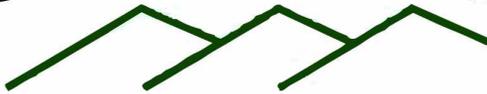


# MacQuiddy

155.9+/- Acres  
Orchard Development Opportunity  
Winters CA

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



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## Property Information

Location:	From Interstate 505 in Winters, CA go East on Russell Blvd (CA 128) for 2.5 miles. Go Right on to Walnut Bayou Lane for 0.7 Miles. Walnut Bayou Lane dead ends into the subject property. DO NOT TRESSPASS!!!
APN#:	Yolo County APN#: 038-090-005
Use:	The property is currently being farmed to row crops. There are approximately 136 plantable acres on the property. The balance is a water district canal, Putah Creek, and farm roads. The water & soils suggest this property is suitable for most crops grown in the Sacramento Valley. There are a number of permanent plantings in the immediate vicinity
Soils:	The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information.
Water:	There are 3 water sources on the farm. <ol style="list-style-type: none"><li>1) 1000ft 16' well drilled in 2015 producing 2000gpm under pressure</li><li>2) Yolo County Flood Control &amp; Water Conservation District</li><li>3) Riparian water from Putah Creek (Available January-July)</li></ol>
Leases:	There is a year to year row crop lease 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:	\$3,500,000
Terms:	Cash at the close of escrow
Comments:	This property has great soils & water. There are very few virgin tree ground properties available in Winters, CA. The plantable ground is 100% class I soils. This has the potential to be a very high yielding orchard. Please call 530-666-7000 for a private showing today!

Water District Ditch in May of 2021



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Tomato Crop on Class I Soils



Wonderful Views of the Costal Range



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Year Round Putah Creek offers irrigation water & a place to relax

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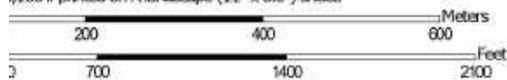
Orchard Development Opportunity

Winters CA

Irrigated Capability Class—Solano County, California, and Yolo County, California  
(MacQuiddy)



1:160 if printed on A landscape (11" x 8.5") sheet.



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

Source:  
Aerial Imagery

Web Soil Survey  
National Cooperative Soil Survey



# MacQuiddy



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 Winters CA

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
W	Water		1.3	0.8%
<b>Subtotals for Soil Survey Area</b>			<b>1.3</b>	<b>0.8%</b>
<b>Totals for Area of Interest</b>			<b>155.7</b>	<b>100.0%</b>

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Rh	Riverwash		8.6	5.5%
W	Water		3.5	2.2%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	1	142.2	91.4%
<b>Subtotals for Soil Survey Area</b>			<b>154.3</b>	<b>99.2%</b>
<b>Totals for Area of Interest</b>			<b>155.7</b>	<b>100.0%</b>

155.9+/- Acres  
Orchard Development Opportunity  
Winters CA

## 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.

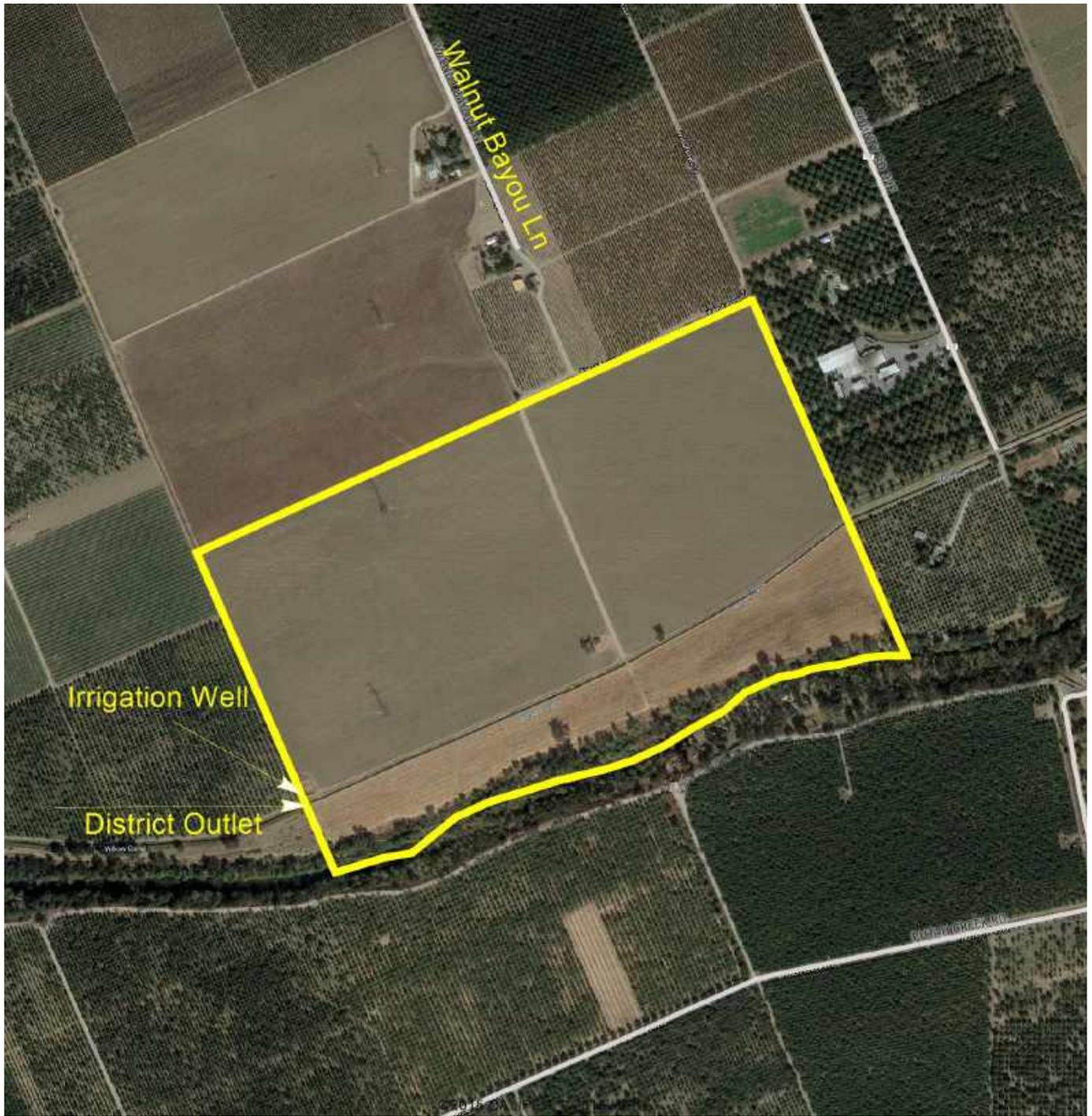
Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method: Dominant Condition*

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