

Millsaps Ranch

CHARTER REALTY


www.CharterFarmRealty.com

(530) 666-7000

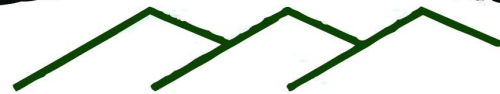
273+/- Acres

Orchard Development Opportunity

Willows, CA



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Property Information

| | |
|-----------------------------|--|
| Location: | From Interstate 5 in Willows, CA go west on Highway 162 for 1.9 miles. Go Right on County Road D for 1.0 miles. Go Left on County Road 48 for 1.7 miles. The property will be on the right side of the road. Shown by appointment only! DO NOT TRESSPASS! |
| APN#: | Glenn County APN#: 021-040-011 |
| Farm: | There are approximately 260 plantable acres. The property is flat to gently rolling. Neighboring farms are planted to high-density olives, walnuts, almonds, hay crops, and pistachios. This is an opportunity for someone to do a large scale planting on virgin tree ground. |
| Soils: | Along with many properties in this area, this farm is comprised of primarily Class II-IV Soils. Please review the attached soils map for more information. |
| Water: | The property has a district outlet from Glide Water District. The outlet has approximately 1,800 gpm of capacity. There are no wells currently on the property, but a local well driller suggests ground water can be found along the eastern edge of this farm. |
| Leases: | There are no leases on the subject property. |
| 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. The property taxes will remain low at the close of escrow. |
| Price: | \$3,276,000 or \$12,000 per acre |
| Terms: | Cash at the close of escrow |
| Comments: | Virgin Ground Orchard Development Opportunity. There are fewer and fewer properties in the Sacramento Valley that have never had an orchard planted on it. This is an opportunity to plant in an area with diverse crops and great yields. This property has district water and ground water potential. Please call 530-666-7000 for a private showing today! |

Subject Property with Pistachios, Walnuts, Olives, and Almonds in the background



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Subject Property With Hay Crops & Wheel Line in the Background



District Outlet



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Equipment Storage & Farm Headquarters

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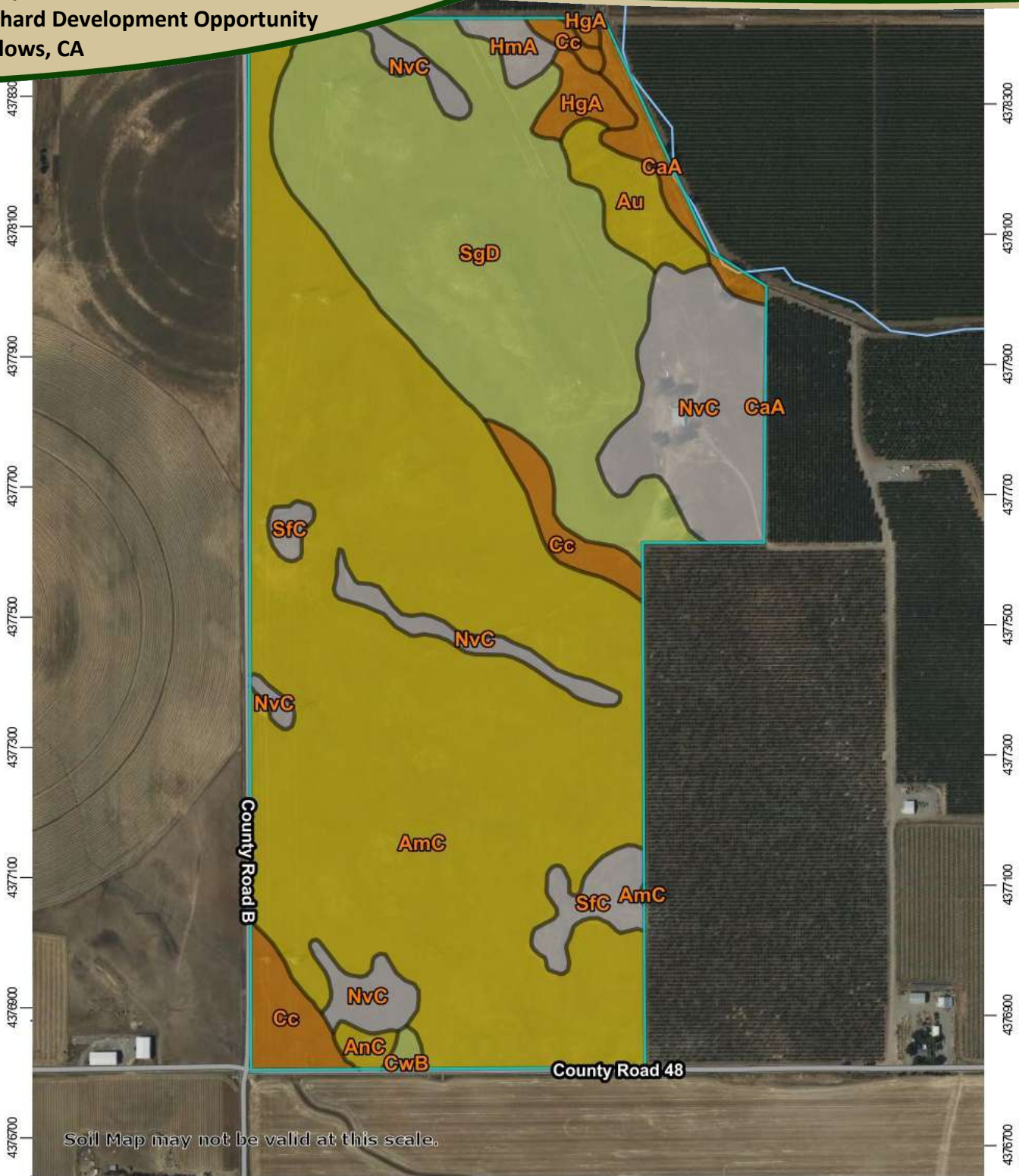
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







Soil Map may not be valid at this scale.

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Irrigated Capability Class—Glenn County, California
 (Millsaps Soil)

| 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>MAP INFORMATION</p> <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <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: Glenn County, California Survey Area Data: Version 19, Sep 6, 2023</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 7, 2022—May 31, 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> |
| <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography | | |

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| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| AmC | Altamont-Nacimiento association, 3 to 15 percent slopes | 3 | 141.2 | 53.2% |
| AnC | Altamont-Shedd association, 3 to 15 percent slopes | 3 | 1.2 | 0.5% |
| Au | Artois clay loam | 3 | 5.8 | 2.2% |
| CaA | Capay clay, 0 to 4 percent slopes, MLRA 17 | 2 | 3.9 | 1.5% |
| Cc | Clear Lake clay, 0 to 4 percent slopes, MLRA 17 | 2 | 9.6 | 3.6% |
| CwB | Coming gravelly loam, 2 to 8 percent slopes | 4 | 0.7 | 0.3% |
| HgA | Hillgate loam, 0 to 2 percent slopes, MLRA 17 | 2 | 3.2 | 1.2% |
| HmA | Hillgate gravelly loam, 0 to 2 percent slopes | | 2.1 | 0.8% |
| NvC | Newville gravelly loam, 3 to 15 percent slopes | | 28.2 | 10.6% |
| SfC | Shedd silty clay loam, 3 to 15 percent slopes | | 5.4 | 2.0% |
| SgD | Shedd-Altamont association, 10 to 30 percent slopes | 4 | 64.4 | 24.2% |
| Totals for Area of Interest | | | 265.5 | 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.

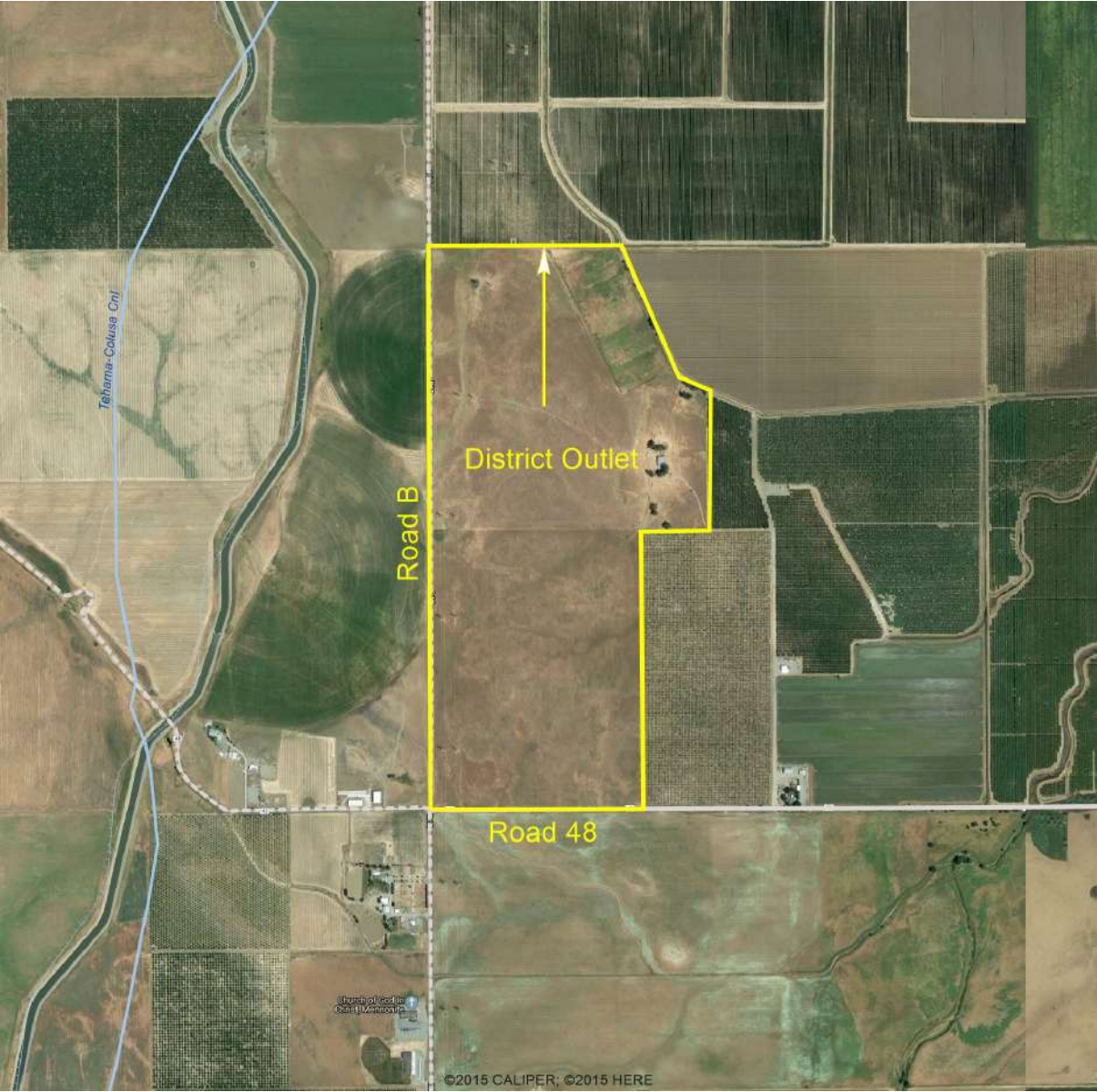
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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