

Tehama Pistachios

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

71+/- Acres
Pistachio Orchard
Tehama, CA



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Property Information

Location:	From Interstate 5 take the Gyle Road Exit. Go East for 1.7 miles. Go left on Highway 99W for 1.4 miles. Go right on Tehama Ave for 0.5 miles, the property is on the right side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Tehama County APN#: 064-310-004
Soils:	The entire farm is comprised of primarily Class III Soils. Please review the attached soils map for more information.
Water:	The property is in the El Camino Irrigation District. The orchard is irrigated with district water via a booster pump. The orchard irrigates in one set on dual line drip irrigation.
Orchard:	There are 65+/- acres of Golden Hills on UCB1 rootstock planted in 2018 The orchard is planted on a 19x17 spacing The orchard is set to start producing for the 2024 crop year!
Leases:	There are no leases on the subject property.
Oil, Gas, & Mineral Rights:	Any oil, gas, and mineral rights owned by the seller are to 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:	\$2,059,000
Terms:	Cash at the close of escrow
Comments:	Young pistachio orchard coming into production. Hard to find 6th leaf orchard in an area with an abundance of clean water. This orchard has the potential to produce nuts for the next 50+ years! Please call Charter Realty for more info!

Young Pistachio Orchard in September of 2023



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Looking Down The Row



New Growth On Young Trees



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Booster Pump & Filter Station

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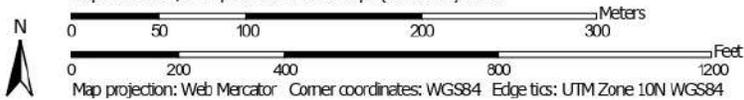
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Irrigated Capability Class—Tehama County, California
(SidhuPistachios)



Soil Map may not be valid at this scale.

Map Scale: 1:4,130 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/4/2023
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Irrigated Capability Class—Tehama County, California
 (SichuPistachios)

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 1:20,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <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: Tehama County, California Survey Area Data: Version 17, Sep 7, 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: May 8, 2019—Jun 21, 2019</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
HgA	Hillgate loam, 0 to 3 percent slopes	3	26.1	37.1%
Mx	Moda loam, 0 to 3 percent slopes, MLRA 17	3	40.1	57.1%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	4.1	5.8%
Totals for Area of Interest			70.4	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.

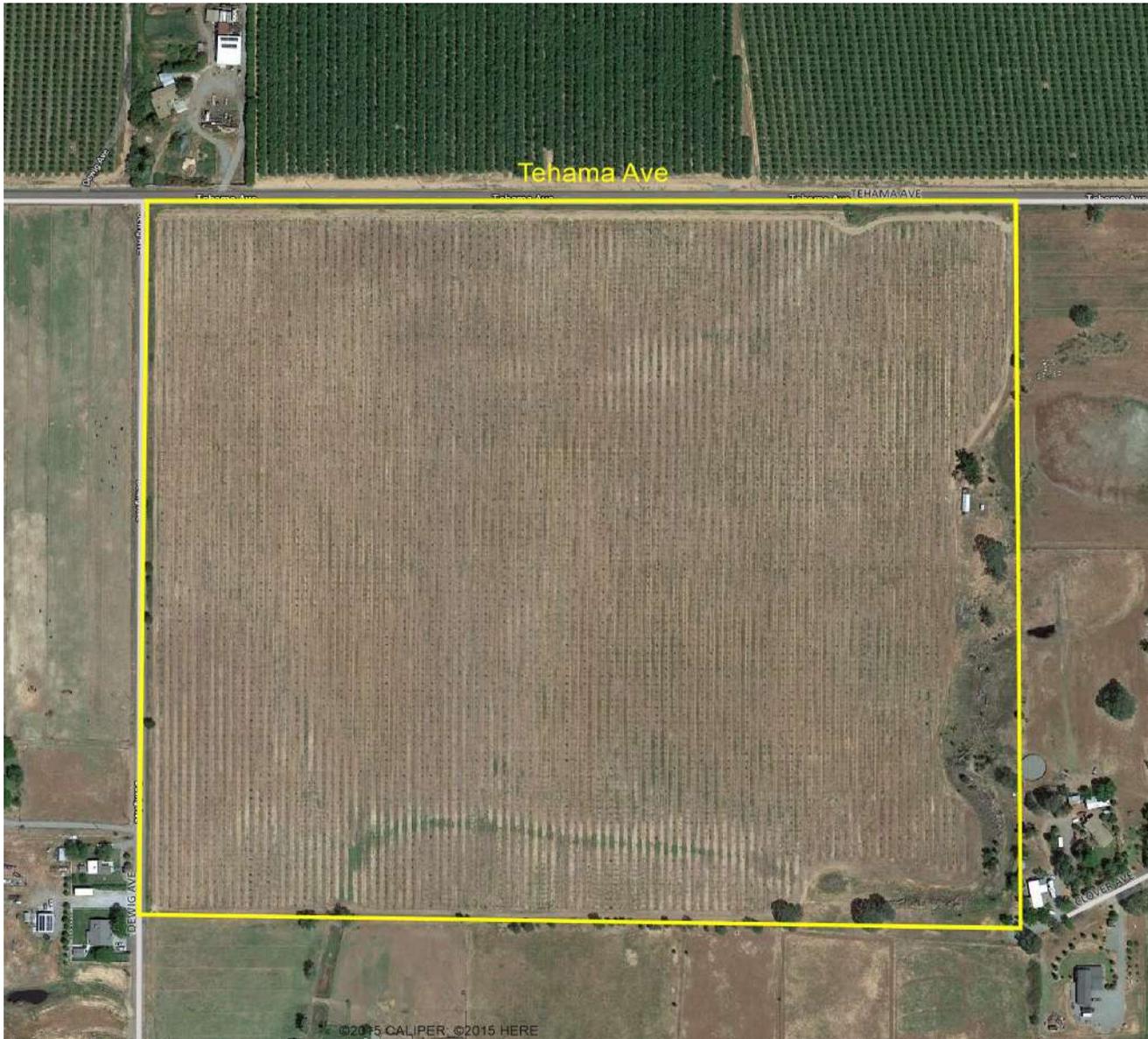
Rating Options

Aggregation Method: Dominant Condition

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