

Piper Ranch

CHARTER REALTY


www.CharterFarmRealty.com

(530) 666-7000

370.33+/- Acres

Row Crop & Orchard Development

Willows, CA



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Property Information

Location:

From the intersection of North Butte Road and South Butte Road near Live Oak, CA: Go west on North Butte Road for 0.3 miles. The subject property will be on the north side of the road

APN#:

Glenn County APN#: 018-030-002 and 018-030-006

Soils:

The subject property is comprised of Class II Soils. Please see the attached soils map for more information.

Current Use:

The property is currently farmed to row crops. The property is leased for the 2025 growing season. The current tenant would be interested in continuing to farm the subject property, but the property will be available for the new owner at the conclusion of the 2025 crop year. The neighboring properties consist of almonds, pistachios, prunes, and other row crops. There are also walnut orchards in the vicinity.

Separate Parcels:

The farm has 3 separate legal parcels. There are (2) 105 acre parcels and (1) 160 acre parcel. The current owners would be interested in selling individual parcels or the property as a whole depending on what meets a buyers needs.

Water:

The property is in Kanawa Irrigation District. The 2025 water rates are as follows:

Assessments: \$38.50 Per Acre

\$/Acre Foot: \$60.00

The property has 4 district outlets. There are two on the 160 acre parcel and 1 on each of the 105 acre parcels.

Leases:

There are no leases extending past the 2025 growing season.

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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:

\$5,925,280 or \$16,000 per acre

Terms:

Cash at the close of escrow

Comments:

Great opportunity to own a large piece of orchard virgin ground in the Sacramento Valley. This property has good soils with high yielding orchard crops in the immediate vicinity. Kanawa Water District has been able to provide reliable water throughout California's recent droughts. The owners of this property are willing to sell the farm as a whole or in 3 separate pieces. Please call 530-666-7000 for a private showing!

North 105 Acre Parcel Surrounded by Almonds & Pistachios



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One of Two District Outlets on the 160 Acre Parcel



District Outlet on One of the 105 Acre Parcels



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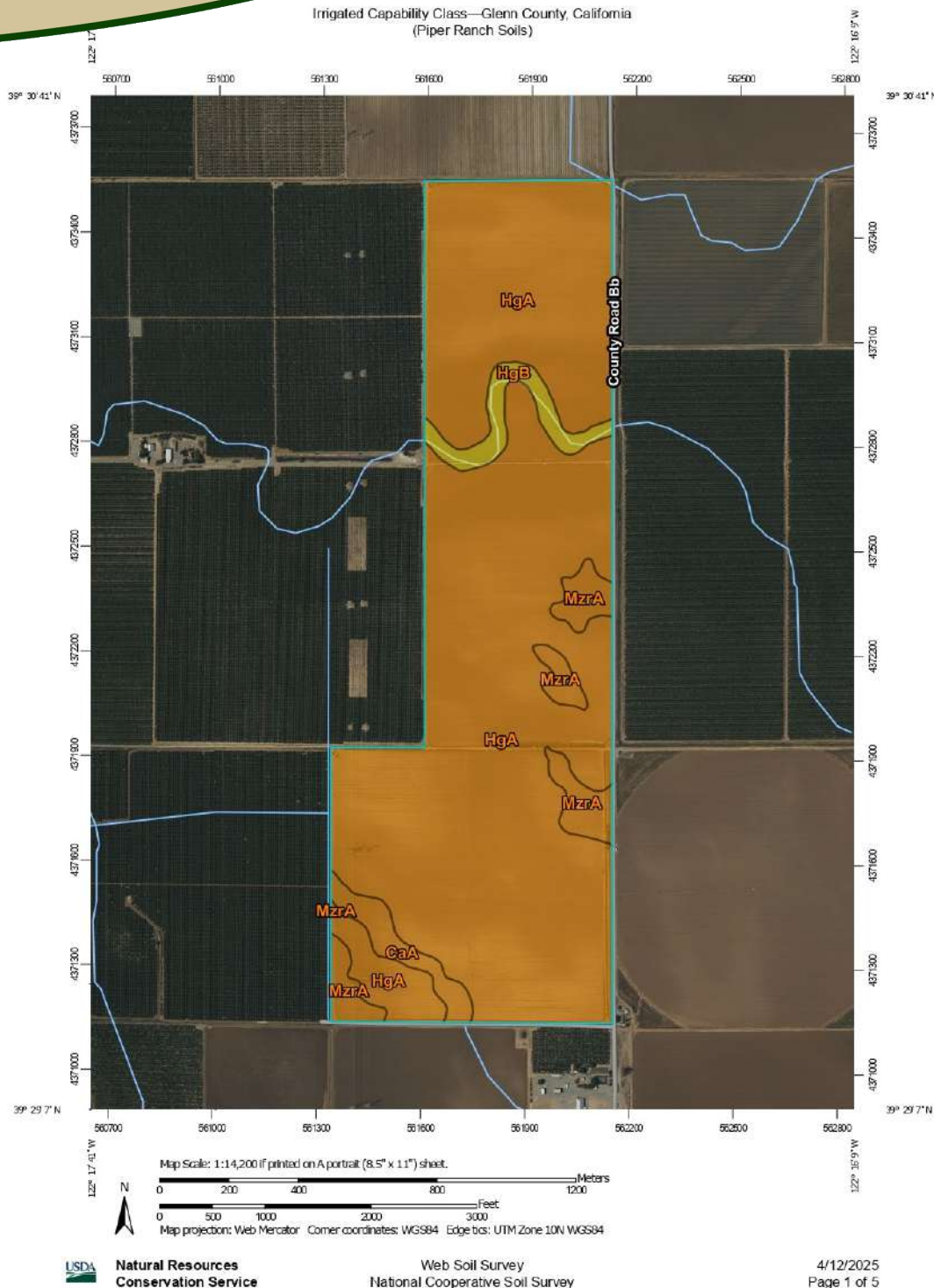
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Farm From The South Looking North

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Irrigated Capability Class—Glenn County, California
(Piper Ranch Soils)

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	Streams and Canals
Capability Class - VI	Transportation	Rails
Capability Class - VII	Interstate Highways	
Capability Class - VIII	US Routes	
Not rated or not available	Major Roads	
Soil Rating Lines	Local Roads	
Capability Class - I	Background	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: Apr 7, 2022—May 31, 2022

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
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	2	9.4	2.5%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	334.9	89.0%
HgB	Hillgate loam, 2 to 8 percent slopes	3	11.4	3.0%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	2	20.7	5.5%
Totals for Area of Interest			376.4	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.

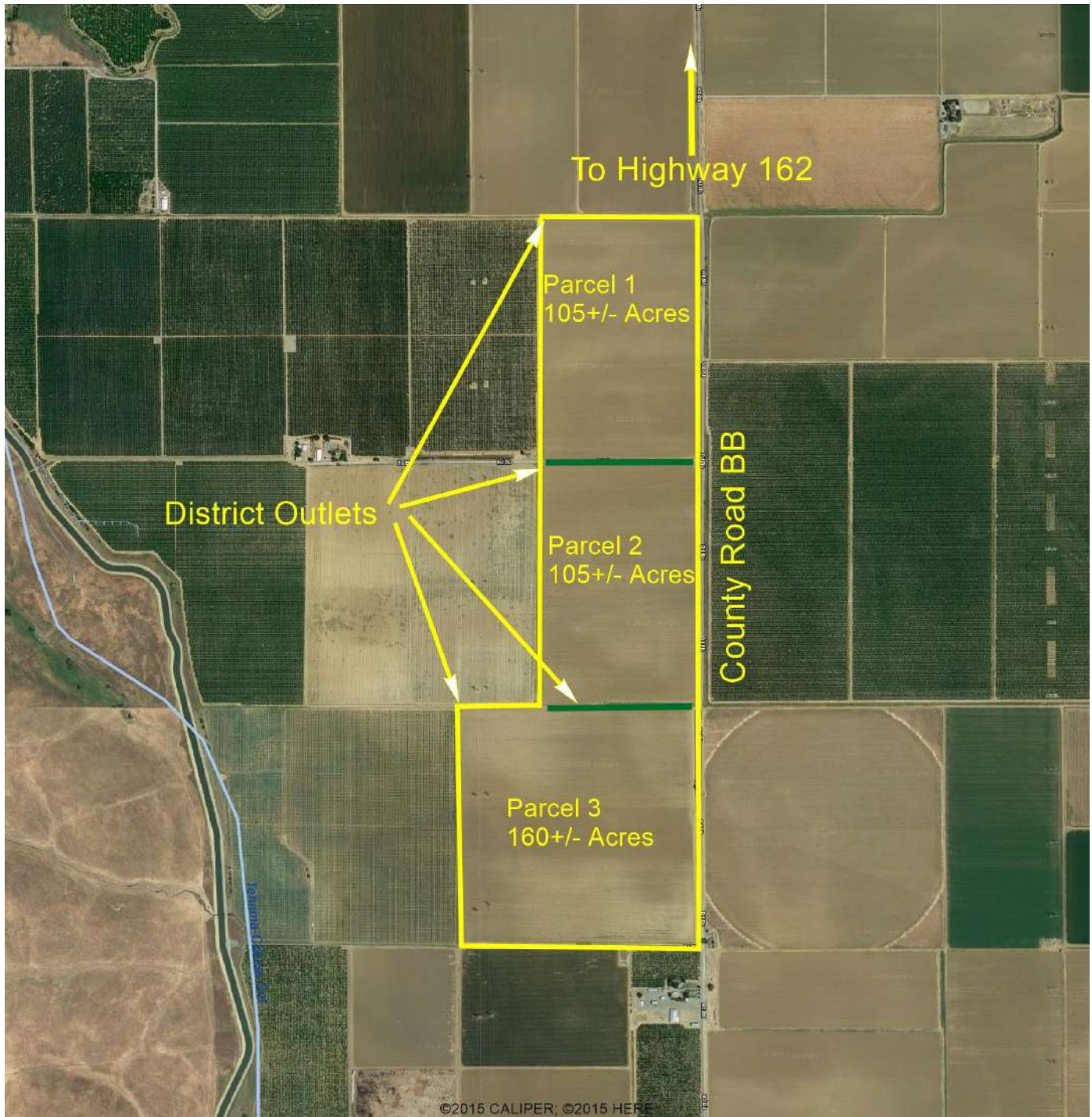
Rating Options

Aggregation Method: Dominant Condition

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