

Williams 15

15+/- Acres
Orchard Development Opportunity
Williams, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



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Property Information

Location:	From Highway 20 west of Williams, CA turn onto Business 20 and go for 0.4 miles. Turn right onto Davis Road. Go 1.0 miles. The property is on the right hand side of the road.
APN#:	Colusa County APN#: 016-230-003
Use:	<p>The property is currently being farmed to row crops. The neighboring properties are planted to almonds and walnuts.</p> <p>This is an ideal location for a rural homesite and a farm. There is 3 phase power adjacent to the property and it is at the end of Davis Road. There are a number of custom homes with farms of similar size in the vicinity.</p>
Soils:	The entire farm is comprised of Class II Soils. Please review the attached soils map for more information.
Water:	The property is in Glenn-Colusa Irrigation District. The groundwater in this region is very good. Drilling a well for both domestic & agricultural use would not be a problem.
Leases:	There is a lease on the property that expires at the end of the 2021 crop year.
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 NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price!

Price:

\$300,000 or \$20,000 per acre

Terms:

Cash at the close of escrow

Comments:

Great location for an orchard and homesite. The property is at the end of Davis Road. There is very little traffic. It has wonderful views of the costal mountain range. The soils & water suggest it would make for a good orchard someday. Please call Charter Realty for more info!

Unobstructed view of the costal mountain range



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The farm has almonds immediately to the South, Walnuts immediately SE, and Almonds Immediately NW



Neighboring farms to the North are of similar size and have custom homes



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This property is leveled and slopes from the west to the east.

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Irrigated Capability Class—Colusa County, California
(Davis Road Soils)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

2/3/20
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Irrigated Capability Class—Colusa County, California
(Davis Road Soils)

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
Soil Rating Lines		US Routes
Capability Class - I		Major Roads
Capability Class - II		Local Roads
Capability Class - III		Background
Capability Class - IV		Aerial Photography
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 1:24,000.

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 16, Jun 1, 2020

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

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

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
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	15.3	100.0%
Totals for Area of Interest			15.3	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

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