



**197.33±
Total Acres**

Williams Premium Farm Land
High Yielding Walnut
Orchard & Home

We **SELL** California
farms **with** a **HEART**
to change lives

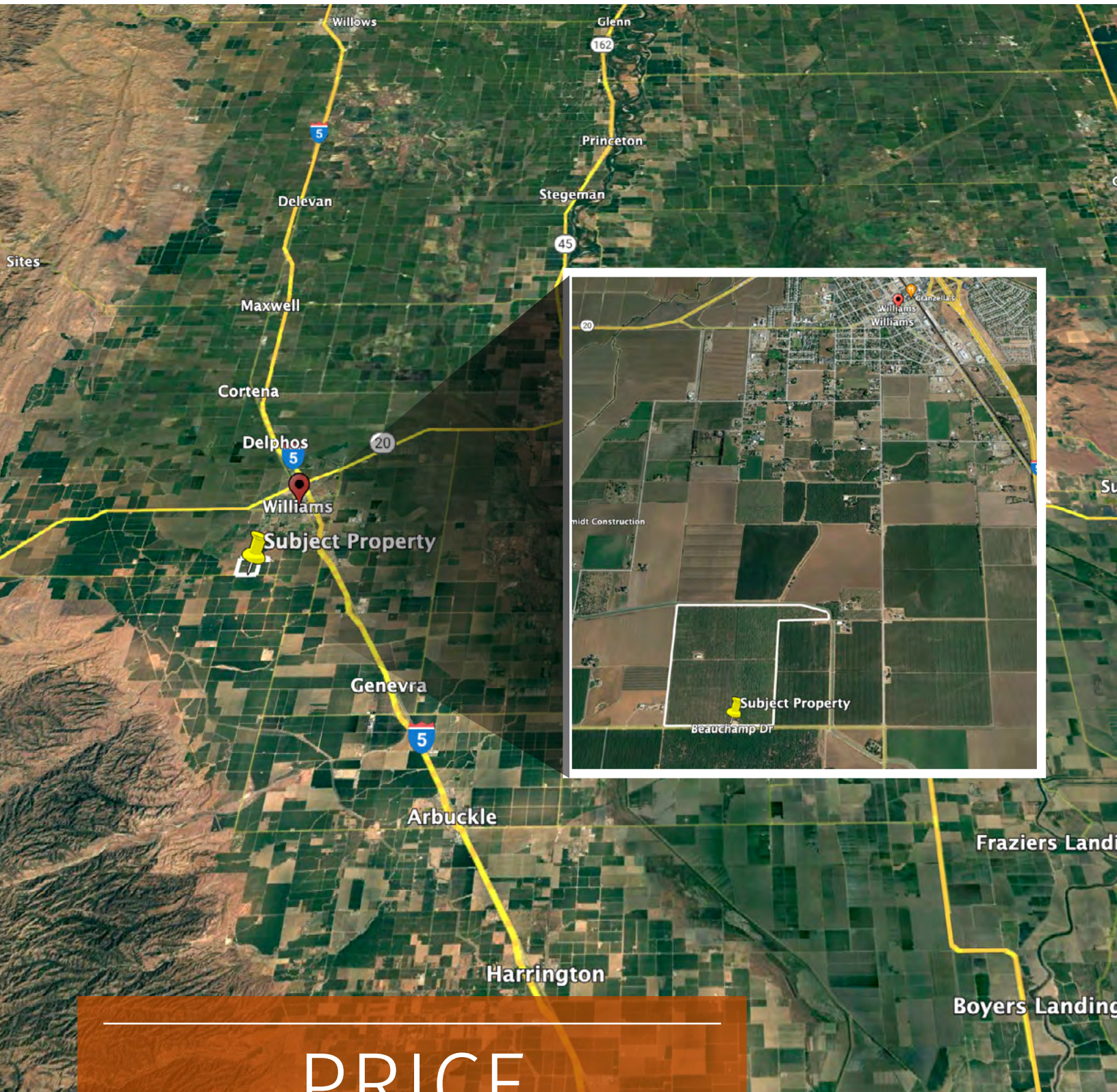
Josh Cook

Broker

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PRICE
\$5,000,000



197.33 Acres – Williams, CA

Premium Farm Land, High Yielding Walnut Orchard & 2,534 sq/ft Home

Location

This property has a main residence located at 5739 Walnut Drive, Williams, CA 95987. The 197 acres of farm land lies on the north side of Walnut Drive. The property is situated about 1.5 miles to the south of the Williams town center. Williams is a small farming community with a nice downtown area including restaurants such as Granzellas.

Legal

The property is made up of 7 parcels which total 197.33 assessed acres, more or less. The 7 parcels are further described as Colusa County APN #'s:

016-210-001 – 12.87 Acres

016-210-002 – 12.87 Acres

016-210-025 – 41.22 Acres + Shop

016-210-026 – 9.58 Acres

016-210-027 – 30.43 Acres + Residence

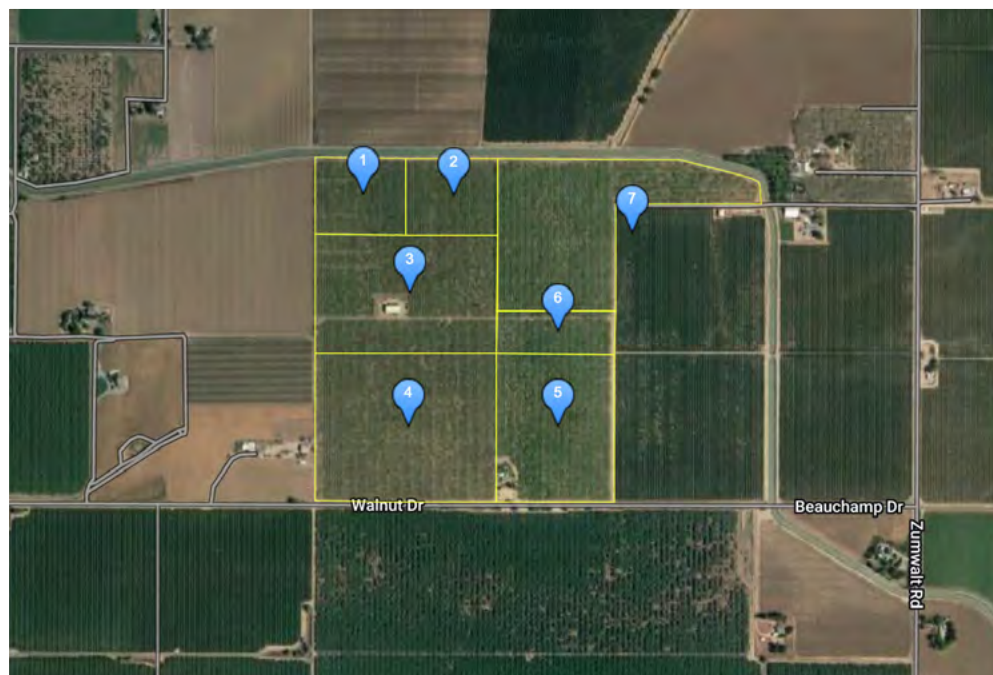
016-210-028 – 49.57 Acres

016-330-024 – 40.79 Acres

Orchard

The property is farmed to 183 +/- acres, more or less, of high yielding walnut orchards. Historical yields are excellent and are available to qualified Buyers for review. The east block is planted to 78 +/- acres of 18 year old Howard variety walnut orchard on paradox rootstock and a 25 X 18 foot spacing. The Howard block produced 7,134 pounds to the acre in 2022.

The west block is planted to 105 +/- acres of 15 year old Chandler variety walnut orchard on paradox rootstock and a 25 X 18 foot spacing. The Chandler block produced 6,499 pounds to the acre in 2022. Both orchard blocks have a few interplants planted on clonal rootstocks.



#	APN	Address
7	016330024000	, CA
6	016210026000	, CA
5	016210027000	5739 Walnut Dr Williams, CA 95987
4	016210028000	, CA
3	016210025000	5631 Walnut Dr Williams, CA 95987
2	016210002000	, CA
1	016210001000	, CA

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Residence

The residence located on the property at 5739 Walnut Drive was originally built in 1967 and is listed as 2,534 square feet with 3 bedrooms, 2.5 bathrooms and an office. The current owners with pride of ownership have completed extensive renovations including major remodels of bathrooms, the kitchen and dining area, new windows and doors, a new 40 year roof in 2005 and a newly paved large driveway. In 2021 additional improvements were made with new landscape irrigation, sidewalks and a large cement area in front of the garage. The garage is 800 square foot and will fit 3 cars. In addition, the residence area has a 650 square foot in laws quarters with a bedroom, bathroom and kitchen. The home has a spacious, open floor plan in a beautiful country setting making it perfect for entertaining guests.

Shop

The property has a large 60 X 100 foot shop with 25 foot high ceilings and a 25 foot overhang for additional weather sheltered parking. The shop and gravel pad area allow for plenty of room for farming equipment.

Soils

The soils on this ranch are excellent and all rated as Class #1 and Class #2 soils. These soils as evidenced by the vigorous growth of the walnut trees are well suited for orchard production or most other types of crops. (See attached soil profile map)

Water

The orchard is irrigated by three wells. The owners had a new well drilled to 440 feet in 2015. This well has test pumped up to 2,500 gallons per minute and has excellent water. Standing water levels for this well were measured at only 27 feet and it has been an excellent well even through recent drought years. In addition, there are two other agricultural wells used on the property. Water is delivered to the trees by sprinklers that get full coverage.

The property touches the GCID water canal on the north boundary of the property. The property lies within the service area of the GCID and annexation into the district may be a possibility. Buyer to conduct their own due diligence to determine GCID annexation feasibility.

Comments

This is an excellent opportunity to purchase a premium property in an area where farms rarely come up for sale. The property has high quality orchards with high yields, excellent soils and water and a beautiful residence and shop for country living. The property has multiple parcels and the current owners have explored different parcel configurations which may be possible. This property is turn key. Call Broker today for more information and a private property tour.



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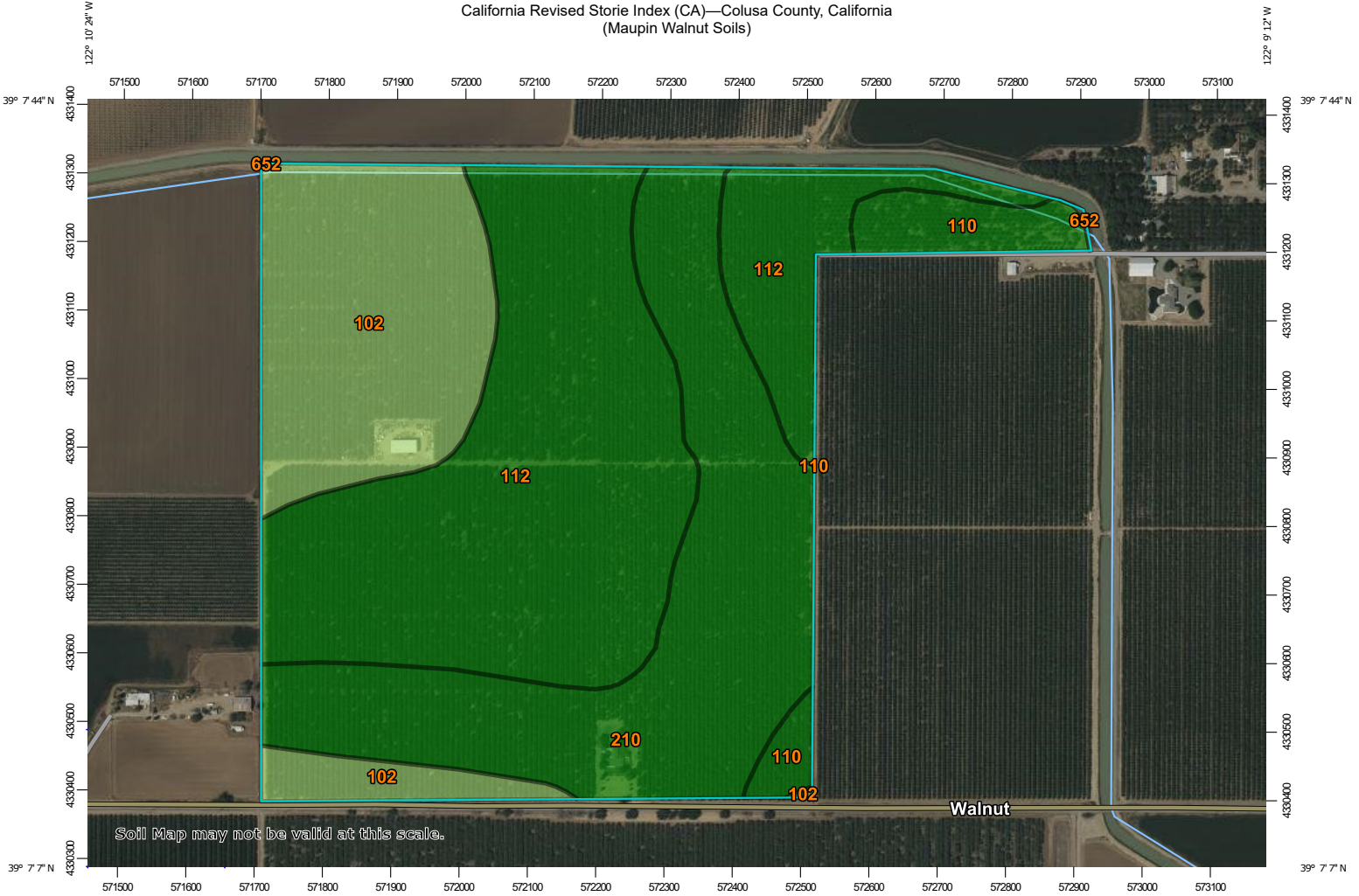
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Soil Map

Premium Farm Land, High Yielding Walnut Orchard & 2,534 sq/ft Home

California Revised Storie Index (CA)—Colusa County, California (Maupin Walnut Soils)



MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

Soil Rating Lines

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

Soil Rating Points

- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor

- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Colusa County, California
Survey Area Data: Version 18, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

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.

Soil Map (Cont.)

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Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)
- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)

- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition
 Component Percent Cutoff: None Specified
 Tie-break Rule: Lower

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	Grade 2 - Good	Capay, clay loam (90%)	43.1	22.0%
			Capay, clay (5%)		
			Capay, clay loam, occasionally flooded (1%)		
110	Hustabel sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent	Hustabel, sandy loam (80%)	8.9	4.5%
			Westfan, loam (10%)		
112	Westfan loam, 0 to 2 percent slopes	Grade 1 - Excellent	Westfan, loam (80%)	86.1	43.9%
			Hustabel, sandy loam (5%)		
210	Corval loam, 0 to 3 percent slopes	Grade 1 - Excellent	Corval, loam (85%)	58.0	29.5%
			Vina, loam (9%)		
652	Water	Not Rated	Water (100%)	0.1	0.0%
Totals for Area of Interest				196.2	100.0%

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Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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