

Sacramento River Ranch

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

354.12+/- Acres

Walnut Orchard with Water Rights

Colusa, CA



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Property Information

Location:	From Colusa, CA cross the Sacramento River on Bridge Street. Take River Road for 3.2 miles. The property will be on both sides of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!
APN#:	Colusa County APN#: 015-030-072, 015-030-076
Soils:	The subject property is comprised of Class I & II Soils. Please see the attached soils map for more information.
Orchard:	There are approximately 252 planted acres. A planting map with varieties, rootstock, and other information can be found on the following pages.
Walnut Dryer	There is a 60 ton dryer on the property that has been handling the crop coming off the subject property and an orchard in Meridian
Water:	<p>The property receives water from Colusa Eastside Mutual Water Company which is a water company with two shareholders. This farm and a neighboring rice farm. It has a settlement contract. The water available on a 100% year for this property is as follows:</p> <p>Base Supply: 693 Acre Feet</p> <p>Project Water: 203 Acre Feet</p> <p>Colusa Eastside Mutual Water Company has participated in water sales and have transferred water in previous years.</p> <p>There are also two wells on the property that are used as a back up to the Sacramento River Water.</p>
Leases:	There are no leases on the subject property.

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Property Information

Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close

Price:

\$5,250,000

Terms:

Cash at the close of escrow

Comments:

Large, contiguous walnut orchard with excellent water rights. This is a self contained orchard complete with its own shop and dryer. This orchard boasts some of the best water rights in California. Please call 530-666-7000 for a private showing today!

Walnut Dryer, Shop, and Equipment Storage



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Property Outline



Walnut Trees



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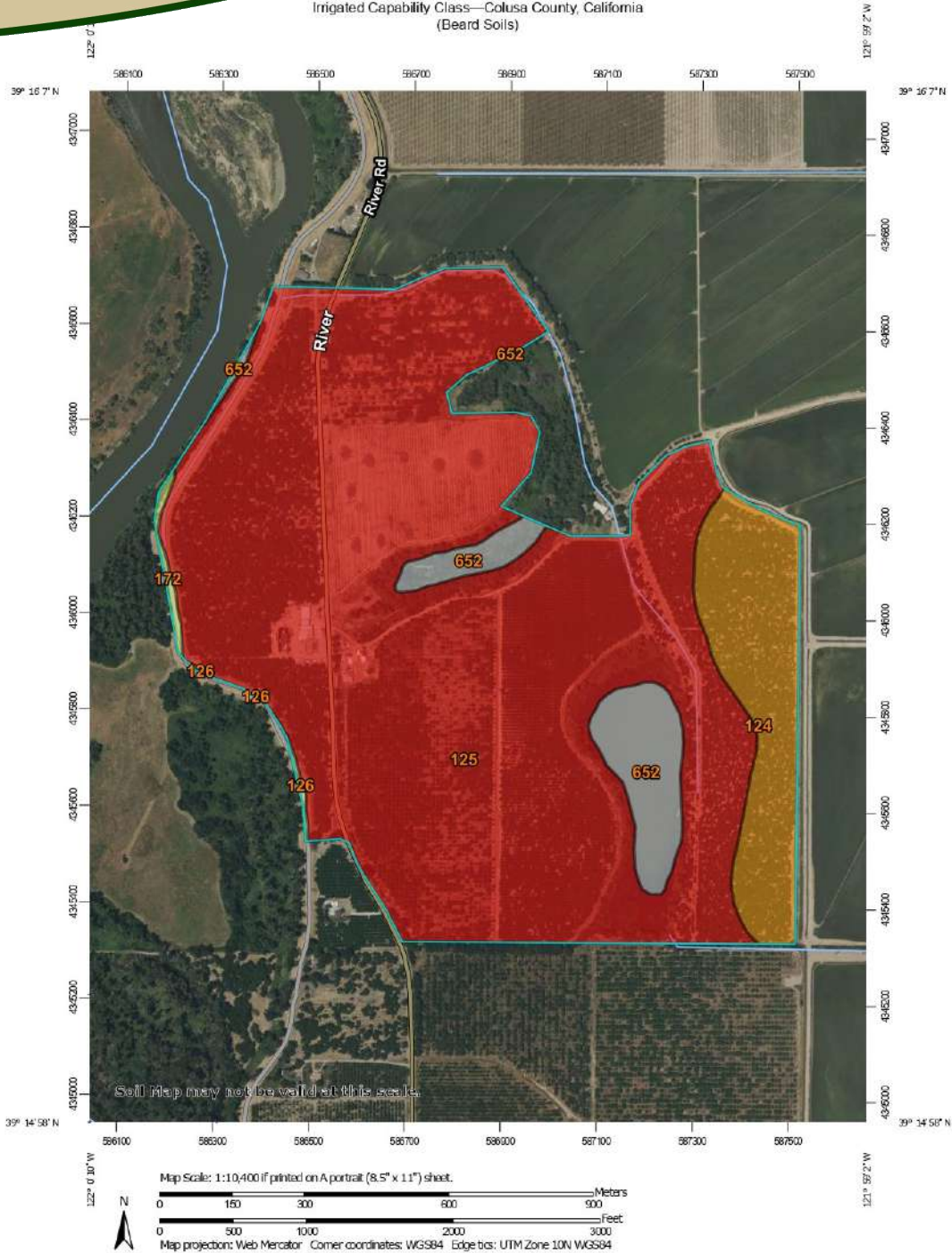


River Pump and Fish Screen

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



















Irrigated Capability Class—Colusa County, California
(Beard Soils)



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MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  Capability Class - 1  Capability Class - 2  Capability Class - 3  Capability Class - 4  Capability Class - 5  Capability Class - 6  Capability Class - 7  Capability Class - 8  Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none">  Capability Class - 1  Capability Class - 2  Capability Class - 3  Capability Class - 4  Capability Class - 5  Capability Class - 6  Capability Class - 7  Capability Class - 8  Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - 1  Capability Class - 2 		<ul style="list-style-type: none">  Capability Class - 3  Capability Class - 4  Capability Class - 5  Capability Class - 6  Capability Class - 7  Capability Class - 8  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography 	<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 21, Sep 3, 2025</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: Jun 3, 2023—Sep 8, 2023</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
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	2	33.3	10.3%
125	Moonbend silt loam, 0 to 2 percent slopes	1	270.4	83.4%
126	Moonbend silt loam, 0 to 2 percent slopes, frequently flooded	4	0.5	0.2%
172	Vina fine sandy loam, 0 to 2 percent slopes, frequently flooded	4	1.3	0.4%
652	Water		18.7	5.8%
Totals for Area of Interest			324.2	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.

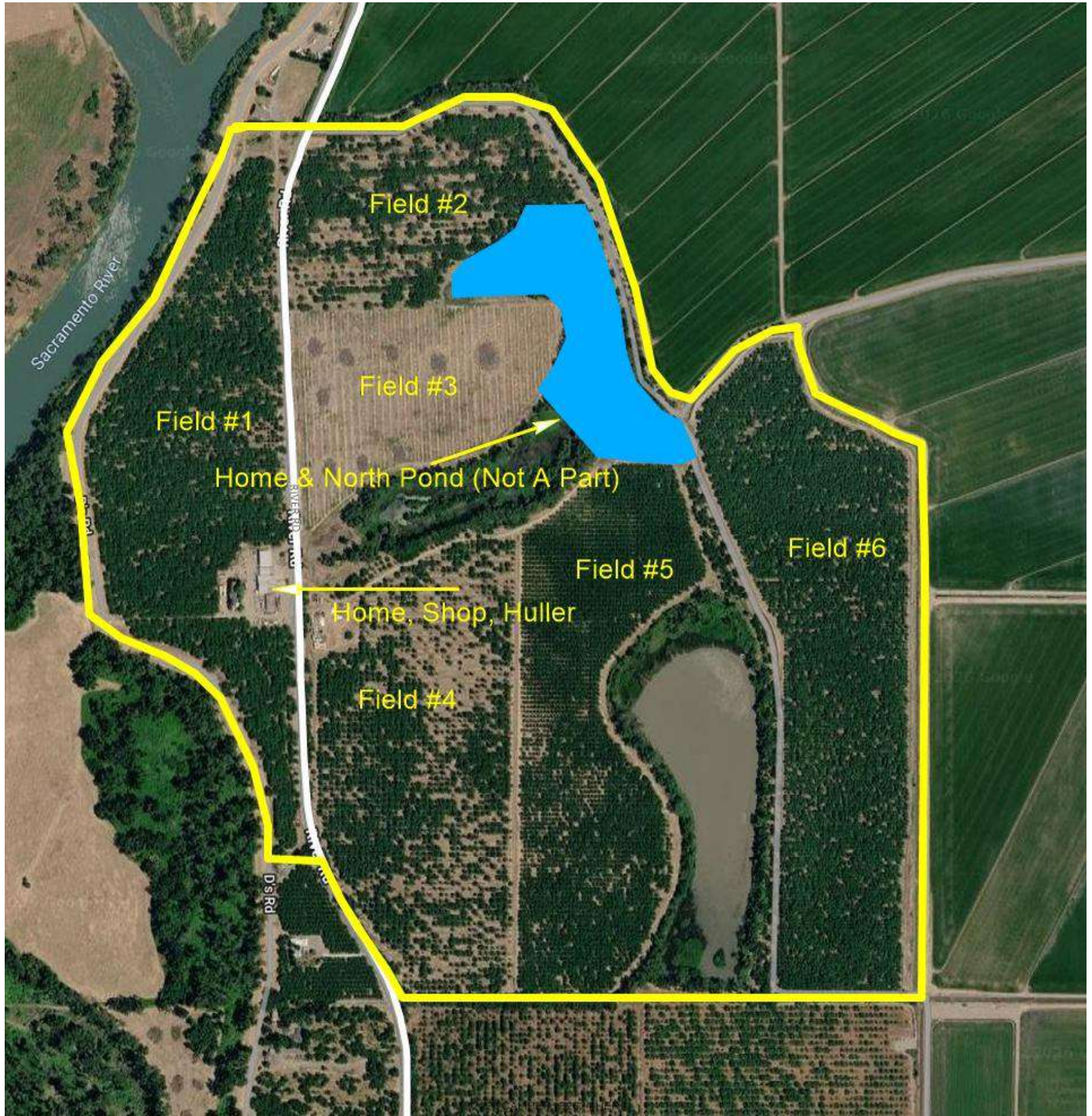
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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Beard Ranch Walnut Blocks

Block	Acres	Variety	Rootstock	Yr. Planted	Spacing	Irrigation
1	50+/-	Chandlers and Tulares	Paradox	2008	21x17	R10 Roter Sprinklers
2	26+/-	Open				
3	25+/-	Open				
4	47+/-	Chandlers	Black	2002	30x30	R10
5	44+/-	Chandlers	Paradox	2010	24x17	R10
6	60+/-	Chandlers	Black	2007	20x15	R10

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