

# BJ 500

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**

500+/- Acres  
Orchard Development Opportunity  
Woodland, CA



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## Property Information

Location:

From County Road 102, Go East on County Road 17 for 2.1 miles. Go South on the lower (east road) for 1.5 miles. The property is on the west side of the road.

APN#:

New APN#'s will be given with the completion of a lot line adjustment

Use:

The property is currently being farmed to row crops. The soils & water suggest this could be a 1st class pistachio orchard.

Soils:

The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information.

Water:

There are 3 deep water wells on the subject property. The combined output on these wells is in excess of 5000 gallons per minute.

In addition to the 3 wells there are re-circulating lift pumps

Leases:

There are no leases on the subject property

Oil, Gas & Mineral  
Rights:

The oil, gas, and mineral rights on the subject property 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 of escrow.

**Prices:**

\$7,000,000 or \$14,000 per acre (price to be adjusted to the number of acres determined by a lot-line adjustment)

**Terms:**

Cash at the close of escrow

**Comments:**

This property has good soils and will make for a great orchard someday. It's in the Williamson Act and the property taxes will remain low at the close of escrow. It is one of few properties in the Sacramento Valley that is large enough to be a standalone economic unit. Please call Charter Realty for more info!

The farm is currently planted to alfalfa





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Well#1 Electric with a variable speed drive



Well#2 Diesel



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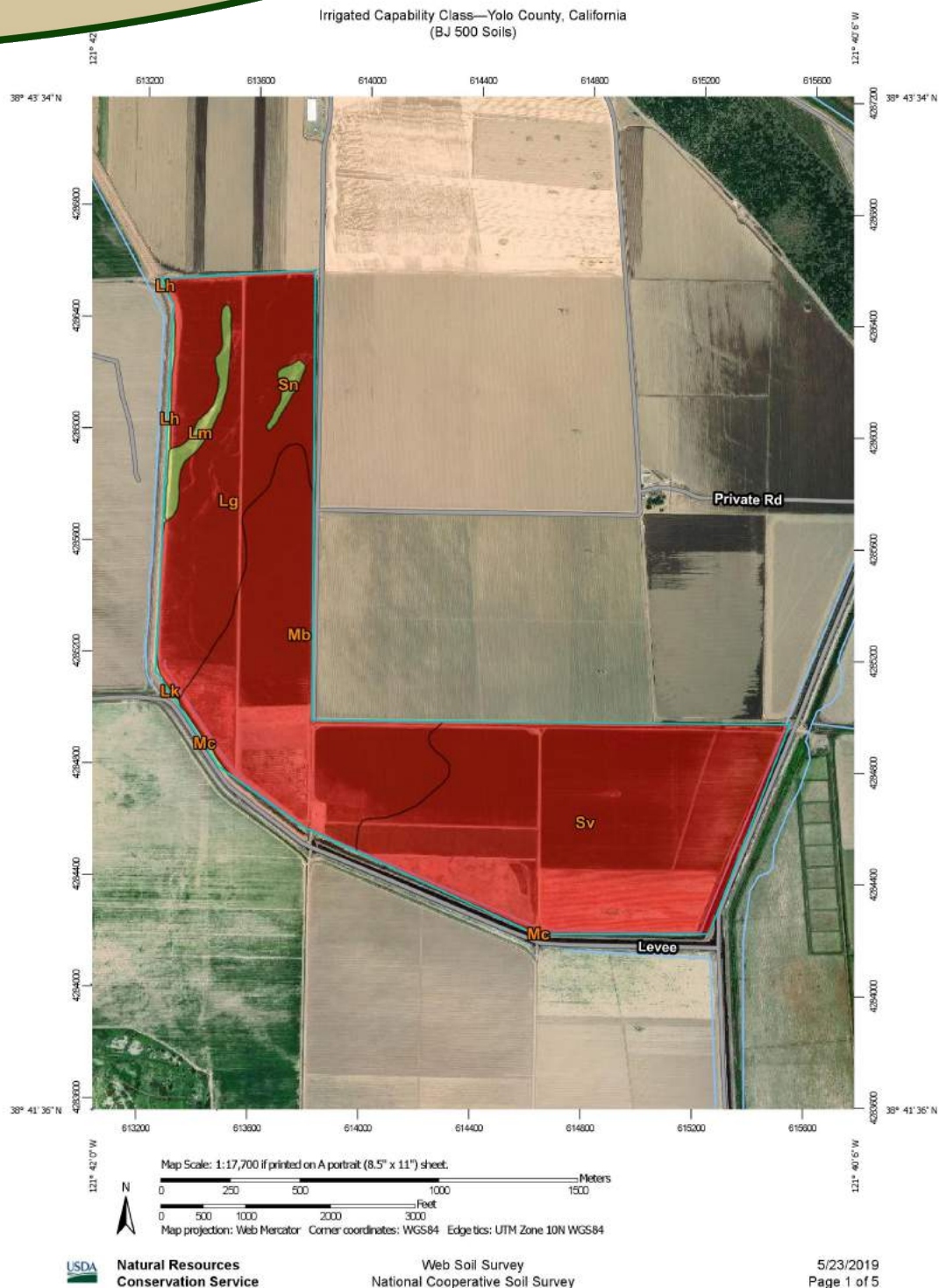


Well#3 Diesel



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Irrigated Capability Class—Yolo County, California  
(BJ 500 Soils)

## MAP LEGEND

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

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Yolo County, California

Survey Area Data: Version 14, Sep 14, 2018

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

Date(s) aerial images were photographed: Dec 31, 2009—Oct 31, 2017

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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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Lg	Laugenour very fine sandy loam	1	127.8	25.7%
Lh	Laugenour very fine sandy loam, flooded	4	1.8	0.4%
Lk	Laugenour very fine sandy loam, deep, flooded	4	0.4	0.1%
Lm	Loamy alluvial land	4	8.8	1.8%
Mb	Maria silt loam	1	135.7	27.3%
Mc	Maria silt loam, flooded	4	0.8	0.2%
Sn	Soboba gravelly sandy loam	4	3.0	0.6%
Sv	Sycamore complex, drained	1	218.3	44.0%
Totals for Area of Interest			<b>496.7</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.

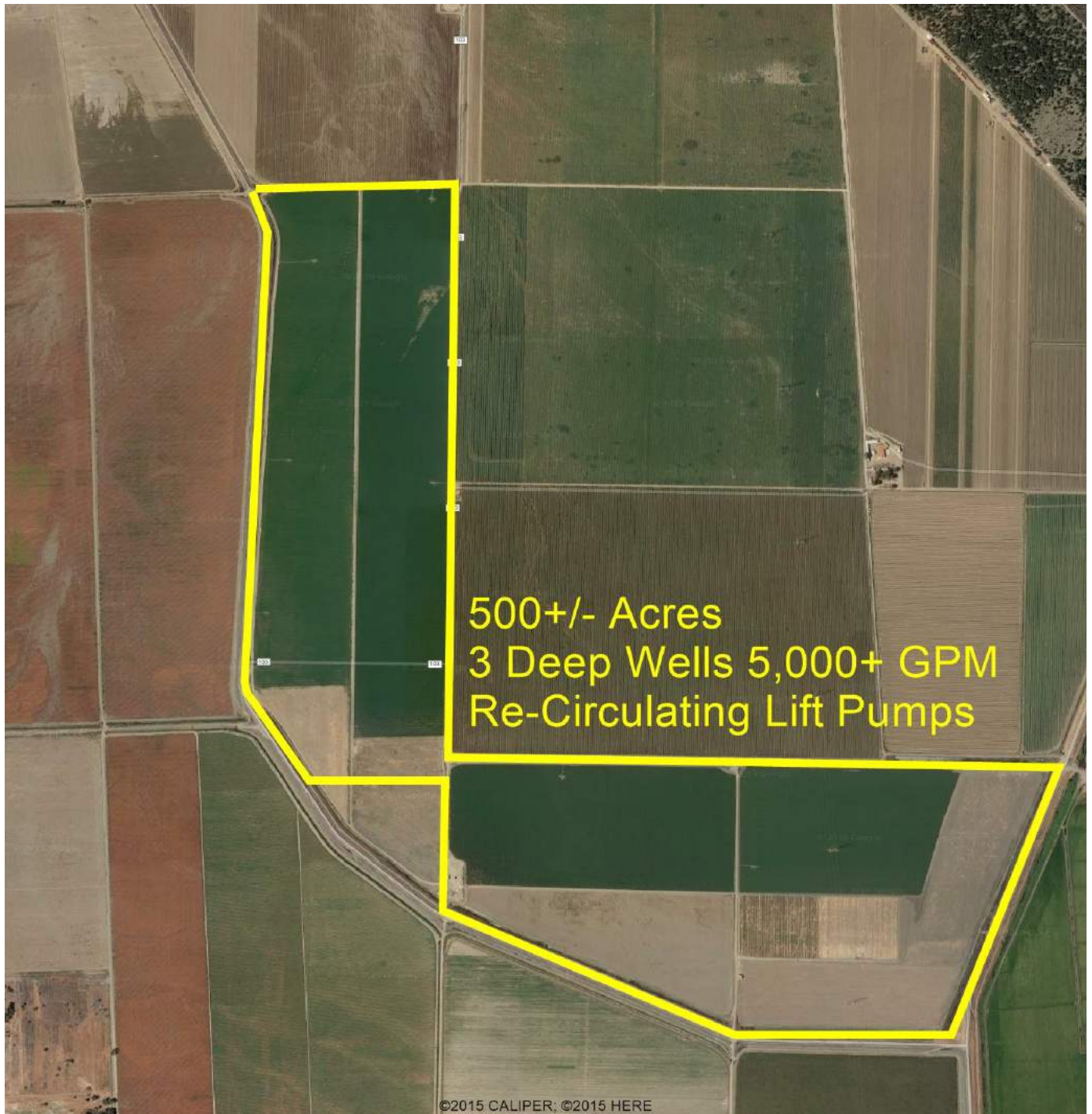
## Rating Options

*Aggregation Method:* Dominant Condition

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