Proberta Walnuts

358.18+/- Acres
Walnut Orchard
Proberta, CA

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

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Property Information

Location:	From Interstate 5 take the Flores Ave Exit. Go East for 2.4 miles. Go left on Highway 99W for 0.6 miles. Go right on Westover Road. As soon as you drive over the railroad tracks the property is on the left side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Tehama County APN#s: 037-100-007, 037-100-010, 037-130-005
Soils:	The entire farm is comprised of primarily Class I-IV Soils. Please review the attached soils map for more information.
Water:	There are 2 irrigation wells on the subject property. The orchard irrigates in 4 sets. The younger block of walnuts is irrigated with a solid set irrigation system. The 35 Acres of Chandlers on Paradox planted in 2007 are irrigated with micros and the balance of the orchards are irrigated with drip irrigation.
Orchard:	There are 321+/- acres in 3 blocks of Chandler Walnuts, breakdown as follows: 139+/- Acres of Chandlers on VX211 rootstock planted in 2020 on a 25x22 Spacing 35+/- Acres of Chandlers on Paradox rootstock planted in 2007 on a 25x22 Spacing 40+/- Acres of Chandlers on Paradox rootstock planted in 2012 on a 25x22 Spacing 40+/- Acres of Chandlers on Paradox rootstock planted in 2013 on a 25x22 Spacing 49+/- Acres of Chandlers on Paradox rootstock planted in 2014 on a 25x22 Spacing 18+/- Acres of Chandlers on Paradox rootstock planted in 2007 on a 25x22 Spacing
Home & Shop:	There is a 2 bedroom 1 bathroom 1,014sqft home with an equipment storage shed behind it. The home is currently occupied and the equipment storage shed is providing shade for the farms equipment.
Leases:	There are no leases on the subject property.

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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:	$6,447,240
Terms:	Cash at the close of escrow
Comments:	Young & producing walnut orchard! This orchard is at the front end of its economic life. It has the foundation to be a high producing walnut orchard in an area of California with an abundance of ground water. Please call Charter Realty for more info!

2014 Chandler Walnuts

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Irrigation Well in Young Walnut Block

Storage Shed

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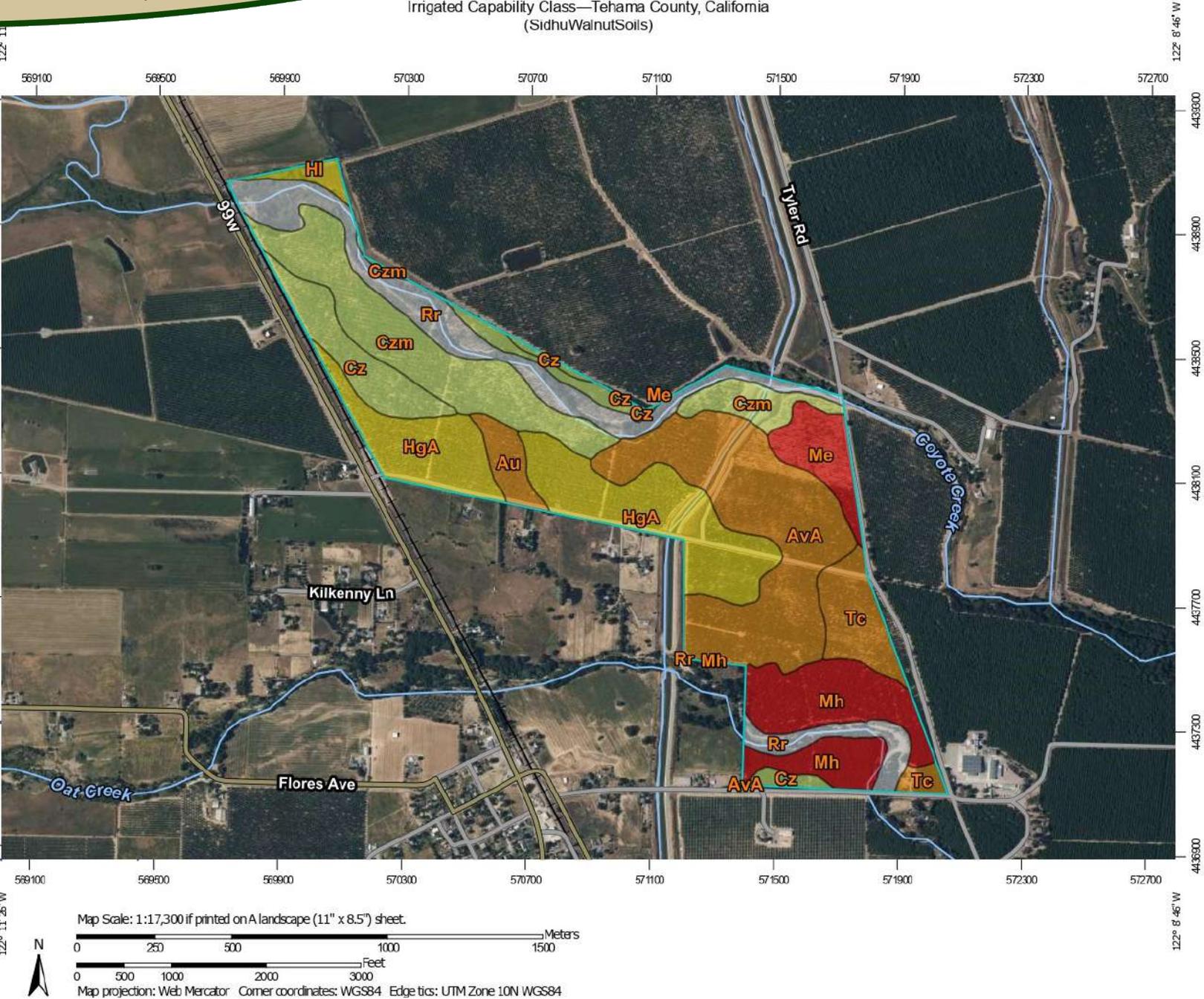**Proberta, CA**

Farmhouse

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Irrigated Capability Class—Tehama County, California
(SidhuWalnutSoils)

Map Scale: 1:17,300 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0   250   500   1000   1500

Feet
0   500 1000   2000   3000

Map projection: Web Mercator   Corner coordinates: WGS84   Edge tics: UTM Zone 10N WGS84

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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

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.

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: Tehama County, California
Survey Area Data: Version 17, Sep 7, 2022

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

Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019

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
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	8.3	2.2%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	77.0	20.7%
Cz	Cortina coarse sandy loam, MLRA 17	4	24.1	6.5%
Czm	Cortina gravelly fine sandy loam, moderately deep	4	66.5	17.9%
HgA	Hillgate loam, 0 to 3 percent slopes	3	68.1	18.3%
Hl	Hillgate silt loam, 0 to 3 percent slopes	3	3.9	1.0%
Me	Maywood loam, 0 to 3 percent slopes	1	14.5	3.9%
Mh	Maywood silt loam, 0 to 3 percent slopes	1	40.2	10.8%
Rr	Riverwash		49.6	13.3%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	19.9	5.3%
Totals for Area of Interest			**372.2**	**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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