

# Murphy Road 7

**CHARTER REALTY**  
www.CharterFarmRealty.com  
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413.55+/- Acres  
Orchard Development Opportunity  
Dunnigan, CA



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## Property Information

Location:	From Interstate 5 take Exit 554 (Road 8 Exit) and head East for 0.1 miles. Go left on Road 99W for 0.3 miles. Go East over the rail road tracks on Road 7. The property starts on the north side of the road as soon as you cross over the railroad tracks. NO TRESSPASSING!
APN#:	Yolo County APN#'s: 052-030-015 & 052-130-010
Row Crop Ground:	There are 485 acres bedded up for row crops. The property has historically been farmed to tomatoes, vineseeds, corn, wheat, and other row crops. Neighboring properties have converted to high yielding almond orchards in recent years.
Soils:	The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.
Water:	<p>The farm has dual source water. The entire farm is in Dunnigan Water District, which gets surface water from the Tehama Colusa Canal via the Sacramento River. It also has 3 electric wells.</p> <p>Well#1 16" casing, approximately 10 years old and produces 2,000+gpm</p> <p>Well#2 16" casing, older well (unknown age) and produces 400+/-gpm</p> <p>Well#3 16" casing, approximately 5 years old and produces 2,000+gpm</p>
Barn and Building:	There are two structures at the ranch headquarters. The barn is in decent shape, but needs some roof repair. The other building is a tear down, but has a domestic well and probably a septic tank.
Leases:	There are no leases on the subject property. It is being farmed year to year on a handshake agreement. The current farmer would be happy to lease the property from a prospective buyer, but would also leave at the buyers request.

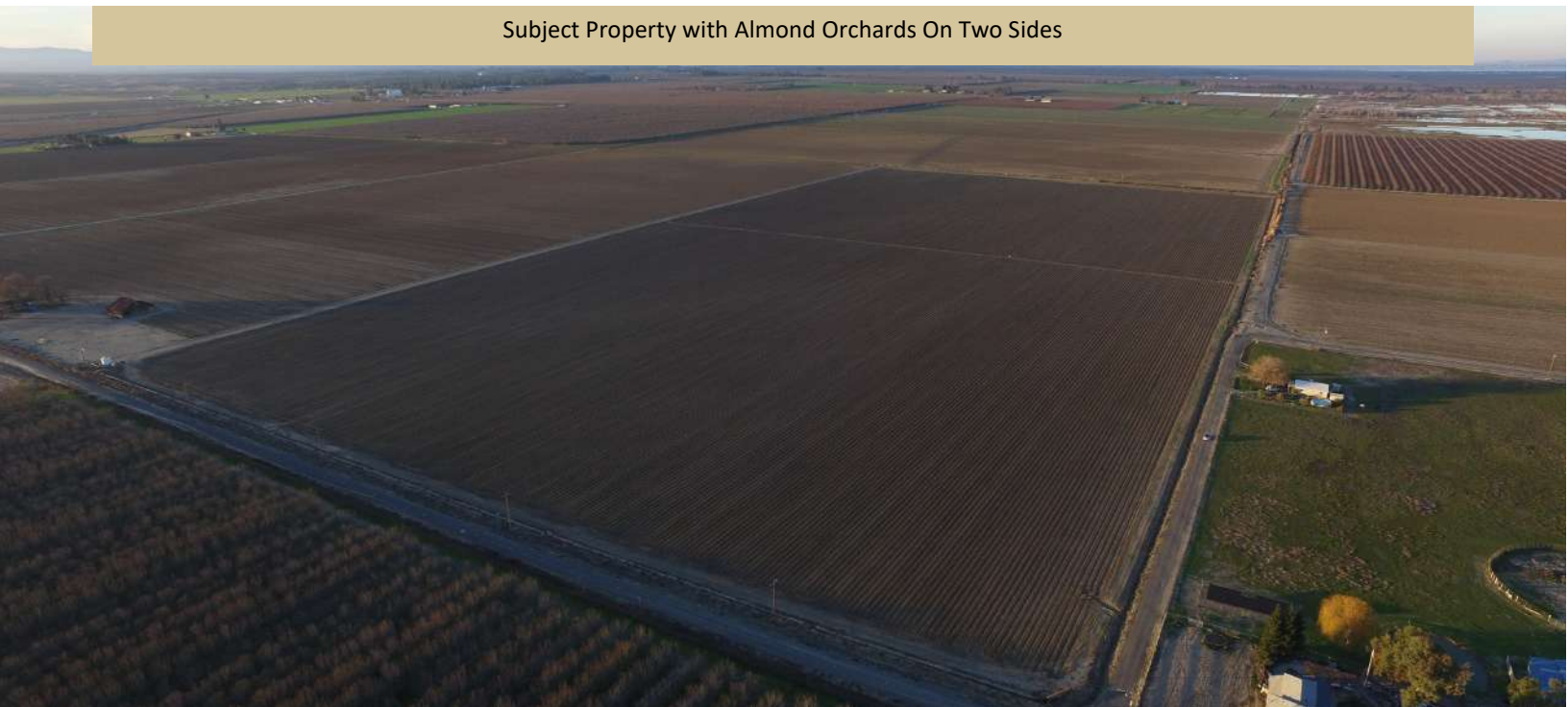
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## Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Price:	\$7,443,900 or \$18,000 per acre
Terms:	Cash at the close of escrow
Comments:	Large Sacramento Valley Farm for Sale. This property has been a high yielding row crop farm for many years. This farm has never had an orchard planted on it. Neighboring properties have converted into almond orchards over the last 10-15 years. It's ideally located 1-2 minutes from an Interstate 5 on/off ramp with railroad track frontage. Please call Charter Realty for a private showing!

Subject Property with Almond Orchards On Two Sides



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10 Year Old Well With Acid Injection System



5 Year Old Well With Spin-Clean Filter



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District Outlet#1 (DO#1)

# Murphy Road 7

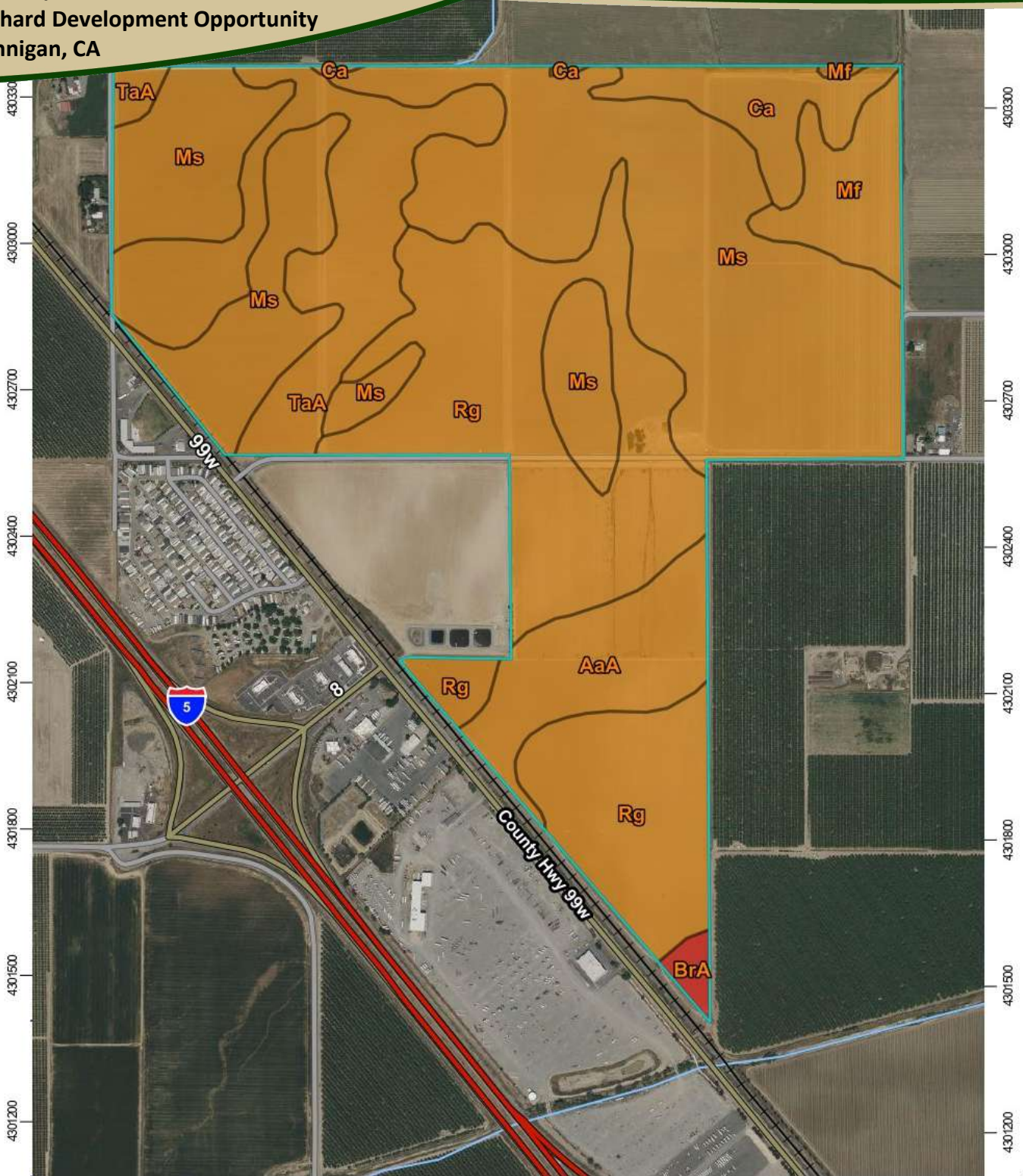
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





























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Irrigated Capability Class—Yolo County, California  
 (Murphy Ranch Soils)

MAP LEGEND	MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>	<ul style="list-style-type: none"> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <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: Yolo County, California                  Survey Area Data: Version 22, Aug 28, 2024</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 23, 2022—Apr 24, 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>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	28.5	6.9%
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	1	2.6	0.6%
Ca	Capy silty clay, 0 percent slopes, MLRA 17	2	18.0	4.3%
Mf	Marvin silty clay loam	2	18.1	4.4%
Ms	Myers clay, 0 to 1 percent slopes, MLRA 17	2	173.5	41.8%
Rg	Rincon silty clay loam	2	118.9	28.7%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	2	55.3	13.3%
<b>Totals for Area of Interest</b>			<b>414.9</b>	<b>100.0%</b>



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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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