

Artois Pistachios & Olives

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

403.24+/- Acres
Pistachio & Table Olive Orchard
Artois, CA



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Property Information

Location:	From Interstate 5 take Exit 610 for Artois, CA. Go East for 1.5 miles. The orchard will be on the right side of the road. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Glenn County APN#'s: 020-020-001 & 024-070-006
Pistachio Orchard:	<p>330 acres +/- that was planted in the spring of 2024 to 100% UCB-1 rootstock.</p> <p>25% Sierra Gold Nursery, 25% Dave Wilson Nursery & 50% New Adventure Nursery.</p> <p>100% of the trees were potted trees. There are plans graft the rootsock to Golden Hills in 2025.</p> <p>The orchard is planted on a 19 X 14 spacing.</p>
Olive Orchard:	30 acres +/- of the property is planted to a mature manzanilla olive orchard. The olive orchard is in excellent condition and has production that ranges from 6-8 tons per acre. The fruit is contracted with Muscow Olives.
Water:	<p>There are 2 wells on the subject property.</p> <p>Well#1: Electric Well Unknown Output</p> <p>Well#2: Diesel Well Unknown Output</p> <p>The wells are sufficient to flood irrigate the entire property.</p> <p>The current owner has an application with the NRCS office to cost share on the installation of a drip irrigation system.</p>
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
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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Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Price:	\$9,200,000 or \$22,828 per acre
Terms:	Cash at the close of escrow
Comments:	Large pistachio orchard in Glenn County. This orchard is off to a great start! The trees need to be budded and an irrigation system to be installed, but the trees are uniform and it is located in an area ideally suited for pistachios! Please call Charter Realty for a private showing!

Pistachio Trees in the Spring of 2025



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Irrigation Well with VFD



Diesel Irrigation Well & Shop



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30 Acres of Table Olives

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Irrigated Capability Class—Glenn County, California
(Horizon Pistachio Soils)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/4/2025
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403.24+/- Acres


Pistachio & Table Olive Orchard

Artois, CA

Irrigated Capability Class—Glenn County, California
(Horizon Pistachio Soils)






MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils



Soil Rating Polygons

 Capability Class - I
 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 Lines


 Capability Class - I
 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

 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

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
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	10.7	2.7%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	4	72.3	18.0%
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	2	37.4	9.3%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	2	282.5	70.1%
Totals for Area of Interest			403.0	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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