

Butte Farms

CHARTER REALTY
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(530) 666-7000

772.29+/- Acres
Diversified Orchards & Open Ground
Gridley, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	From Highway 99 north of Gridley go East on Ord Ranch Road for 1.5 miles. The property is on the north side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Butte County APN#'s: 025-190-010, 025-190-026, 025-080-054, 025-080-067, 025-080-068, 025-080-038
Farm:	There are 693 planted/plantable acres. Please see the attached pages for field maps, acres, varieties, etc.
Soils:	The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.
Irrigation:	488 acres are in Butte Water District, which is considered to be one of the most reliable and affordable in California. In addition to the majority being in Butte Water District, there are ground water wells on the farm. Please see the following pages for irrigation type, horse power, locations, etc.
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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Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Price:

\$13,128,930 or \$17,000 per acre

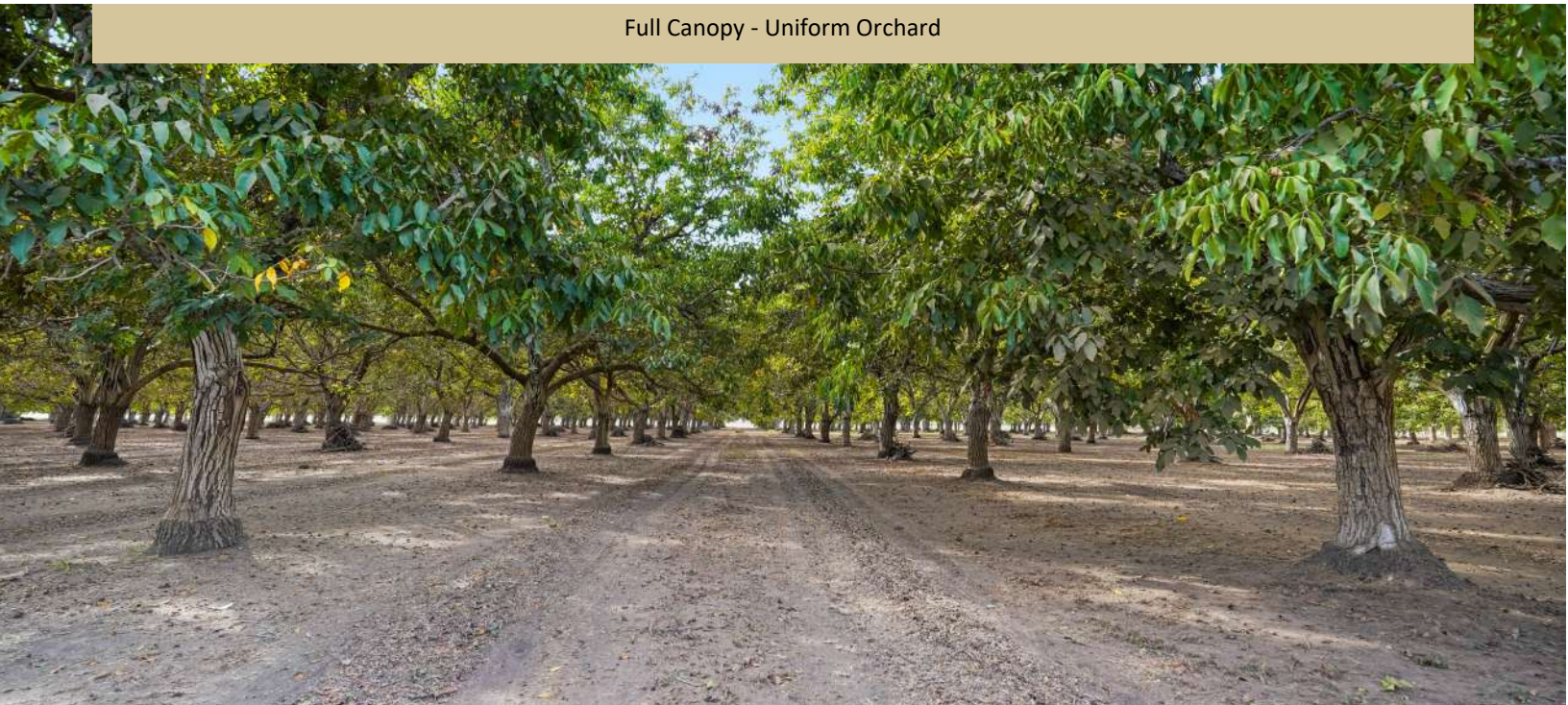
Terms:

Cash at the close of escrow

Comments:

Large property with great water & soils in one of the best growing regions in the Sacramento Valley. The farm is located in one of the best water districts in the Sacramento Valley. The ground water in this region are known to be clean with low salts & bicarbonates. The soils are deep and homogenous. The farm has employees who are familiar with the farm and would love the opportunity to stay on in the future!

Full Canopy - Uniform Orchard



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Butte Farms Houses and Outbuildings

2183 Larkin Road

- 1800 sq ft rental house, 3 bd 1 bath with detached garage

2159 Larkin Road

- 2200 sq ft house, 3 bd 2 bath with detached garage
- 1000 sq ft labor house, 2 bd 1 bath with carport
- 700 sq ft labor house, 2 bd 1 bath
- Community swimming pool
- 40 ft x 60 ft shop with office, filter room and bathroom
- 40 ft x 80 ft shop
- 30 ft x 80 ft carport for equipment storage
- Well shed
- 40 ft x 80 ft cover
 - Walnut huller (28 drying bins) 25 ton per day
- Scale House and Equipment pad with lean to
- Abandoned house

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Butte Farms Well Information

- 50 Horsepower, Turbine

Yellow Pump

- 40 Horsepower, Turbine

Orange Pump

- 60 Horsepower, Turbine

Well #6

- Sub pump with pressure tank, 5 Horsepower

Well #5

- Sub pump with 2 house pressure tanks, Culligan water softener

Landing Well

- 10 horsepower, Electric Pump

West Pump

- 10 Horsepower, electric pump, has 2 sand media filters

Twin Pumps

- 30 Horsepower, electric

Southeast Pump

- 10 Horsepower, Electric, with sand media filters

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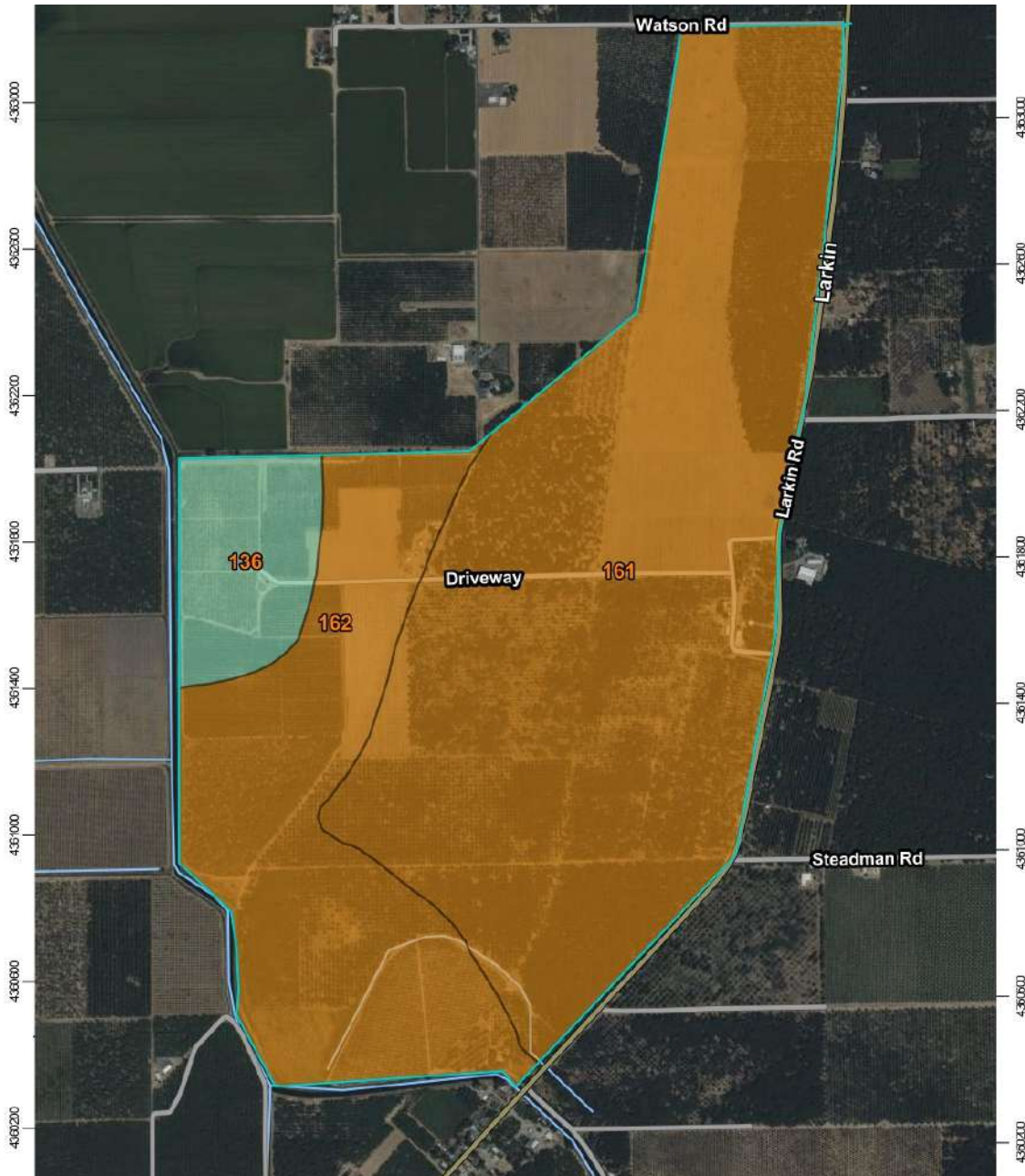
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



















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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
 (Butte Farms Soils)

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 	<ul style="list-style-type: none">  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <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>The soil surveys that comprise your AOI were mapped at 1:24,000.</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: Butte Area, California, Parts of Butte and Plumas Counties Survey Area Data: Version 22, Sep 4, 2024</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: Jun 3, 2023—Sep 8, 2023</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
136	Dunc Xerarents- Eastbiggs , 0 to 1 percent slopes, leveled	5	54.1	7.1%
161	Gianella fine sandy loam, 0 to 1 percent slopes, rarely flooded	2	501.2	65.8%
162	Gianella loam, 0 to 1 percent slopes, rarely flooded	2	206.0	27.1%
Totals for Area of Interest			761.2	100.0%

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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 Criteria

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Butte Farms Field Names

Field Name	Acres	Variety	Rootstock	Spacing	Year Planted	Irrigation
BF1	20	French Prunes	Mariana	18x16		Micro Sprinklers
BF2	25	French Prunes	Mariana	18x16		Hand
BF3	37	Open Ground				
BF4	40	French Prunes	Mariana	18x9		Flood
BF5	30	Vinas	Black	28x28	1975	Flood
BF6	54	Hartleys	Black	35x35	1969	Hose Pull
BF7	15	Vinas	Black	28x28	1975	Sub Water
BF8	43	Hartleys	Black	35x35	1970	Hose Pull
BF9	10	Open Ground				
BF10	30	French Prunes	Mariana	18x16		Micro Sprinklers
BF11	10	Hartleys	Black	35x35	1965	Hose Pull
BF12	48	Open Ground				
BF13	56	Hartleys	Black	35x35	1979	Hose Pull
BF14	15	Open Ground				
BF15	23	Tulares	?	35x17	2007	Hose Pull
BF16	75	Open Ground				
BF17	41	Hartleys	Black	35x35	1962	Hose Pull
BF18	43	Hartleys	Black	35x35	1963	Hose Pull
BF19	10		Shops			
BF20	33	Hartleys	Black	35x35	1958	Hose Pull
BF21	35	Hartleys	Black	35x35	1963	Hose Pull
Total:	693					

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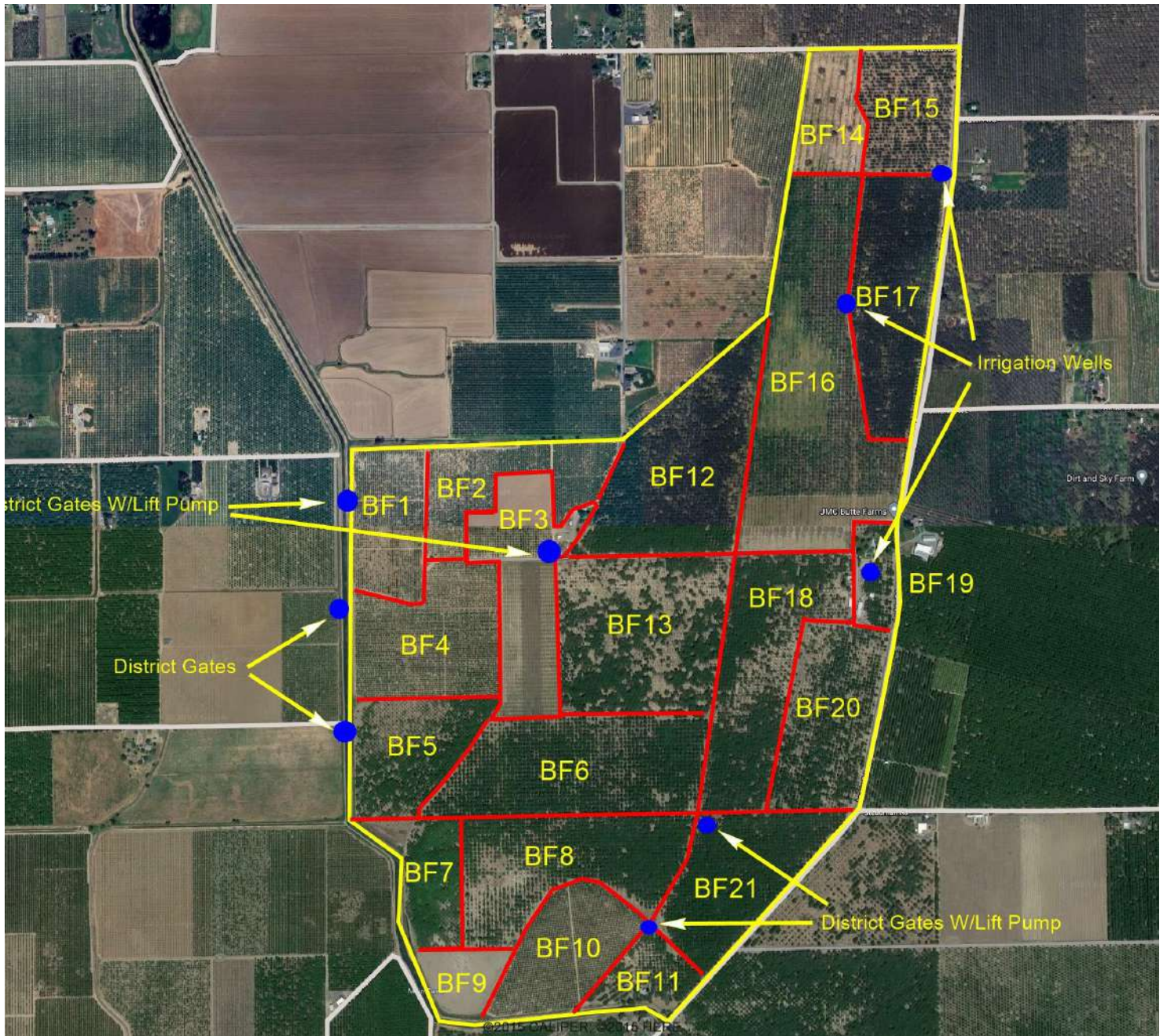
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