

# Alliance Ag Orchard

405+/- Acres  
Almond Orchard  
Esparto, CA

**CHARTER REALTY**  
  
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**(530) 666-7000**



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## Property Information

Location:	From Interstate 5 take Exit 556 for Dunnigan, CA. Go west for 8.2 miles. Go Right on Road 11 for 0.6 miles. The orchard will be on the right side of the road. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Yolo County APN#'s: 061-010-007, 061-010-008, 061-010-009
Almond Orchard:	There are 382+/- planted acres. The following are the specs: 50% Nonpareil, 25% Carmel, 25% Monterey on Lovell Rootstock 21x16 Spacing planted in the fall of 2013 and the spring of 2014 Yields are available for qualified buyers upon request
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
Water:	There are 3 wells on the subject property. They have a reported combined output of 2,100gpm. The following is the well info: Well#1 873 feet deep 250hp 1,100 gpm Well#2 710 feet deep 150hp 400 gpm Well#3 700 feet deep 125hp 600 gpm The orchard irrigates in 3 sets on a single line drip irrigation system.
Leases:	There are no leases on the subject property. The property is ready for immediate use.
Oil, Gas, & Mineral Rights:	All of the oil, gas, and mineral rights owned by the seller on the subject property will convey to the buyer at the close of escrow.

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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:	\$6,885,000 or \$17,000 per acre
Terms:	Cash at the close of escrow
Comments:	Large almond orchard in Yolo County. Orchards within the region are known for high yields. This orchard has a lot of life left in it and will make for a great opportunity for the right buyer. Please call Charter Realty for a private showing!

Almond Trees in the winter of 2024/2025



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Irrigation Well with VFD



Irrigation Well with Sandmedia Filters and VFD



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Farm Office and Equipment Yard

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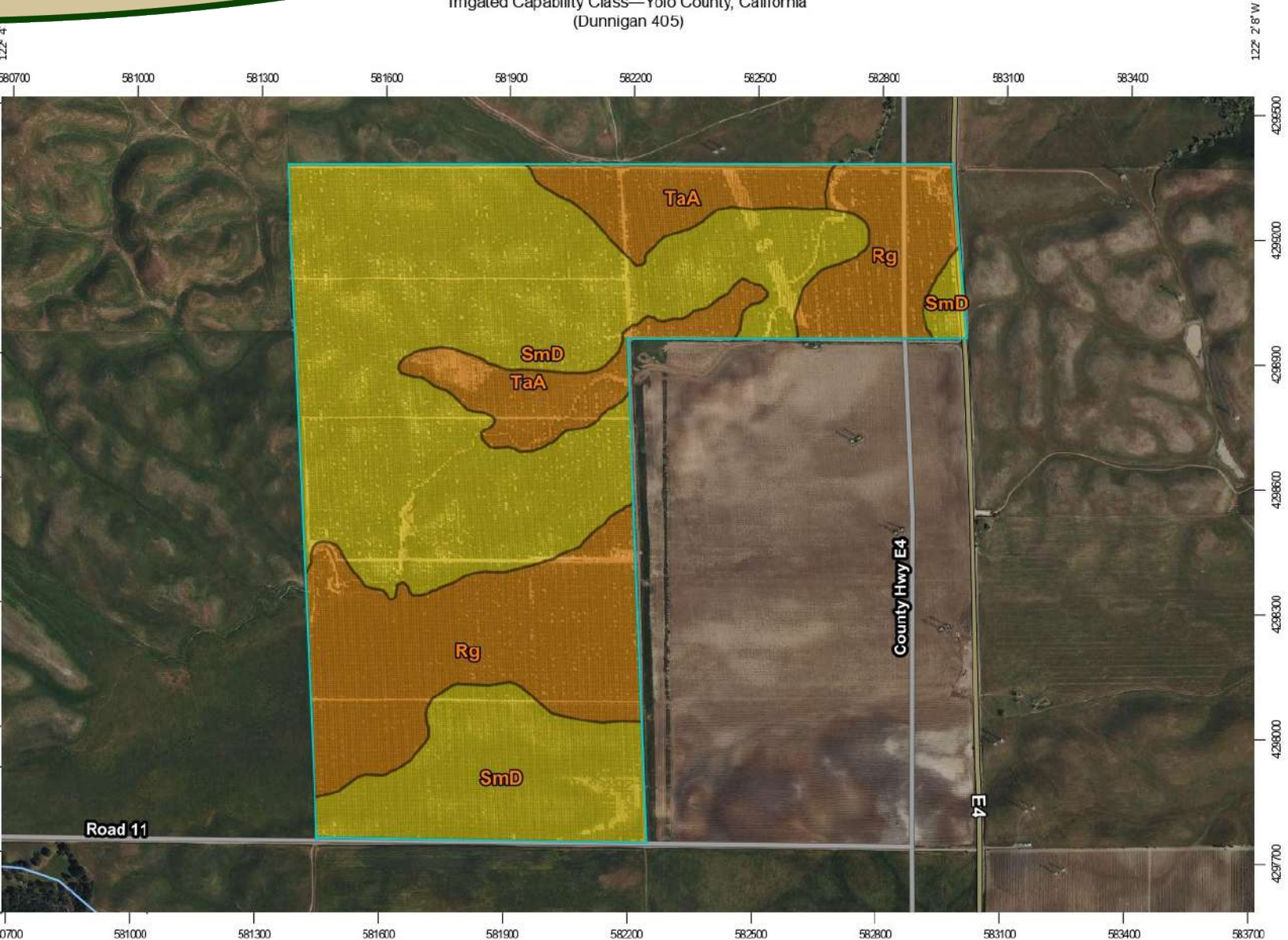
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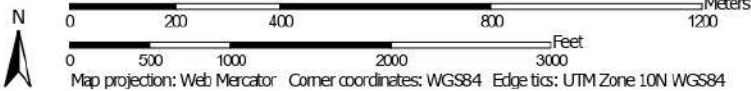
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Irrigated Capability Class—Yolo County, California  
(Dunnigan 405)



Map Scale: 1:13,800 if printed on A landscape (11" x 8.5") sheet.



Natural Resources  
Conservation Service




































Web Soil Survey  
National Cooperative Soil Survey

12/26/2024  
Page 1 of 5

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 Esparto, CA

Irrigated Capability Class—Yolo County, California  
 (Dunnigan 405)

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: Yolo County, California                  Survey Area Data: Version 22, Aug 28, 2024</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: Mar 26, 2022—Apr 25, 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
Rg	Rincon silty clay loam	2	107.7	26.5%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	252.0	62.0%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	47.0	11.5%
<b>Totals for Area of Interest</b>			<b>406.7</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.

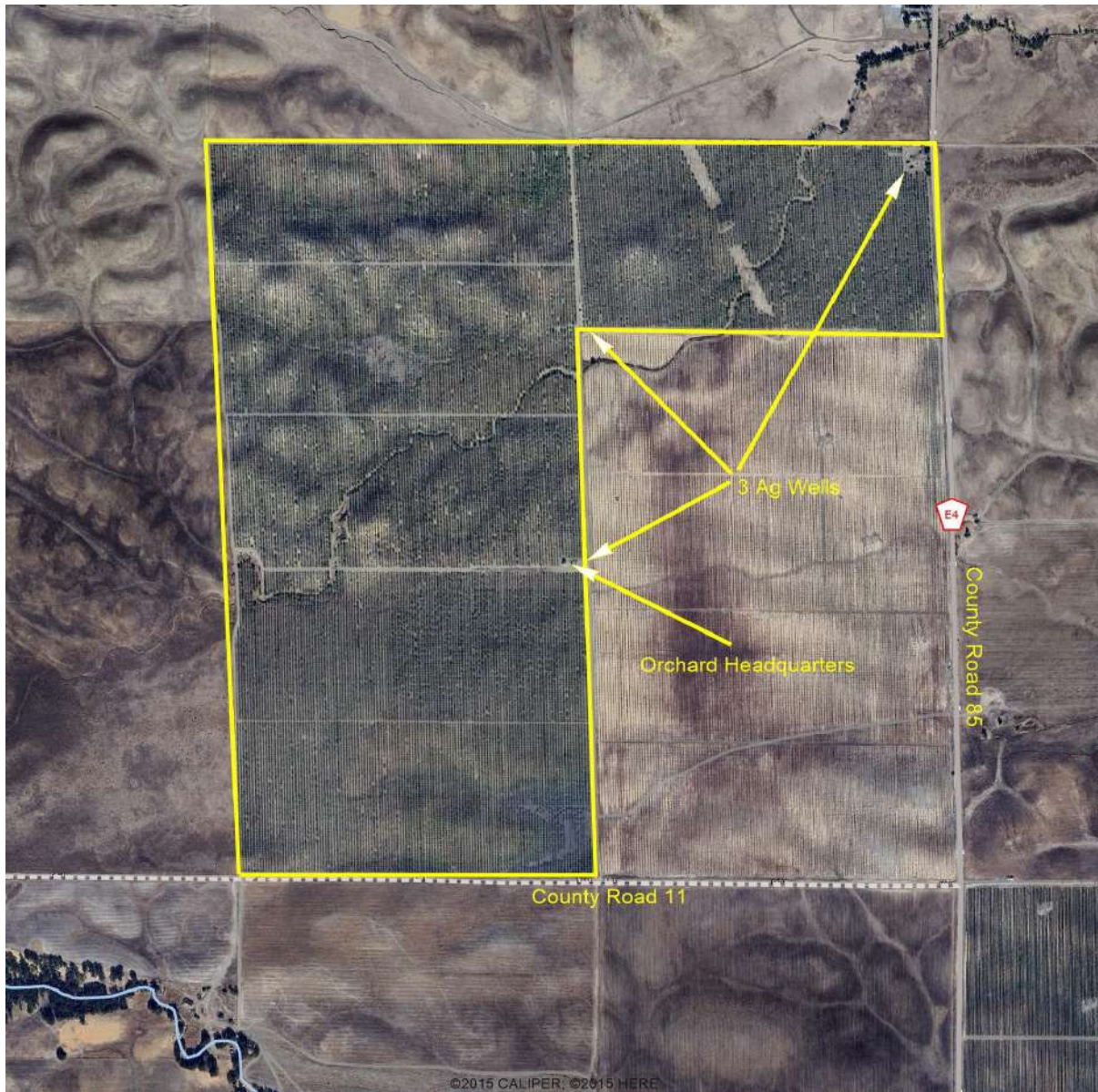
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method:* Dominant Condition

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