







116.96+/- Acres Walnut Orchard Capay, CA

#### **Property Information**

Location:	From Interstate 5 take exit 621 for Road 7. Go East for 0.3 miles. Go Left on Road 99 W for 0.3 miles. Go right on County Road 6 for 3.0 miles. Go left on Watkins Road for 3.0 miles. Go Right on Capay Road for 0.2 miles. Go Left on Clark Ave. for 1.6 miles. The property is on the right side of the road. Please do not trespass! The orchard is shown by appointment only!		
APN#:	Tehama County APN#: 091-190-007		
Orchard:	3 Blocks: all Paradox seedlings field budded to Chandlers. Planted on a 24x16 Spacing		
	Block 1: Budded in 2009 (12th leaf)		
	Block 2: Budded in 2011 (10th leaf)		
	Block 3: Budded in 2013 (8th leaf)		
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.		
Irrigation:	Well Water: 16" Casing, 380 feet, test pumped at 1,800gpm, drilled in 2012		
	Irrigation Design: Micro Sprinklers. Irrigates in 6 sets.		
Equipment Storage:	50x80 foot Equipment Storage Shed located adjacent to the well & the middle of the three blocks.		
Oil, Gas & Mineral	Any oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.		
Rights:			



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Comments:

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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.

Prices: \$3,230,000 or \$27,616/acre

Terms: Cash at the close of escrow

Chandler Walnut Orchard For Sale! Uniform trees & well maintained. This orchard is at the beginning of its economical life. Hard to find large block in Tehama County's Capay District. Nearly 100% farmed. Only improvement is a 50x80 equipment storage shed. This orchard has very few wasted acres. Please call Justin Hill (530) 304-7889 or Ward Charter (530) 870-2717 for a private showing!

Chandler Walnuts, photo taken in May of 2021





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Well, Variable Speed Drive, and Spin Clean Filter



Micro-Sprinkler System







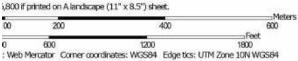
50 x 80 Equipment Storage Shed



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Irrigated Capability Class—Tehama County, California (Burreson 120 Soils)





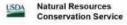
s Web Soil Survey
vice National Cooperative Soil Survey



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#### MAP INFORMATION MAP LEGEND The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) Capability Class - III Area of Interest (AOI) Capability Class - IV Soils Warning: Soil Map may not be valid at this scale. Capability Class + V Soil Rating Polygons Enlargement of maps beyond the scale of mapping can cause Capability Class - VI Capability Class - I misunderstanding of the detail of mapping and accuracy of soil Capability Class - VII line placement. The maps do not show the small areas of Capability Class - II contrasting soils that could have been shown at a more detailed Capability Class - VIII Capability Class - III Not rated or not available Capability Class - IV Please rely on the bar scale on each map sheet for map Water Features Capability Class - V Streams and Canals Capability Class - VI Source of Map: Natural Resources Conservation Service Transportation Web Sail Survey URL: Capability Class - VII Web Mercator (EPSG:3857) Coordinate System: +++ Capability Class - VIII Interstate Highways Maps from the Web Soil Survey are based on the Web Mercator Not rated or not available projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Soil Rating Lines Major Roads Albers equal-area conic projection, should be used if more Capability Class - I accurate calculations of distance or area are required. Local Roads Capability Class - II This product is generated from the USDA-NRCS certified data as of the version date(s) listed below Capability Class - III Aerial Photography Soil Survey Area: Tehama County, California Capability Class - IV Survey Area Data: Version 14, Jun 1, 2020 Capability Class - V Soil map units are labeled (as space allows) for map scales Capability Class - VI 1:50,000 or larger. Capability Class - VII Date(s) aerial images were photographed: May 8, 2019-May 10, 2019 Capability Class - VIII The orthophoto or other base map on which the soil lines were Not rated or not available compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor Soil Rating Points shifting of map unit boundaries may be evident. Capability Class - I Capability Class - II



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcA	Altamont clay, terrace, 0 to 3 percent slopes	2	-11.1	9.3%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	24.0	20.1%
HgA	Hillgate loam, 0 to 3 percent slopes	3	52.5	44.0%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	30.9	25.9%
КрА	Kimball loam, 0 to 3 percent slopes	3	0.7	0.6%
Totals for Area of Interest			119.4	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







