

Esparto Almonds

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

120.29+/- Acres
Almond Orchard
Esparto, CA



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Property Information

Location:	From Interstate 505 take the Road 27 Exit. Go West for 1 mile and make a right on Road 89. Go left on Road for 25 for 1.8 miles. The property will be on your left hand side. Please DO NOT TRESPASS!!! Shown by APPOINTMENT ONLY!
APN#'s:	Yolo County APN#: 050-080-013
Soils:	The farm is comprised of class I & II soils. Please see the attached soils map.
Almond Orchard:	There are 111 acres of almonds planted on the subject property. They were planted in the Spring of 2018 on a 22x16 Spacing and are as follows: 50% Nonpareil on Krymsk 25% Monterey on Krymsk 25% Carmel on Krymsk
Water:	Dual source Water: 2 irrigation wells drilled in 2018 and 2019. The orchard is also in Yolo Flood Control & Water Conservation District. The orchard sits on the Winters Canal and has a lift pump in the canal. The orchard irrigates in 2 sets via a dual line/dual manifold buried drip irrigation system.
Leases:	There are no leases on the subject property. The orchard is custom farmed by a local operator. The operator would be interested in speaking with the new buyer if they are in need of assistance.
Oil, Gas, & Mineral Rights:	Any oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow.

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Taxes:

The property is enrolled in the Williamson Act and the taxes will be low at the close of escrow.

Price:

\$3,428,265 or \$28,500 per acre

Terms:

Cash at the close of escrow

Comments:

1st class almond orchard on great soils & dual sourced water. This is a unique opportunity to purchase an almond orchard that has been developed with quality in mind. This orchard is uniform, pruned well, fertilized & irrigated properly. This orchard has the potential to produce large crops in the coming years. Call 530-870-2717 for a private showing today!

6th leaf almond orchard post harvest



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Groundwater well with flow meter



Lift pump, filter station with well tie in



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Water District Canal, Lift Pump, Fertilizer Tank

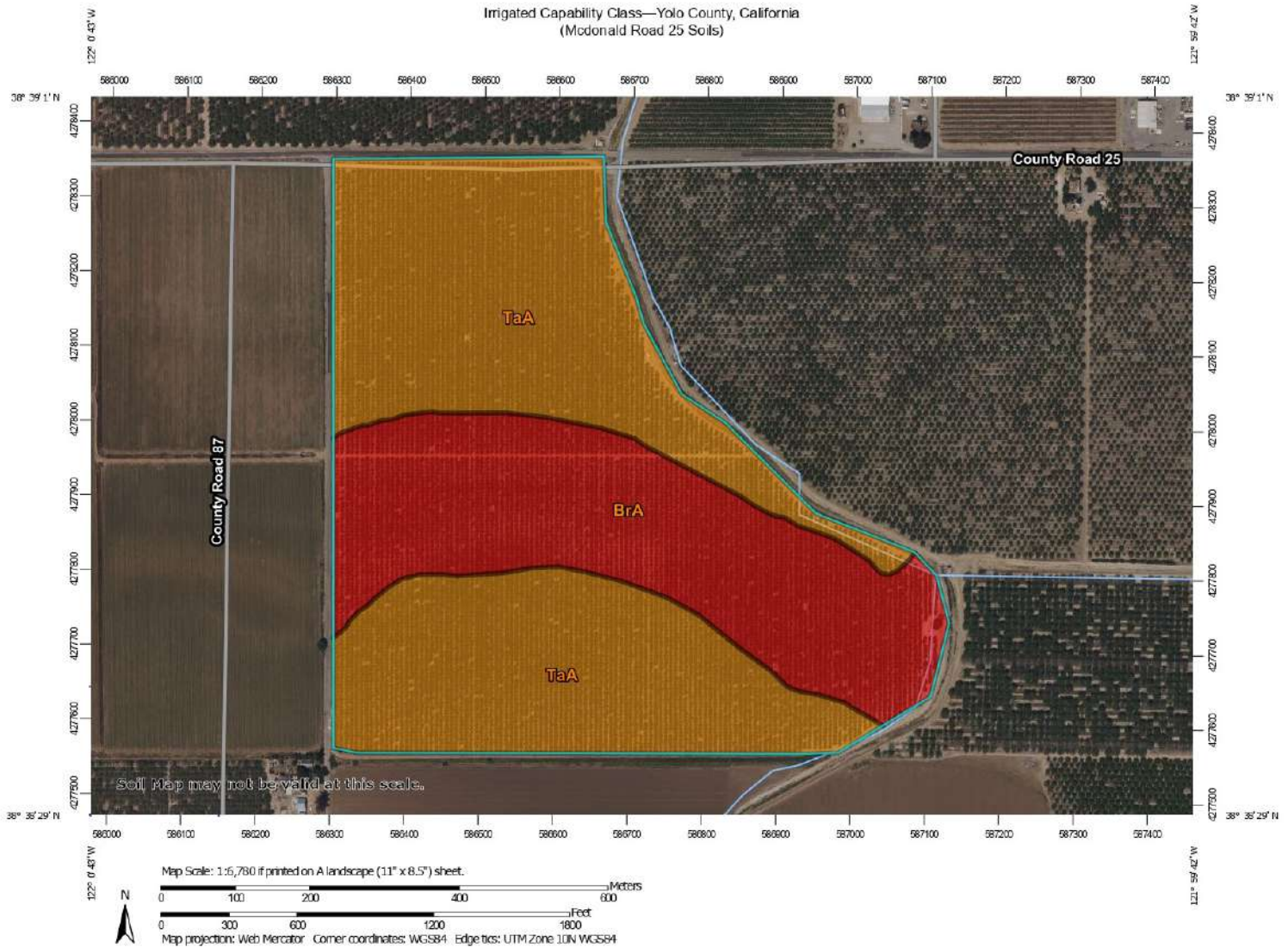
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USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey




































11/17/2023
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Irrigated Capability Class—Yolo County, California
 (McDonald Road 25 Soils)

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
-  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
- Soil Rating Lines**
-  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
- Soil Rating Points**
-  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
- 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 1:20,000.

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 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: Yolo County, California
 Survey Area Data: Version 21, Sep 12, 2023

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

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 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.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	42.2	36.4%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	73.9	63.6%
Totals for Area of Interest			116.1	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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