

Billiou Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

620.49+/- Acres

Walnut & Prune Orchards

Hamilton City, CA



**Brennan,
Jewett,
Hackett**

Land Management,
Brokerage and Appraisals

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Property Information

Location:	From the intersection of Highway 45 and Highway 32 in Hamilton City, CA. Go South on Highway 45 for 0.9 miles. The driveway will be on the east side of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!
APN#:	Glenn County APN#: Billiou Undivided: 032-260-004, 032-260-005, 032-290-004, 032-290-005 Billiou Ranch Inc: 032-270-016, 032-290-007, 032-290-009
Soils:	The subject property is comprised of Class I Soils. Please see the attached soils map for more information.
Orchards:	The orchards are in great shape and have excellent production history. There are approximately 398.34 acres of walnuts and 189.49 acres of prunes. A table with varieties, rootstock, approximate yields, etc can be found on the next page.
Water:	There are 7 deep water wells on the subject property. Most of the orchards irrigate in 1 set, but a few irrigate in 2. The walnuts are irrigated via solid set sprinklers. The prunes are irrigated via drip irrigation.
Home & Shops:	4 Bedroom 4 Bathroom 3,900 Sqft Home with a pool Built in 1950 Shop#1 2,900Sqft Wood Frame with Metal Roof & Siding Shop#2 3,000 Sqft Steel Frame with Metal Roof & Siding Equipment Shed With Break Room: 5,600Sqft Steel Frame with Metal Roof & Siding Carport Structures: 2,200 Sqft Steel Frame with Metal Roof & Siding
Leases:	There are no leases extending past the 2025 growing season. The 2025 crop is negotiable, but not guaranteed to go with the sale.

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Orchard Information

Field	Acres	Variety	Rootstock	Spacing	Year Planted	5 Year Yield History
2A	40.88	Chandler	Paradox	25x25.50	2001	5,314+/-
2B	68.48	Howard	Paradox	28x17.5	2005	6,658+/-
3	26.55	Chandler	Paradox	30x18	2014	4,465+/-
4	40.09	Chandler	Paradox	24x24.50	1997	5,601+/-
5N	14.03	Chandler	Paradox	30x18	2014	4,465+/-
5S	55.02	Chandler	Paradox	30x18	2014	4,465+/-
6	70.27	Chandler	Paradox	25x25.55	2000	5,177+/-
7	83.02	Chandler	Paradox	30x18	2008	6,206+/-
33	64.96	French Prunes	Myrobalan/29C	18x11	1996 & 2007	3.19 Tons +/-
36	59.18	French Prunes	Myrobalan/29C	18x11	1996 & 2007	3.19 Tons +/-
35	65.35	French Prunes	29C	18x15	2008	3.19 Tons +/-
Home/Shops	32.66	Including	All	Field Road	And Ditches	

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Taxes:

The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.

Price:

\$11,479,065 or \$18,500 per acre

Terms:

Cash at the close of escrow

Comments:

Large walnut & prune orchard for sale! This is a high quality property with an excellent yield history. This farm is complete with a custom home, pool, shops, barns, etc. Class I Soils. Excellent ground water. Turn key operation in a desirable growing area. This property is co-listed with Brennan, Jewett, and Hackett. Please call 530-666-7000 for a private showing!

Home & Pool With Mature Landscaping



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Uniform Walnut Orchard



Irrigation Well With Filter



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High Yielding Prune Orchard

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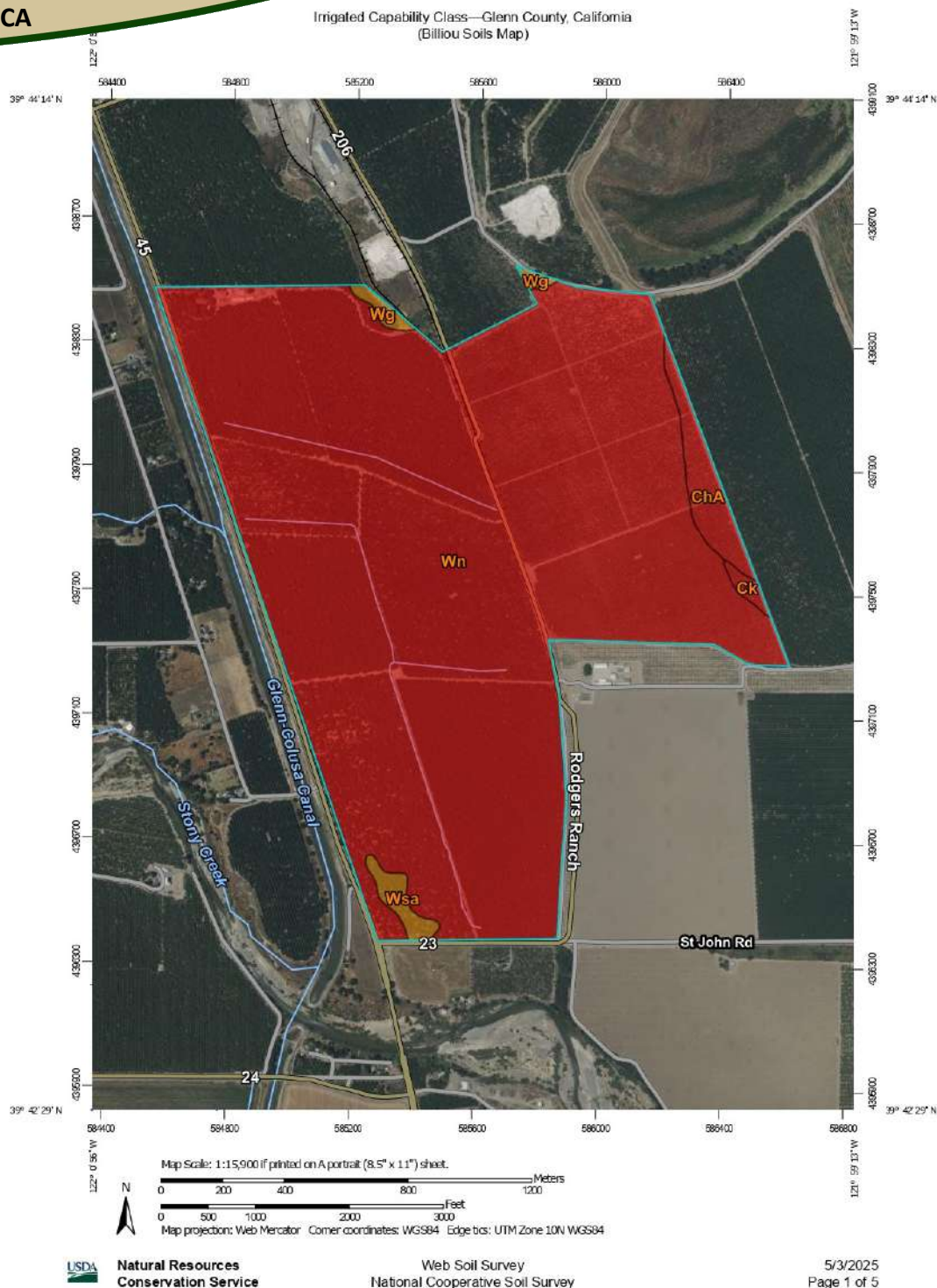
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Irrigated Capability Class—Glenn County, California
(Billiou Soils Map)

MAP LEGEND

Area of Interest (AOI)		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
Soils		Capability Class - V
Soil Rating Polygons		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V	Water Features	
Capability Class - VI	Streams and Canals	
Capability Class - VII	Transportation	
Capability Class - VIII	Rails	
Not rated or not available	Interstate Highways	
	US Routes	
	Major Roads	
	Local Roads	
Soil Rating Lines	Background	
Capability Class - I	Aerial Photography	
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		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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.

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

Soil Survey Area: Glenn County, California

Survey Area Data: Version 20, Aug 28, 2024

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

Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

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.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ChA	Columbia silt loam, 0 to 2 percent slopes	1	14.7	2.4%
Ck	Columbia silt loam, moderately deep over clay loam, 0 to 1 percent slopes	1	2.2	0.4%
Wg	Wyo loam, deep over gravel	2	3.7	0.6%
Wn	Wyo silt loam	1	598.9	95.8%
Wsa	Wyo silt loam, slightly saline-alkali	2	5.5	0.9%
Totals for Area of Interest			625.0	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.

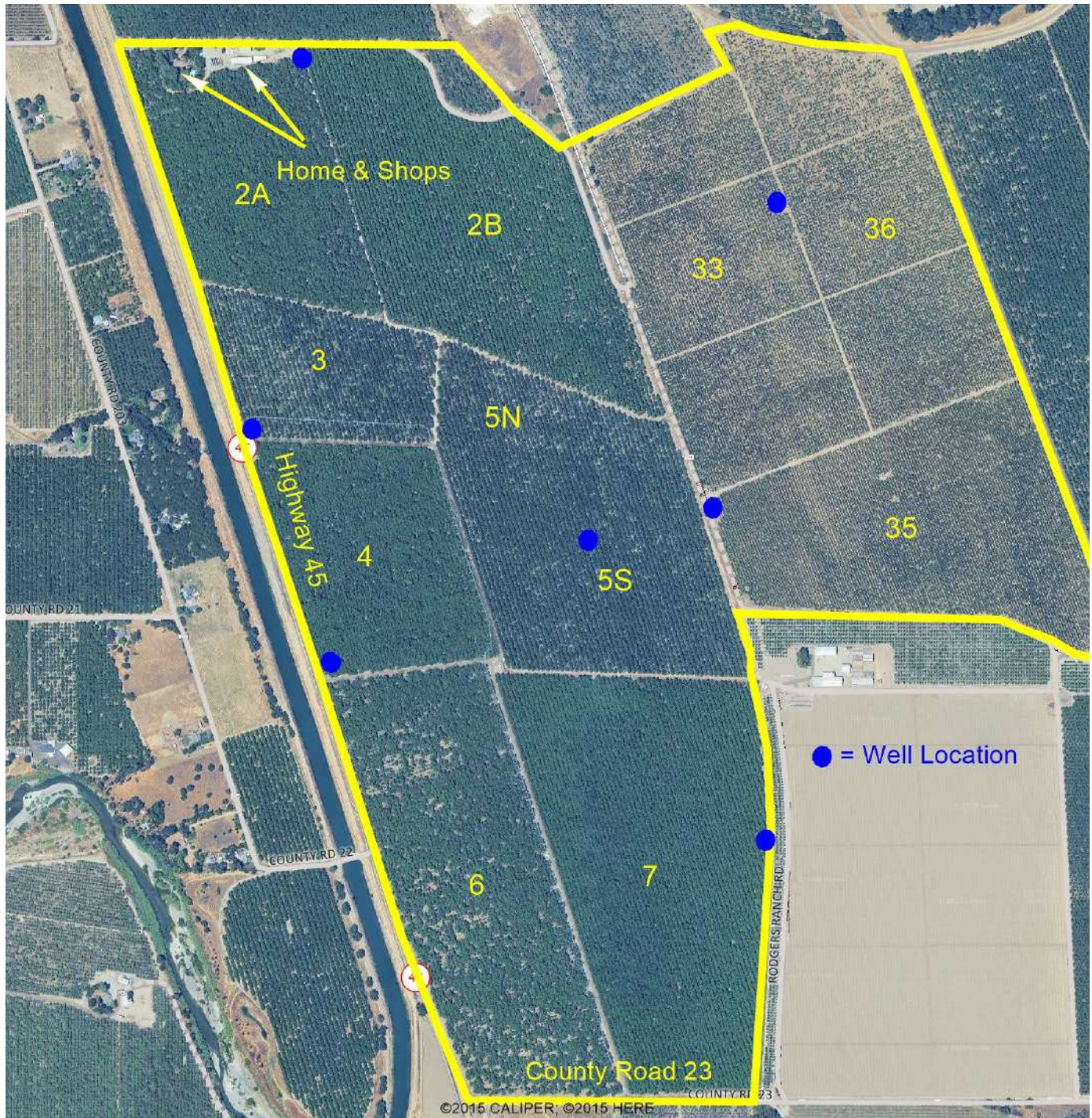
Rating Options

Aggregation Method: Dominant Condition

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