

Stephens Orchards

CHARTER REALTY
www.CharterFarmRealty.com
(530) 666-7000

40+/- Acres
4th leaf Almond Orchard
2 Homes



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Property Information

Location:

From Interstate 5 take exit 621 (Road 7). Go right on Road 7 for 0.3 miles. Right on Road 99W for 1 mile. Left on Wyo Road for 4.4 miles. Left on 6th Ave for 0.5 miles. Right on Lindsay Ave for 0.4 miles. Property is on the right. Showings by appointment only. DO NOT ENTER THE PROPERTY WITHOUT AN APPOINTMENT!!!

APN#:

Glenn County Assessor Parcel Number: 019-250-014

Use:

4th leaf almond orchard with the following varieties:

50% Nonpareil

25% Sonora's

25% Monterey's

Orchard was planted with a 20x15 spacing on Krymsk rootstock from Duarte Nursery

Soils:

The entire farm is comprised of Class II & III Soils

Water:

The orchard is irrigated by a 125 hp well. The well is approximately 360 ft deep with standing water at 130ft. The orchard irrigates on one set and never had a problem irrigating during the 2013-2015 drought.

The orchard is irrigated with micro-sprinklers

Leases:

There are 2 homes on the subject property.

The 1st home is rented for \$1,100 per month

The 2nd (manufactured home) is rented for \$500 per month

Oil, Gas & Mineral Rights:

All of the oil, gas, & mineral rights owned by the seller will transfer to the buyer at the close of escrow

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Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close
Prices:	\$1,200,000 or \$30,000 per acre
Terms:	Cash at the close of escrow
Comments:	This orchard is ready to start producing. The trees are uniform and it's a clean orchard. The homes & barn appear to be in good condition. The orchard irrigates in one set making it ideal for frost protection! Please call 530-666-7000 for a private showing today!

Clean, uniform orchard. This will soon be a high yielding almond orchard



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125 hp well. Pumps clean water, filters need to be flushed about once a year. The entire orchard irrigates in one set.



Homes, barn, & shop. Great place to store equipment & get extra income with the rental homes.



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Mt. Lassen can be seen through the trees. Along with being a great orchard, this property has wonderful views of both Lassen & Shasta.

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Irrigated Capability Class—Glenn County, California



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/14/2017
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Irrigated Capability Class—Glenn County, California

MAP LEGEND

Area of Interest (AOI)		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
Soils		Capability Class - V
Soil Rating Polygons		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V	Water Features	
Capability Class - VI	Streams and Canals	
Capability Class - VII	Transportation	
Capability Class - VIII	Rails	
Not rated or not available	Interstate Highways	
	US Routes	
	Major Roads	
	Local Roads	
Soil Rating Lines	Background	
Capability Class - I	Aerial Photography	
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		

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 12, Sep 9, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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.

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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
AoB	Arbuckle gravelly loam, 2 to 8 percent slopes	2	24.1	60.8%
Au	Artois clay loam	3	2.3	5.9%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	1.0	2.5%
Kb	Kimball loam, 0 to 2 percent slopes	3	12.2	30.8%
Totals for Area of Interest			39.6	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

Component Percent Cutoff: None Specified



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