

Esparto Almonds

CHARTER REALTY



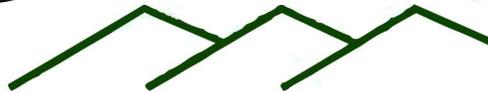
www.CharterFarmRealty.com

(530) 666-7000

321.31+/- Acres
Almond Orchard
Esparto, CA



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Property Information

Location:	From Interstate 5 take the Road 14 Exit. Go west for 1.4 miles. Go right on Road 89 for 0.4 miles. The property is on the right side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Yolo County APN#: 054-190-009
Soils:	The entire farm is comprised of primarily Class III Soils. Please review the attached soils map for more information.
Water:	<p>There are 5 irrigation wells on the subject property. The orchard irrigates in 2 sets.</p> <p>The orchard is currently using one well to irrigate. All of the wells were drilled in 2016. This farm could easily irrigate in 1 set.</p> <p>In addition to the wells, the farm has a lift pump and is serviced by Yolo Flood Control Irrigation District.</p>
Orchard:	<p>There are 320+/- acres of almonds planted on the subject property:</p> <p>50% Nonpareil on Hanson Rootstock planted in the fall of 2016 on a 20x14 Spacing</p> <p>50% Montereys on Hanson Rootstock planted in the fall of 2016 on a 20x14 Spacing</p>
Home:	There is a 2 bedroom 2 bathroom 2,370sqft home that is completely off grid. The home needs some TLC and the power system for the home needs to be updated.
Leases:	There are no leases on the subject property.
Oil, Gas, & Mineral Rights:	All of the oil, gas, and mineral rights belonging to the seller on the subject property 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 after the close of escrow.
Price:	\$8,675,370
Terms:	Cash at the close of escrow
Comments:	Young & producing almond orchard! This orchard is at the front end of its economic life. It was planted with a dense spacing which should help generate large crops in the upcoming years. The orchard features dual sourced water with multiple back up wells. Please call Charter Realty for more info!

Nonpareil & Monterey Almonds



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One of Five Irrigation Wells



Irrigation Pond



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Farmhouse

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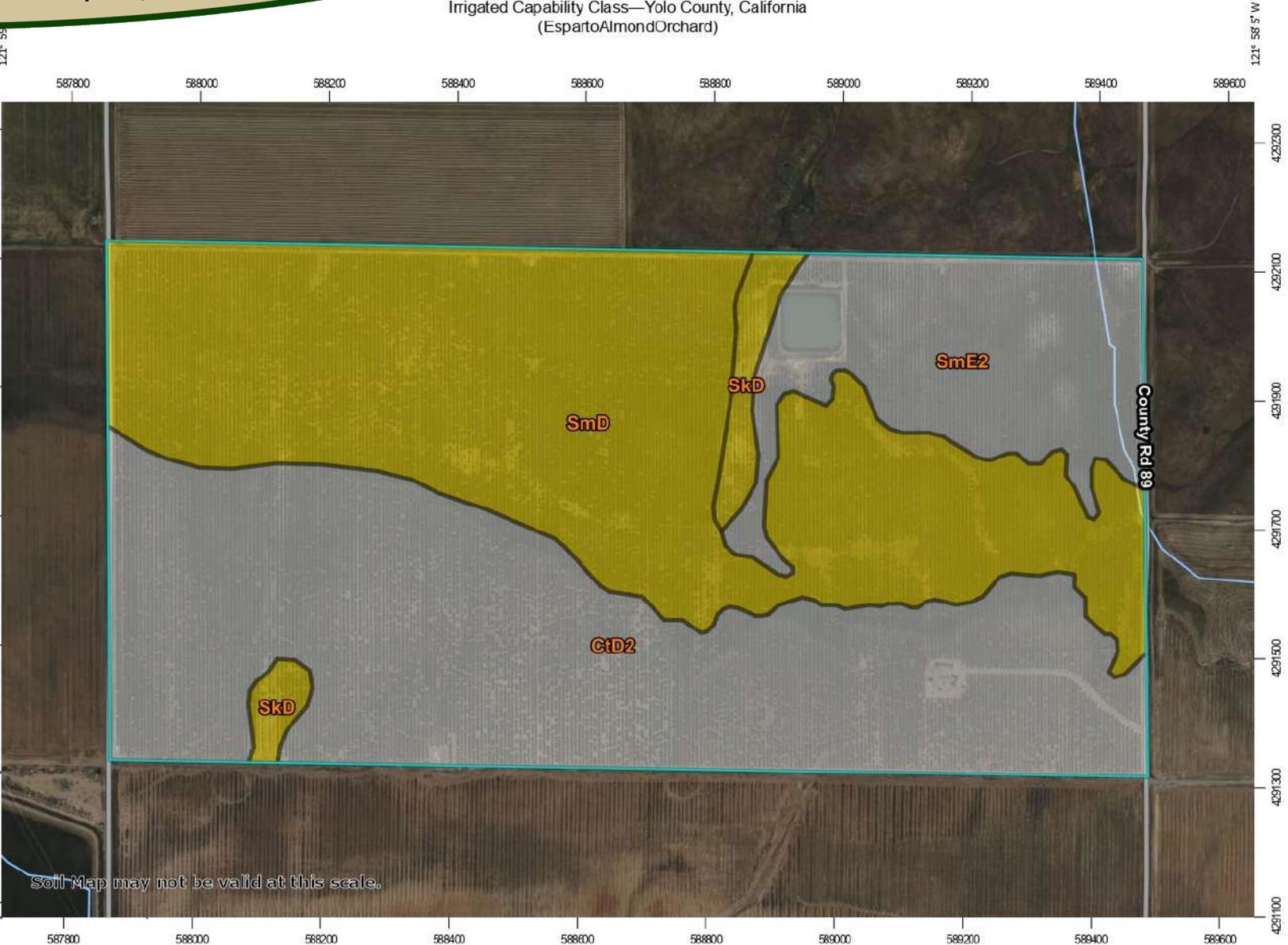
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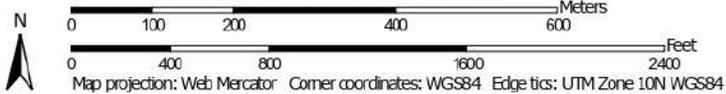
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Irrigated Capability Class—Yolo County, California
(EspartoAlmondOrchard)



Soil Map may not be valid at this scale.

Map Scale: 1:8,920 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/4/2023
Page 1 of 5

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MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  Capability Class - I  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  Capability Class - I  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 		<p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography
<p>Capability Class - III </p> <p>Capability Class - IV </p> <p>Capability Class - V </p> <p>Capability Class - VI </p> <p>Capability Class - VII </p> <p>Capability Class - VIII </p> <p>Not rated or not available </p>		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Yolo County, California Survey Area Data: Version 19, Sep 1, 2022</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022</p> <p>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.</p>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CtD2	Coming gravelly loam, 0 to 12 percent slopes, MLRA 17		134.0	41.5%
SkD	Sehorn clay, 2 to 15 percent slopes	3	8.1	2.5%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	137.1	42.5%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded		43.3	13.4%
Totals for Area of Interest			322.5	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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