

FOR SALE

YOUNG AVE. ALMOND ORCHARD

Arbuckle, CA 95932

- Planted in 2009
- 50% Nonpareil
- 25% Butte
- 25% Wood Colony
- Hansen Rootstock
- Class 2 Soils
- Single Drip Line
- Well with 30 HP 220 GPM Pump
- Colusa Irrigation District Water
- Currently on 20 Year Lease: Expires in 2029
 - Please contact for more details

\$550,000
± 20 Total AC.

ARBUCKLE, CA

Brad Hulbert
LAND X Real Estate, Inc.
Owner/Broker - DRE#01979855
530-848-3314
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ASSESSOR'S PARCEL NUMBER:

APN: 021-130-007

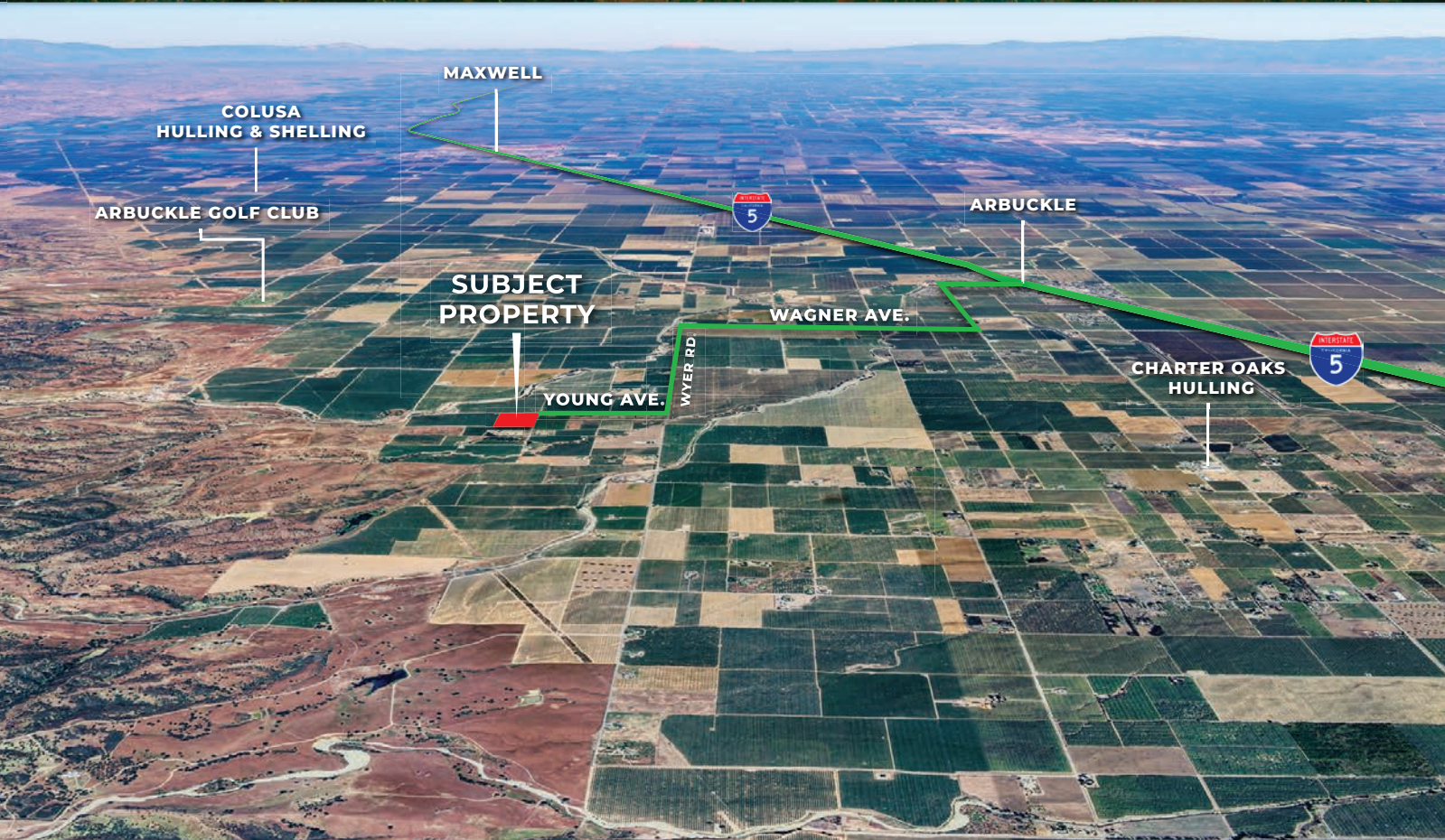
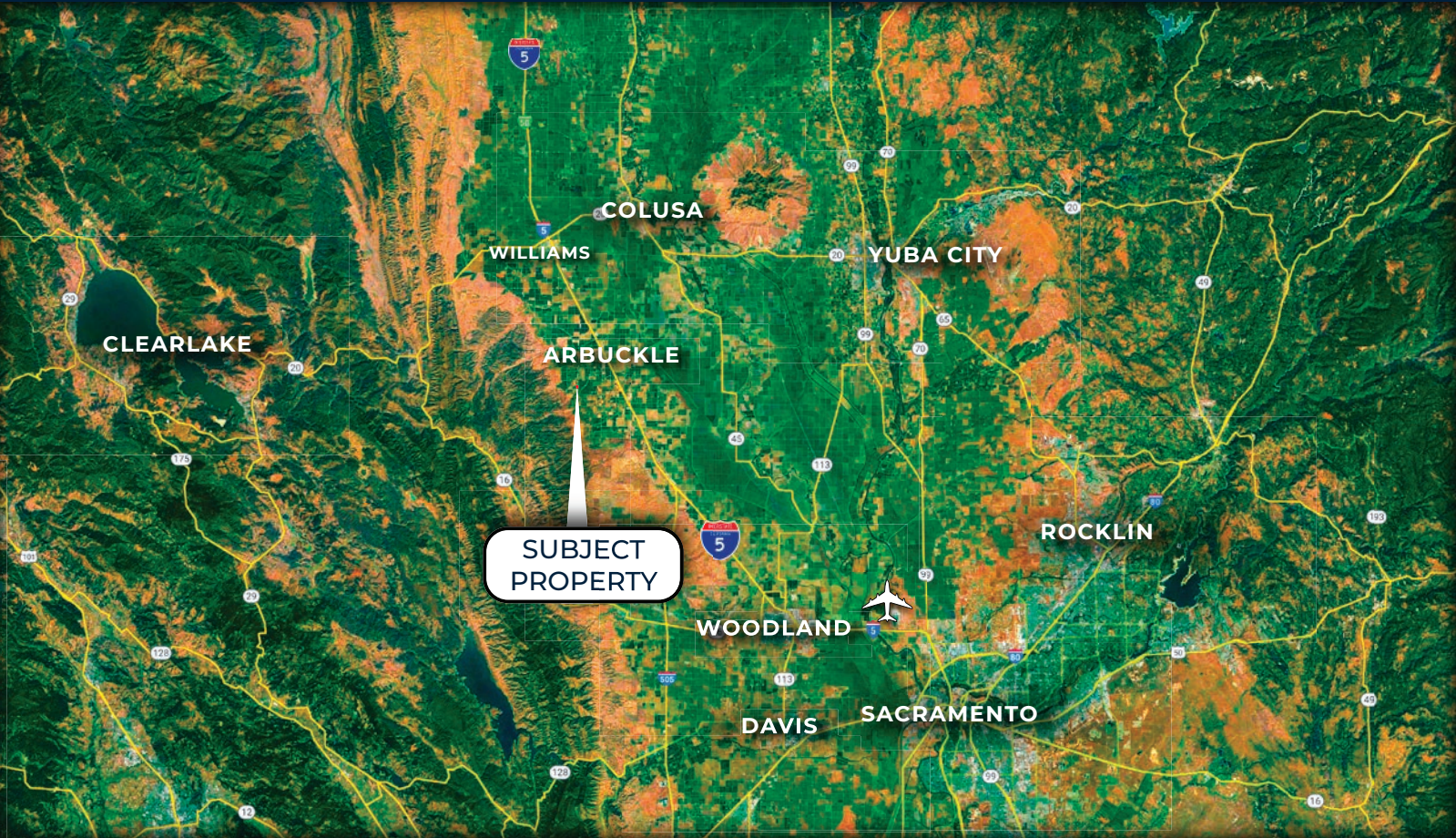
LOCATION:

Corner of Young Ave.
Arbuckle, CA 95912

5 YEAR YIELD:

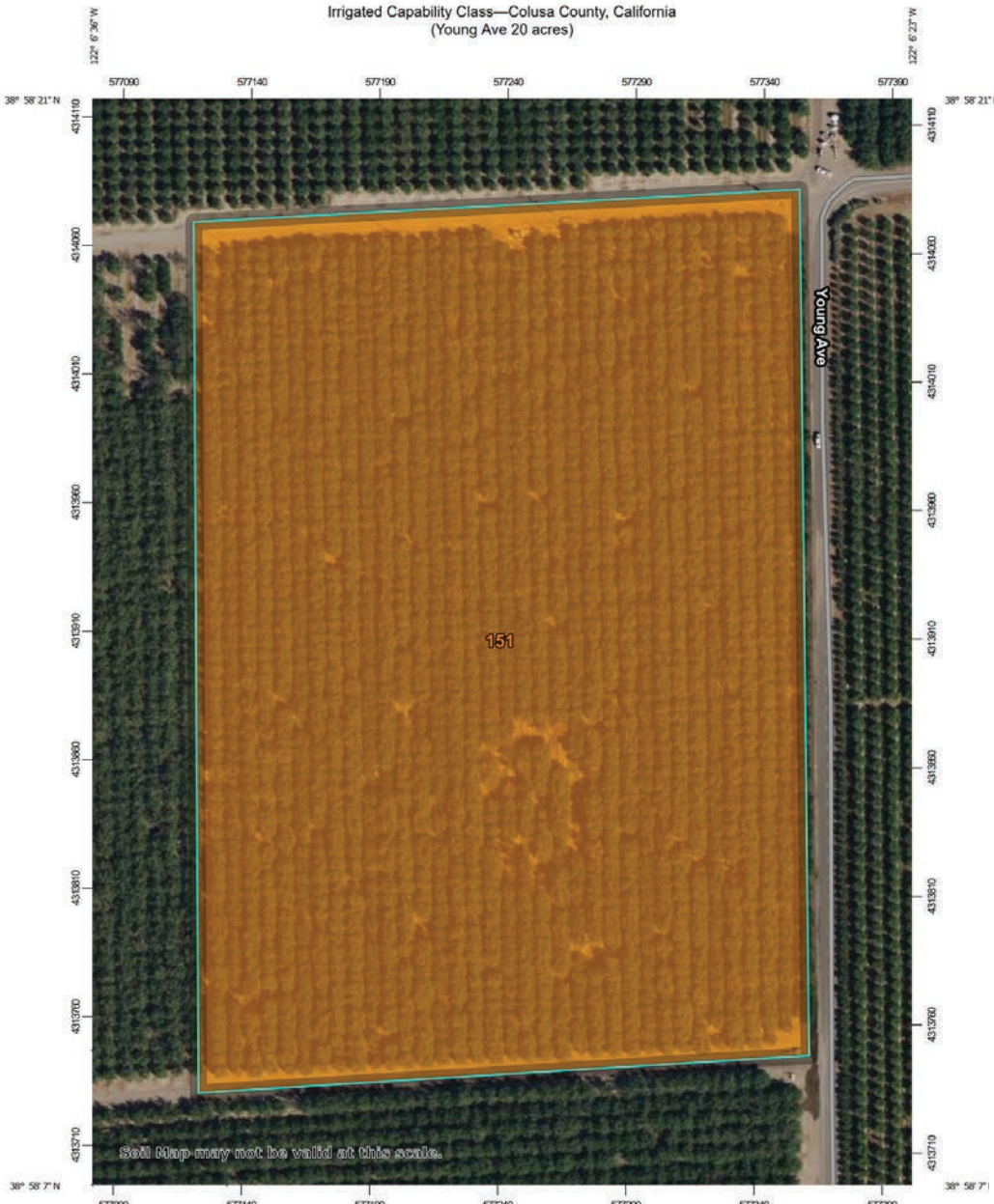
2020	————	67,701 LBS
2021	————	43,788 LBS
2022	————	42,967 LBS
2023*	————	25,611 LBS*
2024	————	48,238 LBS

*Freeze/Insect Damage



Irrigated Capability Class—Colusa County, California
(Young Ave 20 acres)

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 - 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 1:24,000.

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.

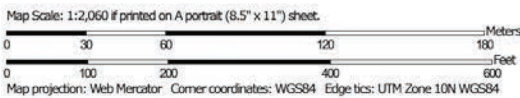
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Colusa County, California
Survey Area Data: Version 20, Aug 28, 2024

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.



Web Soil Survey
National Cooperative Soil Survey

2/21/2025
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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
151	Arbuckle-Hillgate complex, 1 to 5 percent slopes	2	19.9	100.0%
Totals for Area of Interest			19.9	100.0%

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

Component Percent Cutoff: None Specified

Tie-break Rule: Higher





LAND X
REAL ESTATE

For more information about the This property, please contact Land X or visit us Online at LandXinc.com for more exciting land ownership opportunities and steel building construction.

CONTACT

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