

Willows Almonds

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

54.40+/- Acres

Home, Barn, Almond Orchard

Willows, CA



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Property Information

Location:	The address for the subject property is: 6547 County Road 48 Willows CA. Please respect the tenant and set up an appointment to view. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!
APN#:	Glenn County APN#: 017-130-070
Soils:	The subject property is comprised of Class II Soils. Please see the attached soils map for more information.
Orchard:	There are approximately 45 planted acres. The orchard is planted on a 21 x 15 Spacing. The orchard was planted in 2020. The varieties are 2/3 Nons, 1/6 Aldrich, and 1/6 Monterey on Krymsk Rootstock.
Home:	There is a 3 bedroom 3 bathroom 1,612sqft Home on the property that is currently rented. The tenants would like to stay, but also understand if the new buyer has other plans for the home.
Water:	There is a 25 horsepower well that produces approximately 600 gallons per minute on the subject property. The well irrigates the entire orchard in 2 sets via micro sprinklers.
Barn:	There is a 65x50 barn with its own entrance. The barn and equipment yard are approximately 1.5 acres. It is ideally situated for a farm headquarters or a place to keep horses and/or other farm animals.
Leases:	There are no leases on the subject property.

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Property Information

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:

\$1,400,000

Terms:

Cash at the close of escrow

Comments:

Home, Barn, and young almond orchard just outside of Willows, CA. Great place to live, farm, and have your headquarters in one place! Alternatively, it has the potential to provide multiple streams of income. This property is minutes from town and has plenty of space. Please call 530-666-7000 for a private showing today!

Large Barn and Equipment Storage Area



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Almond Trees



Almond Trees



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Agricultural Well, Filter, and Acid Tank

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Natural Resources
Conservation Service




































Web Soil Survey
National Cooperative Soil Survey

3/27/2026
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Irrigated Capability Class—Glenn County, California
 (Road 48 Soils)

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 1:20,000.</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: Glenn 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: Apr 7, 2022—May 31, 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
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	2	40.1	75.2%
MzyA	Myers clay loam, 0 to 3 percent slopes	2	13.2	24.8%
Totals for Area of Interest			53.4	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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