

Dunnigan Ranch

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

630+/- Acres
Orchard Development Opportunity
Dunnigan, CA



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Property Information

Location:	From Interstate 5 take exit 556 for Road 6 Dunnigan, CA. Go West on Road 6 for 1.5 miles. The property will be on the left side of the road. Please DO NOT TRESSPASS!!! Shown By Appointment Only!
APN#:	Yolo County APN#'s: 051-150-020, 051-150-021, 051-150-022, 051-150-023, 051-150-024, 051-150-033
Property:	The property consists of rolling hills. There are almonds to the north, south, and east. The property borders the Tehama-Colusa Canal and has an approved application to receive Secondary Water From Dunnigan Water District. It would have it's own syphon out of the canal with no shared irrigation lines.
Soils:	The entire farm is comprised of primarily Class III Soils. Please review the attached soils map for more information.
Water:	<p>There is one well casing on the subject property. It reportedly test pumped at over 2,000 gpm. In addition to the ground water, the property has an accepted application with Dunnigan Water District to annex 590 acres.</p> <p>The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/</p>
Leases:	There are no leases on the subject property.
Oil Gas & Mineral Rights:	All of the oil, gas, & mineral rights that are owned by the seller on the subject property will transfer to the buyer at the close of escrow.

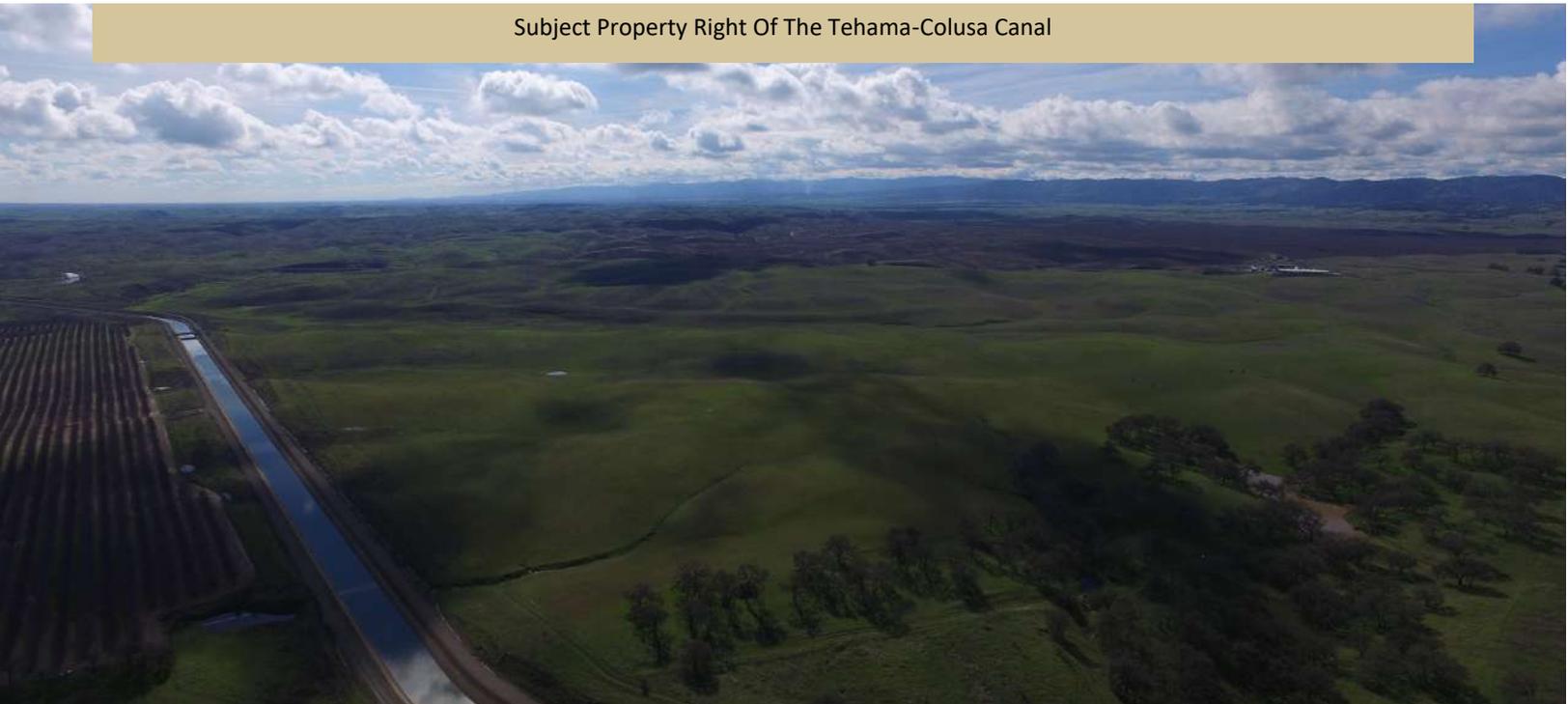
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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Price:	\$5,040,000
Terms:	Cash at the close of escrow
Comments:	Affordable orchard development opportunity minutes from Interstate 5. This property has a well drilled and as an accepted application for a surface water right. There are almond orchards grown on 3 sides of this property. There are also high density olives grown in the region. Please call Charter Realty for a private showing!

Subject Property Right Of The Tehama-Colusa Canal



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Oak Trees & Open Space



Flat to Gently Rolling Hills



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New Irrigation Well

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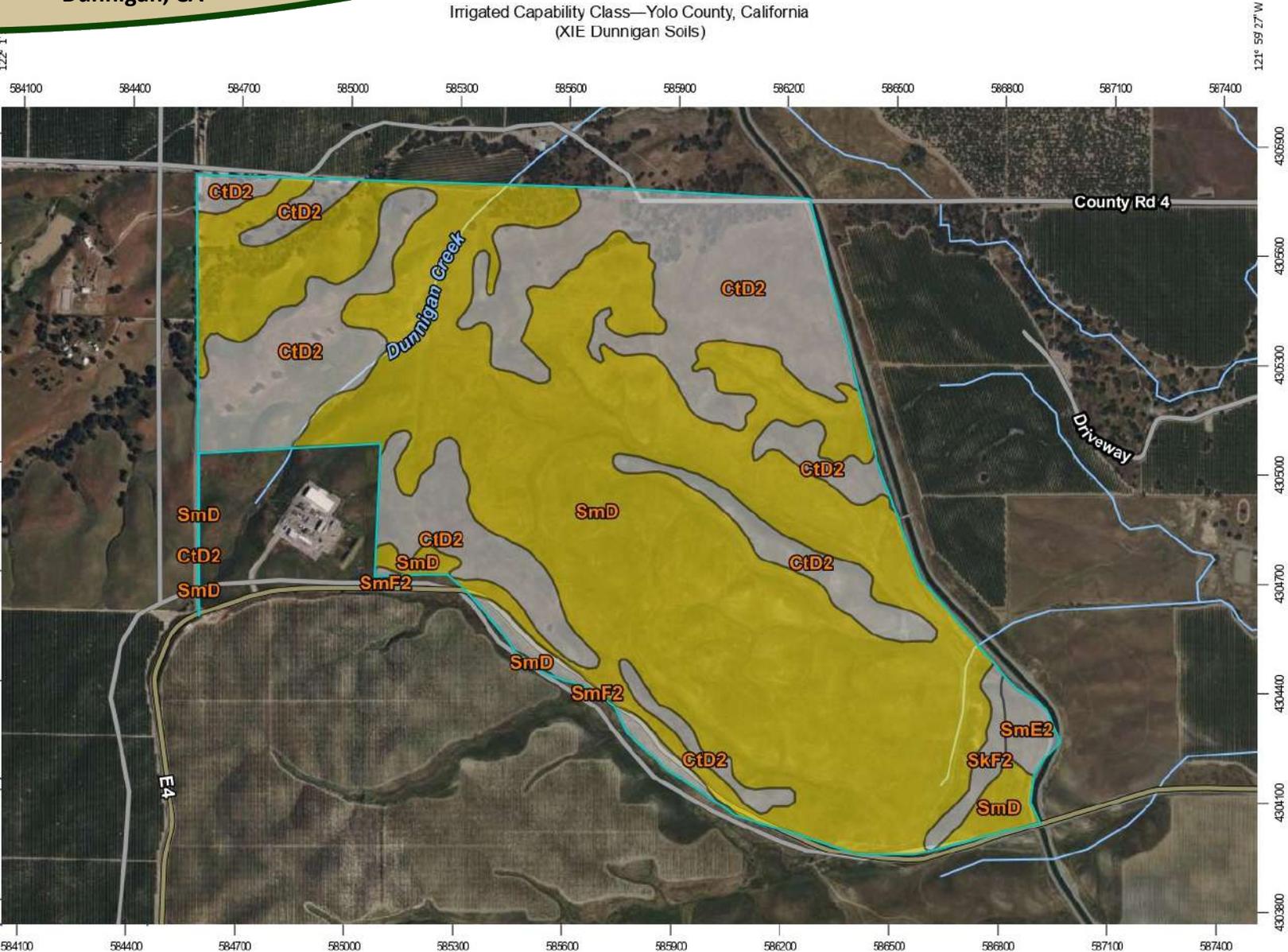
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Irrigated Capability Class—Yolo County, California
(XIE Dunnigan Soils)



Map Scale: 1:15,800 if printed on A landscape (11" x 8.5") sheet.

0 200 400 800 1200 Meters

0 500 1000 2000 3000 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

2/7/2024
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Irrigated Capability Class—Yolo County, California
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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> <p> Capability Class - I</p> <p> Capability Class - II</p> <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>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <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>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>	<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>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <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 21, Sep 12, 2023</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
CiD2	Coming gravelly loam, 0 to 12 percent slopes, MLRA 17		205.7	31.9%
SkF2	Sehorn clay, 30 to 50 percent slopes, eroded		7.0	1.1%
SmD	Sehorn-Balcom complex, 2 to 15 percent slopes	3	416.5	64.7%
SmE2	Sehorn-Balcom complex, 15 to 30 percent slopes, eroded		6.3	1.0%
SmF2	Sehorn-Balcom complex, 30 to 50 percent slopes, eroded		8.4	1.3%
Totals for Area of Interest			643.8	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

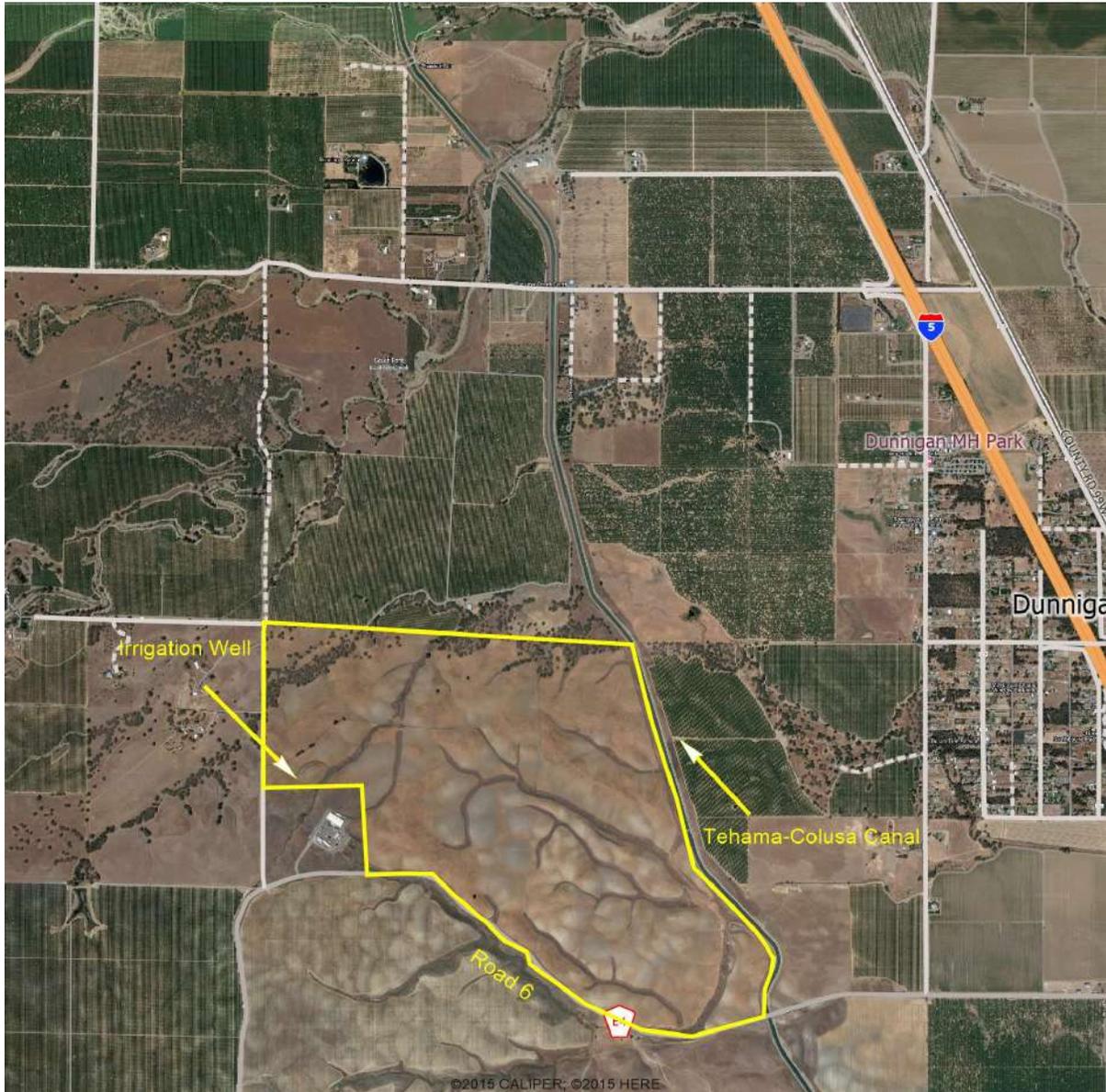
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