

Nicolaus 519

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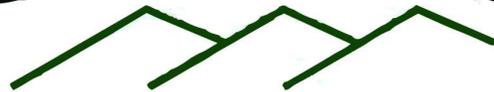
519.27+/- Acres

Row Crop & Orchard Development

Nicolaus, CA



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Property Information

Location:	From Highway 99 North of Sacramento, CA go West on W. Cattlet Road for 4.0 miles. The property is on the north side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Sutter County APN#'s: 033-050-005 & 033-050-003
Row Crop Farm:	There are 499.68+/- plantable acres that have been rotated with various row crops in previous years. Nearby neighbors have converted their row crop farms into almond & walnut, and pistachio orchards on similar soils. The property is versatile. It's suitable for a number of permanent crops as well as rice & row crops.
Soils:	The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.
Water:	The farm has riparian water rights out of the feather river. There is a water diversion license that goes with the sale of this farm. In addition to the river water there are 2 irrigation wells on the property. This is one of the most water secure farms in California.
Leases:	There are no leases on the subject property that extend past the 2023 growing season
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.

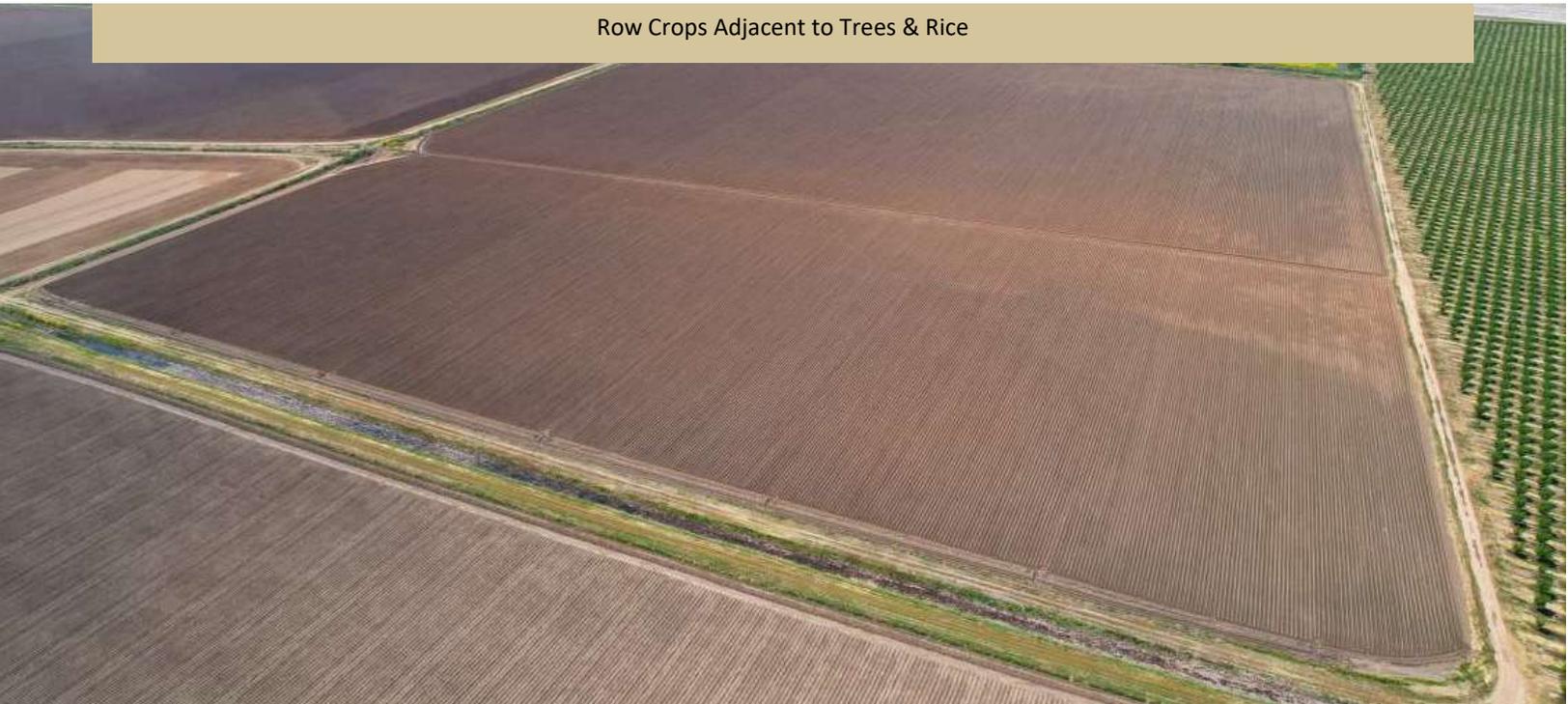
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Property Information

Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.
Price:	\$9,346,860
Terms:	Cash at the close of escrow
Comments:	Versatile Sutter County Row Crop Farm! This property could be farmed to rice, row crops, or permanent tree crops. It has great water rights and is in a great location. It's close to Sacramento along a paved county road. Please call Charter Realty for more info!

Row Crops Adjacent to Trees & Rice



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2023 Corn Crop



Feather River Pump



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Irrigation Well

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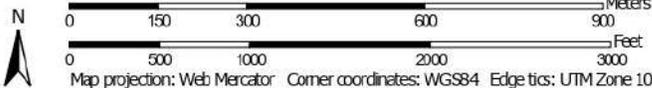
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Irrigated Capability Class—Sutter County, California
(Nicholas 519 Soils)



Map Scale: 1:12,200 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/24/2023
Page 1 of 5

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Irrigated Capability Class—Sutter County, California
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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 - 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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <p> Aerial Photography</p>
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <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> <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: Sutter County, California Survey Area Data: Version 20, Sep 1, 2022</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 23, 2022—Apr 24, 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
117	Columbia fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	105.1	20.3%
144	Nueva loam, 0 to 1 percent	2	267.4	51.7%
167	Shanghai silty clay loam, 0 to 2 percent slopes	2	60.8	11.7%
175	Yuvas loam, 0 to 2 percent slopes	4	84.2	16.3%
Totals for Area of Interest			517.4	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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