

Fulton Ranch

173+/- Acres
Orchard Development Potential
Orland, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



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Property Information

Location:	From Interstate 5 take the road 27 exit. Go East 1.3 miles and make a right onto County Road M. The property is 1/2 mile down on the right side of the road.
APN#:	Glenn County Assessor Parcel Numbers: 024-100-018
Use:	The property is currently being farmed to hay crops. The property has had wheat and grass hay in the past.
Soils:	The entire farm is comprised of manufactured soils. The property has 3-4 feet of top soil that was imported onto the farm. The 3 feet of top soils are equivalent to a class II soil. The seller has had the soils tested and they are suitable for orchard production
Water:	The property is not in an irrigation district, but the owner has a current permit to drill an agricultural well. A local well driller estimates that the ground water potential in the area to be 1,800 gallons per minute.
Leases:	The property is free and clear of any agricultural leases
Parcel Split:	The subject property is part of a larger parcel that is currently being split.
Oil, Gas, & Mineral Rights:	The oil, gas, & mineral rights will transfer to the buyer at the close of escrow.

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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will remain change at the close of escrow.
Price:	\$2,162,500 or \$12,500 per acre
Terms:	Cash at the close of escrow
Comments:	This farm is located in an area abundant with walnut & almond orchards. It sits on top of an aquifer that produced an uninterrupted water supply during California's historic drought. Beautiful piece of property, please call Charter Realty for more info!

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This farm has a nice volunteer hay crop growing in the spring of 2016



Almonds & Walnuts are two prevalent crops grown in this region of Glenn County



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The topography is slightly rolling. There are well maintained gravel roads for all year access.



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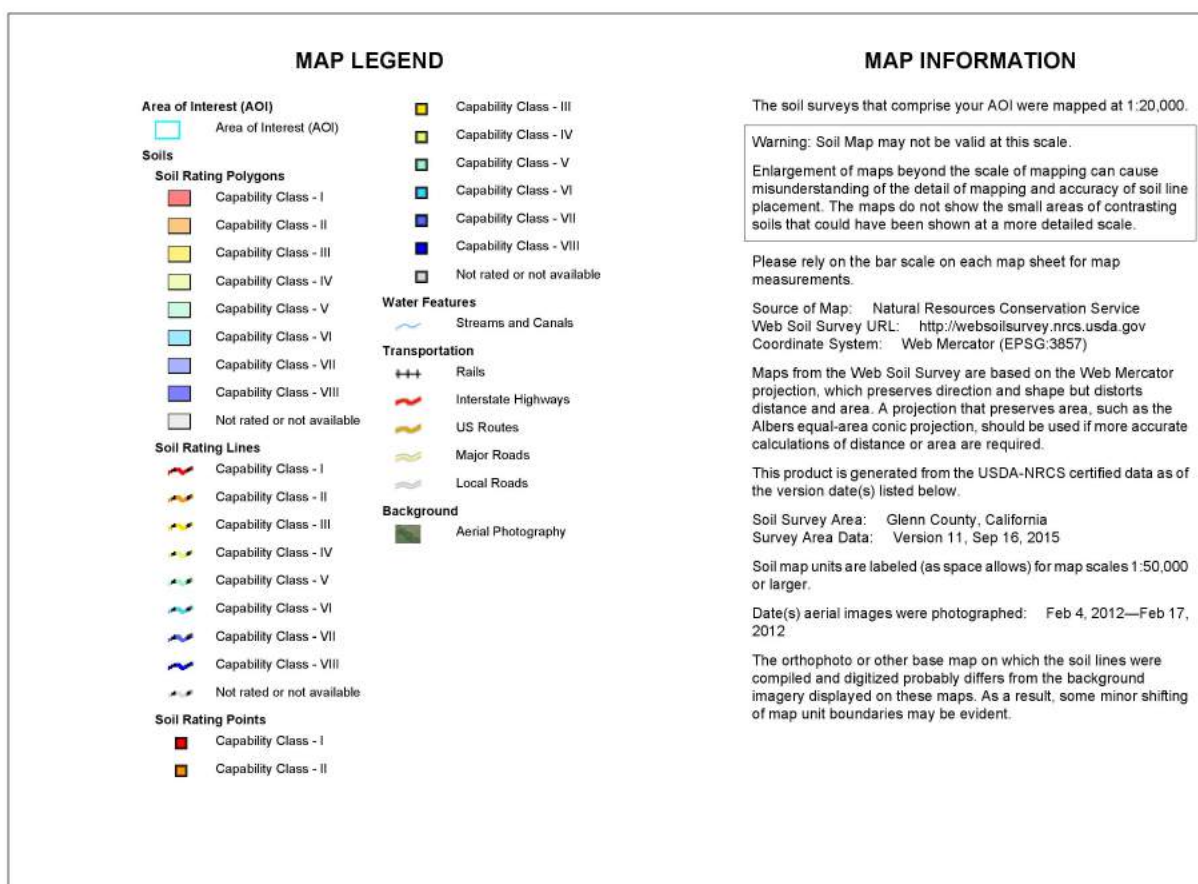


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Irrigated Capability Class—Glenn County, California
(Fulton Ranch)



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Irrigated Capability Class—Glenn County, California

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Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Glenn County, California (CA021)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Czr	Cortina very gravelly sandy loam,	4	161.5	93.3%
Tg	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	4.4	2.5%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	2	7.2	4.1%
Totals for Area of Interest			173.1	100.0%

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Irrigated Capability Class—Glenn County, California

Fulton Ranch

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

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