning allows for 1-5 units per acre which fits in nicely with the existing subdivision next door.</p> |
| Leases: | There is the potential to lease an additional 3 acres for 12% of crop along with the sale of this property. |

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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:

\$1,373,670. The owner would consider selling the farm at a lower price and keeping the rental home & 1.33 acres.

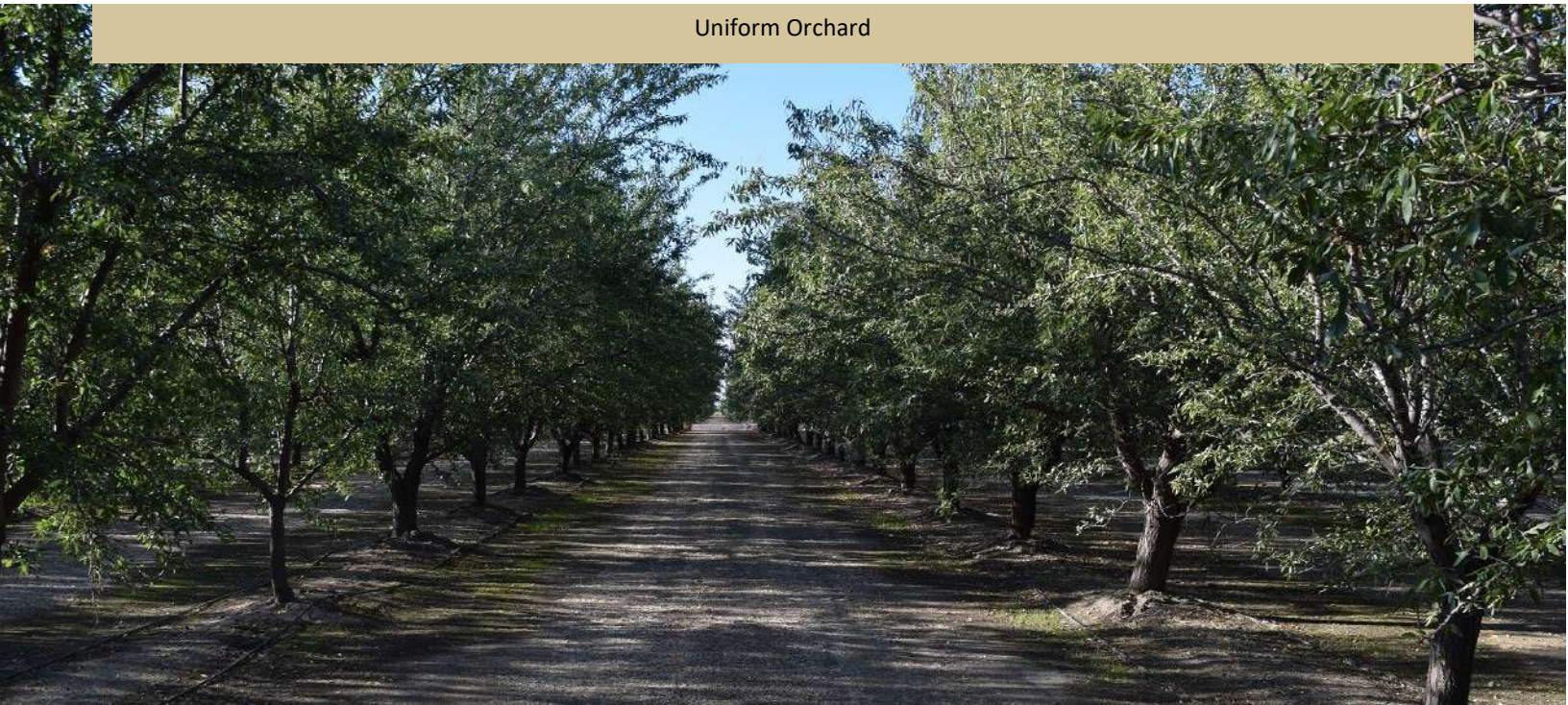
Terms:

Cash at the close of escrow

Comments:

High yielding almond orchard & future subdivision! This orchard is in its prime and will be income producing through the entitlement process. Already zoned, just needs a map and will be ready to build! This orchard is producing great yields and has many economic years ahead of it. Dual source water with excellent soils. Please call Charter Realty for more info!

Uniform Orchard



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Home



Apartment & Garage



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Well, District Water, VFD, and Sandmedia Filters

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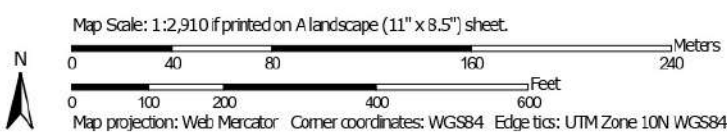
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Irrigated Capability Class—Colusa County, California
(Locke Ranch Soils)



Natural Resources
Conservation Service





























Web Soil Survey
National Cooperative Soil Survey

9/20/2024
Page 1 of 5

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Irrigated Capability Class—Colusa County, California
 (Locke Ranch 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> <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>MAP INFORMATION</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: Colusa County, California Survey Area Data: Version 19, Aug 28, 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: Apr 7, 2022—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> |
| <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> | | |

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| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------|--------------|----------------|
| 114 | Westian clay loam, 0 to 1 percent slopes | 1 | 26.9 | 99.1% |
| 127 | Mallard clay loam, 0 to 1 percent slopes | 2 | 0.2 | 0.9% |
| Totals for Area of Interest | | | 27.2 | 100.0% |

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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

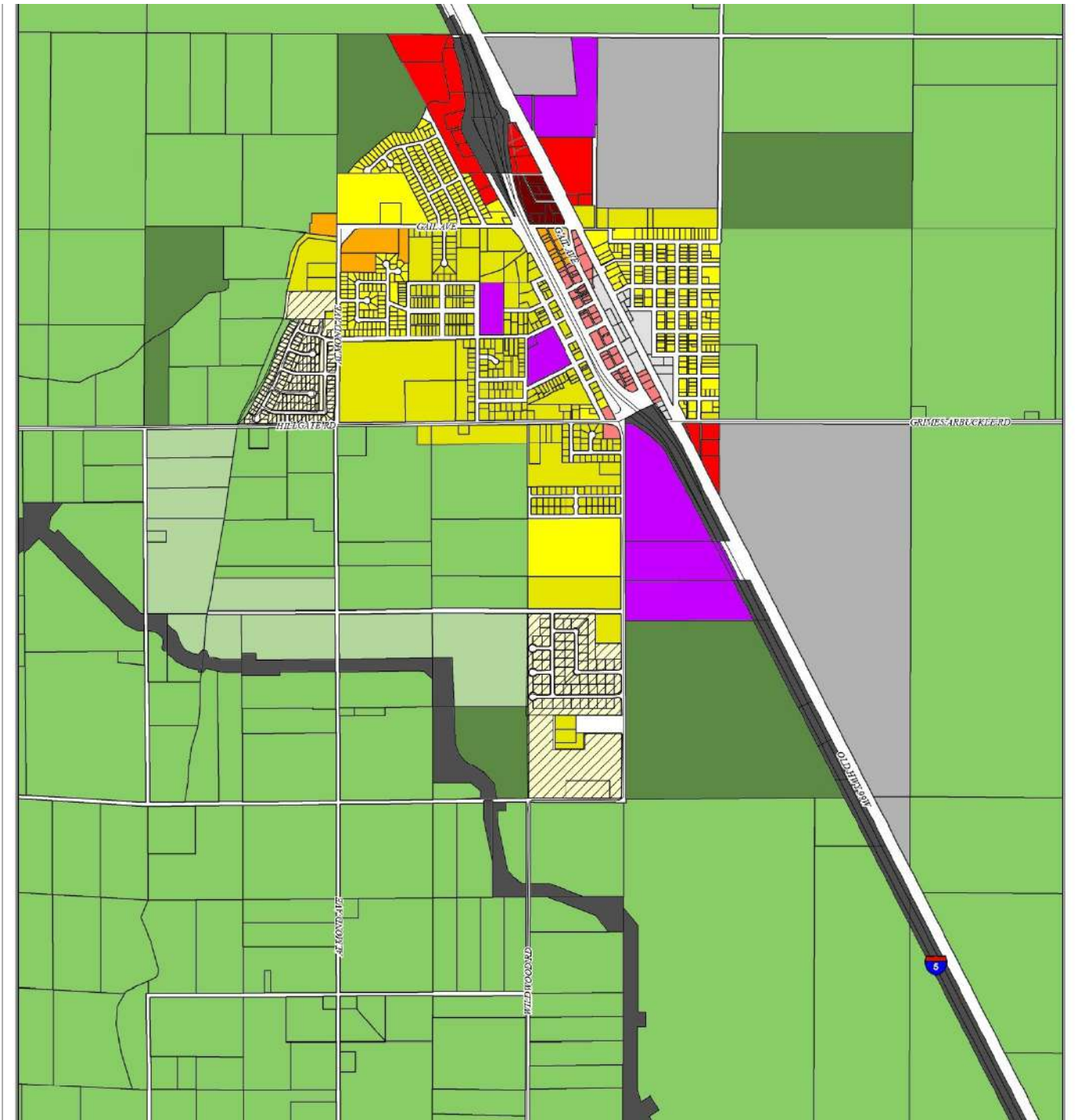
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