





318.56+/- Acres Almond Orchard Arbuckle, CA

### **Property Information**

Location:	From Colusa-Yolo County Line Road, Go West on Countyline Road for 3.19 miles. The subject property is on the North Side of the Road. DO NOT TRESSPASS!!!				
APN#:	Colusa County APN#: 021-290-083				
Use:	The are 265.3 acres planted to almonds in 3 blocks. The plantings are as follows:  Block#1: 102 acres, planted in 1998 with 50% Butte, 25% Padre, 25% Wood Colony on Nemaguard  Block#2: 81.5 acres, planted in 2000 with 50% Nons, 25% Butte, 25% Carmel on Nemaguard  Block#3: 81.8 acres, planted in 2003 with 66% Nons & 34% Carmel on Nemaguard				
Soils:	The entire farm is comprised of Class I & II Soils. Please review the attached soils map for more information.				
Water:	There are 2 deep water wells on the subject property. One well is electric and the other is diesel. The combined output on these wells is in excess of 1,500 gallons per minute.  In addition to the 2 wells there is a dedicated outlet to Colusa County Water District.  Colusa County Water District 2021 Rates are as follows:  Assessments: \$50.75/acre  Per Acre Foot Charge: \$70.00/acre foot*  *Due to the severe drought of 2021 Colusa County Water District initially delivered 5% of its allocation and has since reduced that allocation to 0%. The district was able to provide transfer water for those who decided to purchase it. This farm is self-sufficient with groundwater and elected to utilize the wells, which provided a sufficient water supply.				
Leases:	The subject property will be free and clear of any leases at the conclusion of the 2021 almond harvest.				
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.				



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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$7,900,000
Terms:	Cash at the close of escrow. Property to be sold in 5 legal parcels. Close of escrow to be after the 5 legal parcels are recorded.
Comments:	Large Colusa County Almond Orchard For Sale! Hard to find dual-sourced water almond orchard in Arbuckle, CA! Most orchards in this region range from 10-40 acres. This is a unique opportunity to purchase an economic unit in one of the best almond growing regions in the Sacramento Valley. This orchard has been meticulously maintained and has a lot of life left. Please call 530-666-7000 for a private showing today!

Electric well, sand media filters, fertilizer tanks, and ability to irrigate with ground water, district water or both





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Almond trees. Well maintained orchard. Great sunlight penetration, lots of almonds, and budwood



Orchard is on the corner of Wildwood & County Line Roads. Photo is taken from the SW corner looking NE







2nd well is diesel with a spin-clean filter







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> Irrigated Capability Class—Colusa County, California (318 Acre Soils)

### MAP INFORMATION MAP LEGEND The soil surveys that comprise your AOI were mapped at Area of Interest (AOI) Capability Class - III 1:24,000. 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 measurements 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 US Routes 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 Background of the version date(s) listed below Capability Class - III Aerial Photography 1 Soil Survey Area: Colusa County, California Survey Area Data: Version 16, Jun 1, 2020 Capability Class - IV 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: Feb 25, 2017—Jul 2, 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
114	Westfan clay loam, 0 to 1 percent slopes	1	51.0	16.1%
150	Arbuckle sandy loam, 1 to 5 percent slopes	2	14.8	4.7%
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	149.0	46.9%
185	Riverwash		1.3	0.4%
188	Westfan loam, clay substratum, 0 to 2 percent slopes	2	67.2	21.2%
189	Arand very gravelly sandy loam, 0 to 2 percent slopes	4	34.1	10.8%
Totals for Area of Interest			317.3	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











