

Agricultural Processing Facility



BILL CHANCE REALTY
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Agricultural Processing Facility

Location: 7770 County Road 29, Glenn, CA 95943

Parcel Size: 47.53 acres

Assessor's Parcel
Numbers: 023-100-012

Zoning: AE-40

Soils: See Soils Map

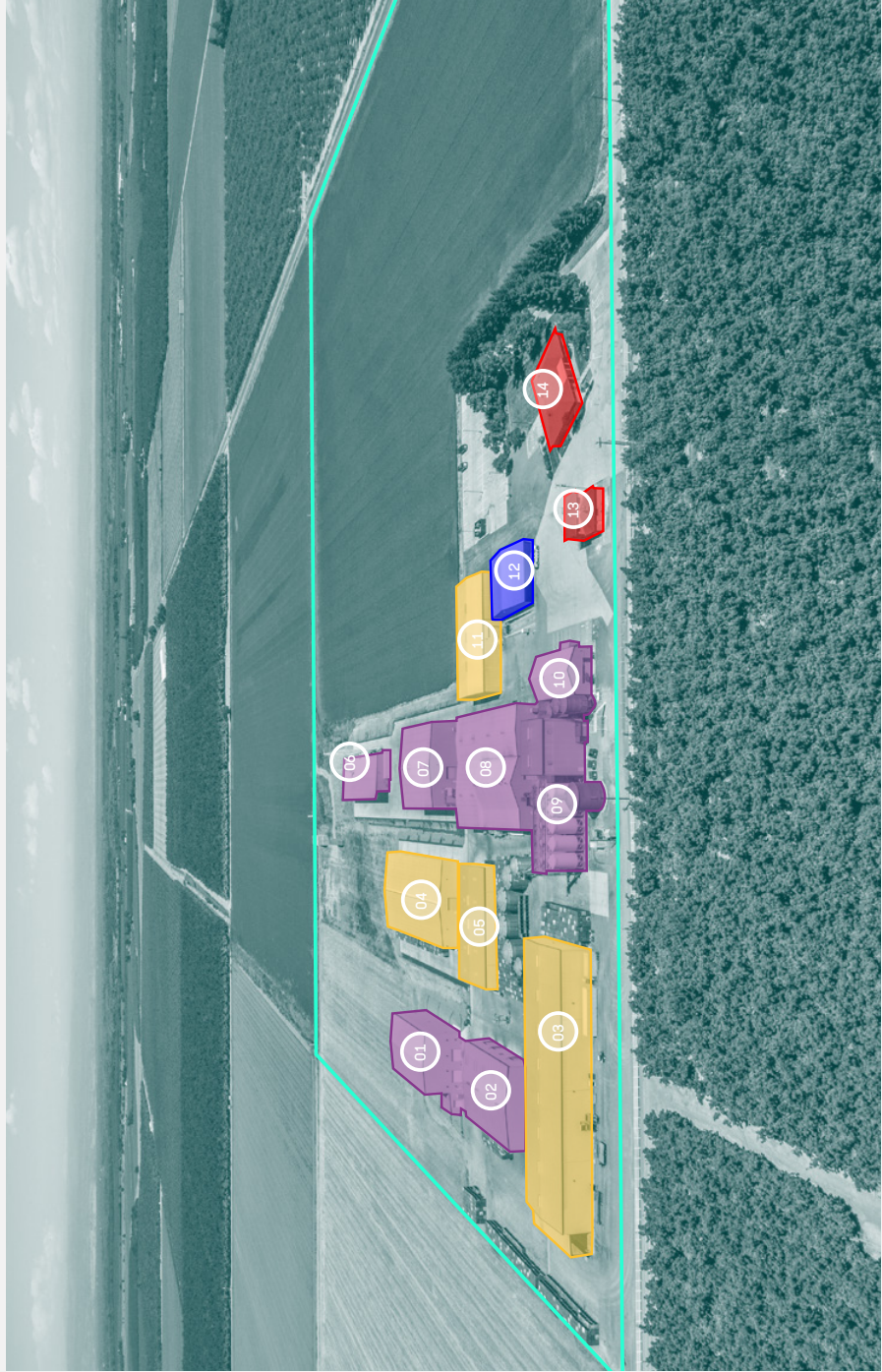
Water: Provided by a domestic well and an Ag well for the farm ground.

DESCRIPTION

A good processing facility that has historically been used for seed field crops. This facility has 14 buildings with approximately 149,000 square feet including a state of the art fumigation building, professional office and lab space. There is extensive concrete flat work and parking areas. The property is laid out well for large truck access and includes a truck scale. Interstate 5 sits 10 miles to the west of this facility which is a major North-South route for the west. In addition to the improved portion of the property there is approximately 24 acres of good open farm land which has been rented to a local farmer. Agriculture stands as the top industry in the County of Glenn, generating \$581,950,000 in gross production value in 2022 and this property provides an opportunity to take advantage of that along with the other counties in the north valley.

Price: \$5,900,000

The information contained herein including, but not limited to, all acreage has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy



Key

- 01 Conditioning Building
- 02 Warehouse 7
- 03 Warehouse 9
- 04 Warehouse 1
- 05 Warehouse 6
- 06 Furnigation Building
- 07 Warehouse 10
- 08 Warehouse 2
- 09 Art's Mill
- 10 Quality Assurance Lab
- 11 Warehouse 5
- 12 Warehouse 8
- 13 Old Office / Future Seed Production Research Building
- 14 Main Office

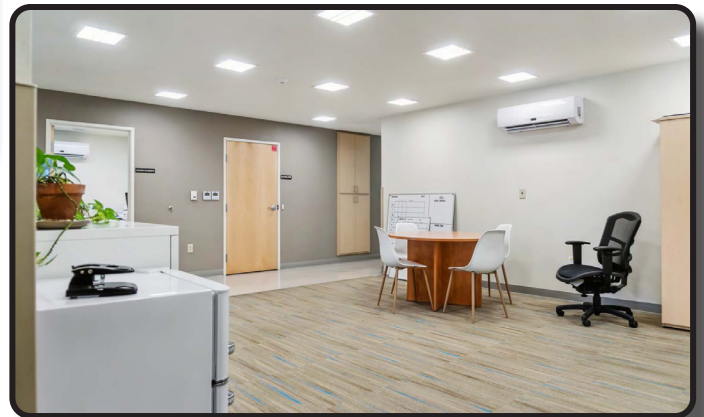
- Maintenance
- Office / Admin
- Workshop / Storage
- Production / Warehouse

Indicative Site Boundary

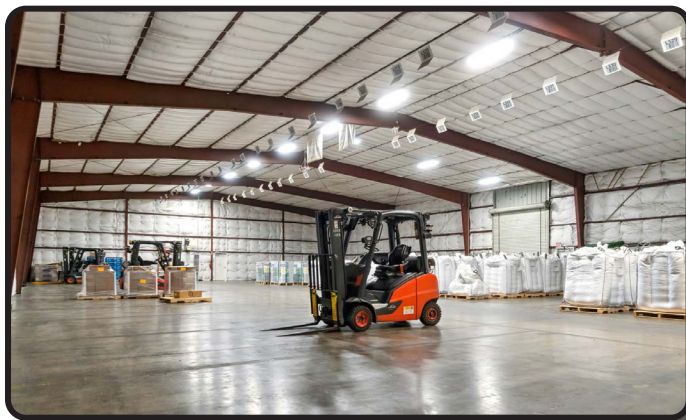
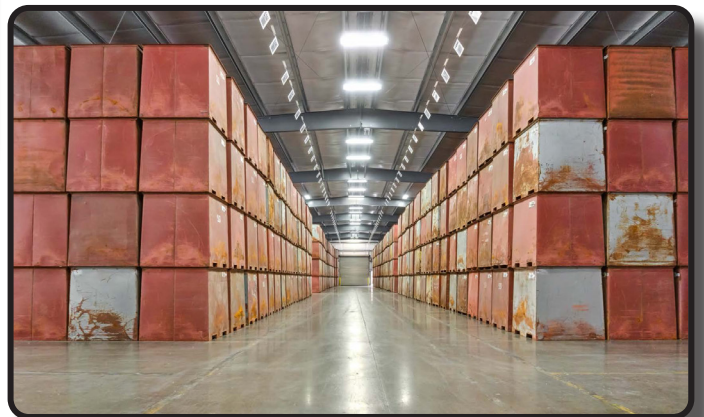
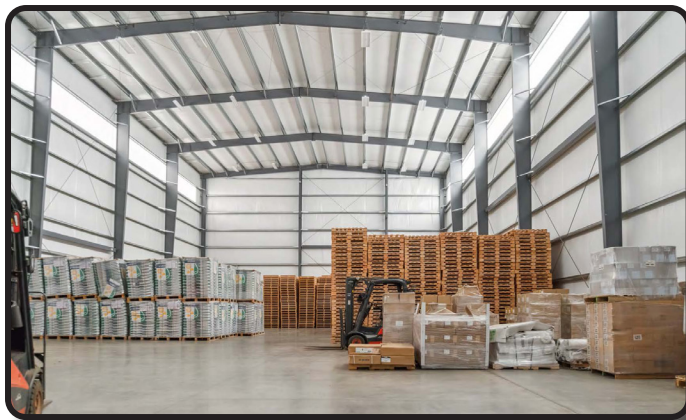
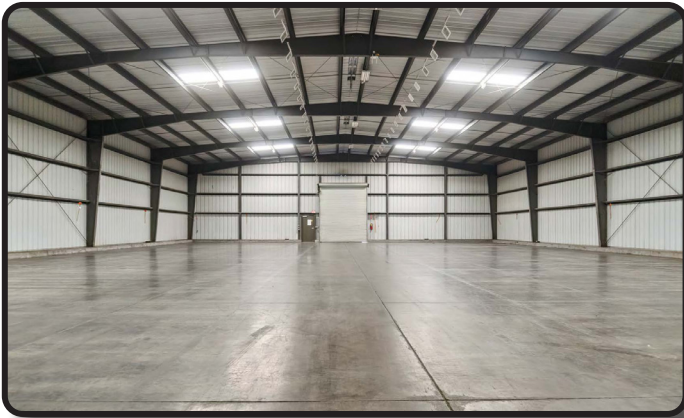
<p>Number of Buildings</p> <p>Upgrades</p> <p>New TPO Roofs with 20 year warranty 2017 Buildings 2 & 5 2019 Building 8, 10, Break Room and QA Lab</p> <p>2013 Main Office complete renovation 2023 Building 4 renovation</p> <p>2020 Building 14 construction was completed and is a Warehouse</p>	<p>The Property contains a total of 14 buildings including:</p> <ul style="list-style-type: none"> • Building 1 - Breakroom/QA Lab (Circa 1958); 3,450 GSF • Building 2 - WH2 (Circa 1958); 21,300 GSF • Building 3 - Main Office (Circa 1969); 4,700 GSF • Building 4 - Old Office (Circa 1983); 1,830 GSF • Building 5 - Art's Mill (Circa 1983); 2,250 GSF • Building 6 - WH8 (Circa 1983); 5,700 GSF • Building 7 - WH5 (Circa 1998); 10,100 GSF • Building 8 - WH6 (Circa 1998); 9,850 • Building 9 - WH7 (Circa 2005); 10,000 GSF • Building 10 - WH9 (Circa 2009); 21,000 GSF • Building 11 - WH10 (2011); 11,800 GSF • Building 12 - WH1 (Circa 2013); 23,800 GSF • Building 13 - Fumigation (Circa 2015); 13,500 GSF • Building 14 - "New Building" (Circa 2019-2020); 10,000 GSF <p>Other un-occupied sheds, canopies and seed storage silos were identified on site but do not count as permanent occupied structures and as such do not appear to be tracked by the County Assessor.</p>
<p>Age</p>	<p>According to available historic aerial photographs the Property was constructed in phases beginning in at least 1958 and continuing through 2020. See above.</p>
<p>Most Recent Renovation</p>	<p>Building 3 was reportedly renovated in the past two years.</p>
<p>Gross Building Area</p>	<p>149,280 SF Source: Estimated</p>
<p>Reported Lease Terms</p>	<p>Owner occupied</p>
<p>Stories</p>	<p>One</p>
<p>Tenant Spaces</p>	<p>One</p>
<p>Construction Type</p>	<p>Type VB – Unprotected Wood Frame (Buildings 3 and 4). Type IIB – Unprotected Non-Combustible (All other buildings)</p>
<p>Parking Spaces</p>	<p>67 total in open lots; Includes four ADA parking spaces. Parking totals source: Site Contact</p>
<p>Visibility from Roadways</p>	<p>The Property is visible from County Road 29 to the south.</p>
<p>Access</p>	<p>The Property is accessed by a single driveway from County Road 29 to the south. Secondary access is provided by a single driveway from the unnamed gravel road to the east.</p>



Any equipment shown is subject to removal



Any equipment shown is subject to removal



Any equipment shown is subject to removal



Any equipment shown is subject to removal



United States
Department of
Agriculture

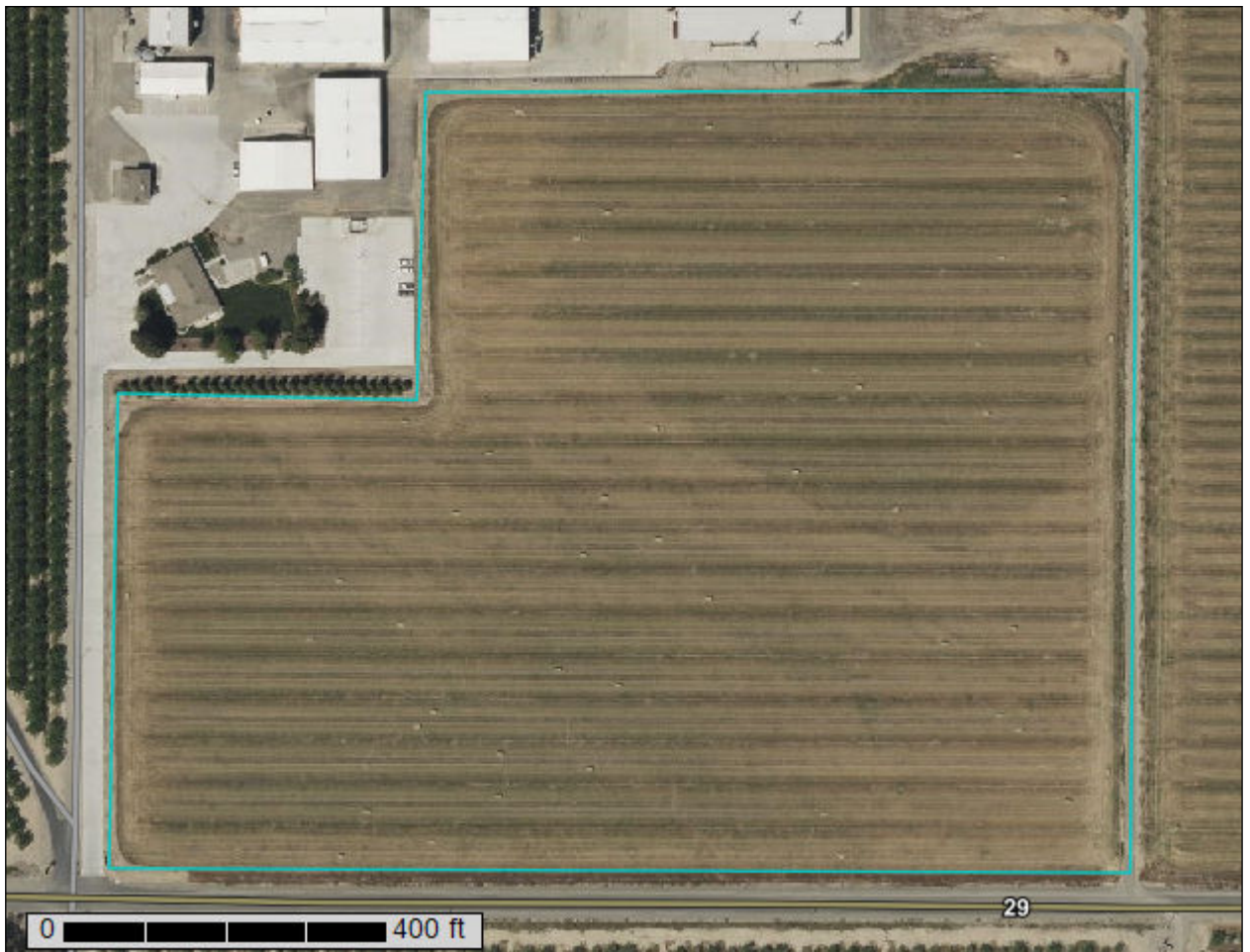
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Glenn County, California**

Syngenta



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

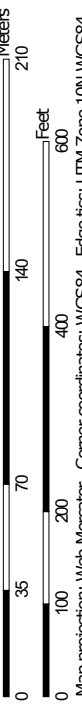
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map (Syngenta)



Soil Map may not be valid at this scale.

Map Scale: 1:2,490 if printed on A landscape (11" x 8.5") sheet.




























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

122° 2' 59" W 4390400 39° 39' 34" N
122° 2' 59" W 4390700 39° 39' 34" N
122° 2' 59" W 4390850 39° 39' 34" N
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122° 3' 22" W 4391850 39° 39' 34" N
122° 3' 22" W 4391900 39° 39' 34" N
122° 3' 22" W 4391950 39° 39' 34" N
122° 3' 22" W 4392000 39° 39' 34" N

MAP LEGEND

- Area of Interest (AOI)**
 -  Area of Interest (AOI)
- Soils**
 -  Soil Map Unit Polygons
 -  Soil Map Unit Lines
 -  Soil Map Unit Points
- Special Point Features**
 -  Blowout
 -  Borrow Pit
 -  Clay Spot
 -  Closed Depression
 -  Gravel Pit
 -  Gravelly Spot
 -  Landfill
 -  Lava Flow
 -  Marsh or swamp
 -  Mine or Quarry
 -  Miscellaneous Water
 -  Perennial Water
 -  Rock Outcrop
 -  Saline Spot
 -  Sandy Spot
 -  Severely Eroded Spot
 -  Sinkhole
 -  Slide or Slip
 -  Sodic Spot
- 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: Glenn County, California
 Survey Area Data: Version 19, Sep 6, 2023

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.

Map Unit Legend (Syngenta)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	24.6	100.0%
Totals for Area of Interest		24.6	100.0%

Map Unit Descriptions (Syngenta)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Glenn County, California

Tm—Tehama silt loam, 0 to 3 percent slopes, MLRA 17

Map Unit Setting

National map unit symbol: 2srj8
Elevation: 100 to 1,180 feet
Mean annual precipitation: 17 to 21 inches
Mean annual air temperature: 63 degrees F
Frost-free period: 180 to 260 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Tehama and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Tehama

Setting

Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Fine-silty alluvium derived from metamorphic and sedimentary rock

Typical profile

Ap - 0 to 9 inches: silt loam
BAt - 9 to 12 inches: silty clay loam
Bt1 - 12 to 19 inches: silty clay loam
Bt2 - 19 to 27 inches: silty clay loam
BCK1 - 27 to 38 inches: silty clay loam
BCK2 - 38 to 50 inches: silty clay loam
BCK3 - 50 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 3 percent
Available water supply, 0 to 60 inches: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 2s
Land capability classification (nonirrigated): 3s
Hydrologic Soil Group: C
Ecological site: R017XY905CA - Dry Alluvial Fans and Terraces
Hydric soil rating: No

Minor Components

Hillgate

Percent of map unit: 5 percent
Landform: Fan remnants
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Plaza

Percent of map unit: 5 percent
Landform: Fan remnants
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Arbuckle

Percent of map unit: 5 percent
Landform: Stream terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

References

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