

Abel Ranch

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

99 +/- Acres
Orchard Development Opportunity
Williams, CA



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Property Information

Location:	From Williams, CA go North on Highway 99W and make a left on Freshwater Road for 4.5 miles. Turn Right onto Danley Road for 2.3 miles. Turn left onto Bagley Road for 2.6 miles. The property will be on the south side of the road.
APN#:	Colusa County APN#'s: 014-280-036, 014-280-037, 014-270-006
Use:	Property is vacant. It is being used for cattle grazing. It was used as a rice farm at one time.
Soils:	The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information.
Water:	There farm is part of Westside Water District. Westside is part of the Tehama-Colusa Canal. In a 100% water allocation year, this farm is allocated Westside Water District Rates are as follows: Assessments: \$93.68 \$/Acre Foot Charge: \$56.56
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 NOT in the Williamson Act. The property taxes will a little more than 1% of the sales price at the close of escrow.

Prices:

\$1,485,000 or \$15,000 per acre

Terms:

Cash at the close of escrow

Comments:

This property has good soils and will make for a great orchard someday. It's located in an area known for growing almonds & walnuts. Westside Water District is one of the best districts along the Tehama-Colusa Canal. Please call Charter Realty for more info!

1/2 of the subject property, The Tehama-Colusa Canal, walnut & almond orchards



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Property is in Westside Water District and backs up to the foothills



Almonds & Walnuts are in the immediate vicinity



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

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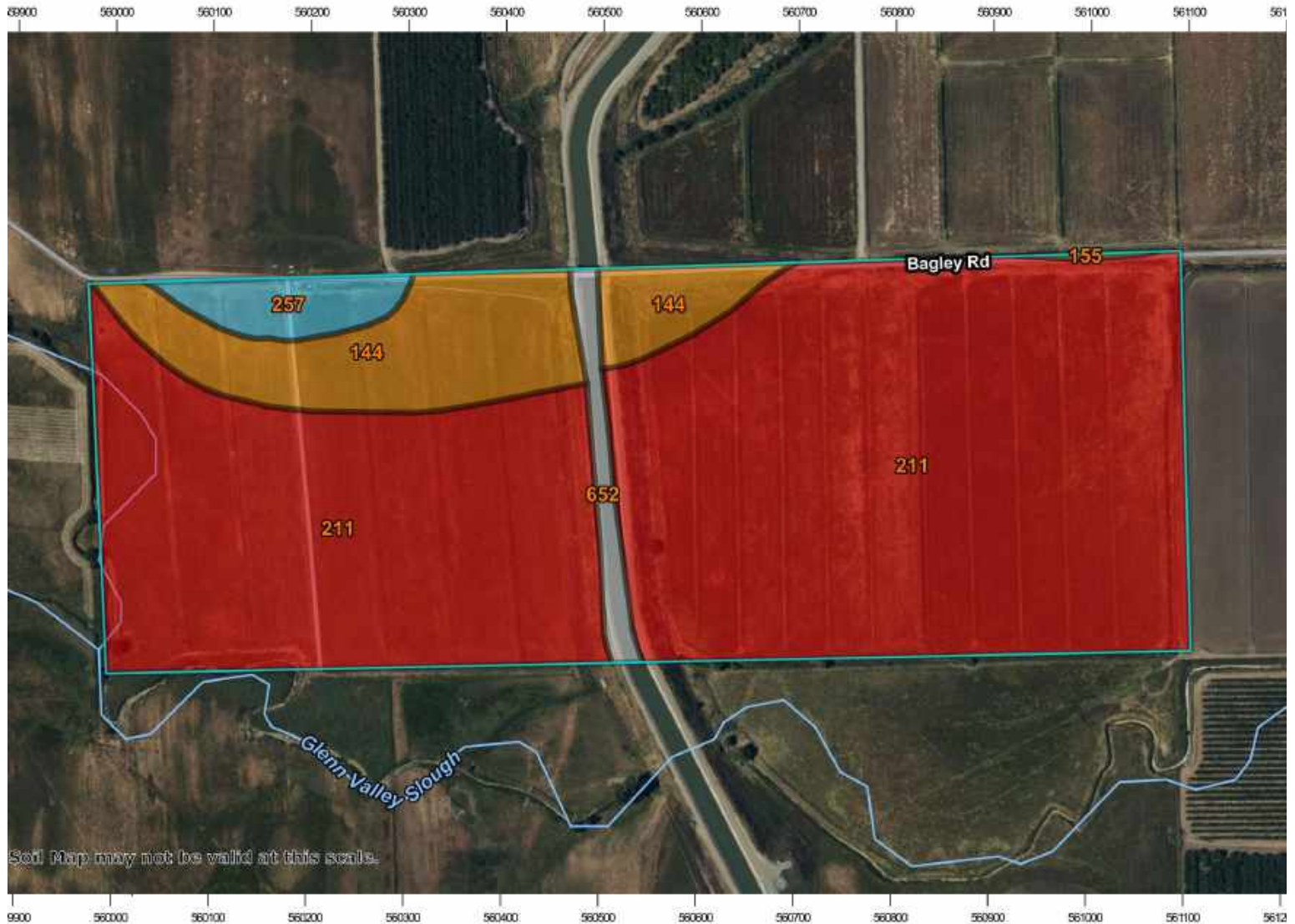
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Irrigated Capability Class—Colusa County, California
(Abel Ranch Soils)



Map Scale: 1:6,210 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 300 600 1200 1800 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

**Natural Resources
Conservation Service**

**Web Soil Survey
National Cooperative Soil Survey**

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Page**

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Irrigated Capability Class—Colusa County, California
(Abel Ranch 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
144	Hillgate clay loam, 0 to 2 percent slopes	2	14.4	12.8%
155	Alcapay clay, 0 to 1 percent slopes	3	0.1	0.1%
211	Corval clay loam, 0 to 3 percent slopes	1	92.0	82.2%
257	Millsholm-Capay complex, 3 to 9 percent slopes	6	3.1	2.8%
652	Water		2.3	2.0%
Totals for Area of Interest			111.9	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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