

# Countyline Farms

**CHARTER REALTY**

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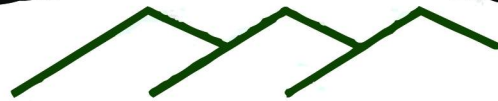
**(530) 666-7000**

150.2 +/- Acres

Rice Farm & Duck Club



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## Property Information

Location:

From Interstate 5, go East on Countyline Road for 3.5 miles. Make a left immediately before the vineyard, through the pipe entry way. Drive for 0.5 miles and head East immediately after the first home on the east side of the road. The road will take you through a white gate. Go north past the white gate. The subject property is .25 miles on the East side of the road.

APN#:

Colusa County Assessor Parcel Numbers: 022-200-056 & 022-200-057

Use:

The property has multiple potential uses... It has historically been farmed to rice. It's adjacent to the Border Tule Duck Club. This club is famous for waterfowl, pheasant, and deer hunting. Due to its location it would be a candidate to be enrolled into the wetland restoration program. This property has the potential to be a great duck club someday.

Soils:

The farm is comprised of Class II & IV Soils. Please see the attached soils report for more de-

Water:

The property receives water from both Reclamation District 2047 and a deep water well. RD 2047 is the main drainage canal for the west side of the Sacramento Valley. It typically has an uninterrupted water supply.

Leases:

There are no leases on the subject property.

Oil, Gas & Mineral  
Rights:

All oil, gas & mineral rights owned by the seller will transfer to the buyer at the close of escrow.

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## Property Information

Taxes:

The property is not enrolled in the Williamson Act. The property taxes will be approximately

Prices:

\$1,727,300 or \$11,500 per acre

Terms:

Cash at the close of escrow

Comments:

This property is located along the west side of the 2047 canal. This area is becoming one of the most productive flyways in California. Not only is it known for premiere duck hunting; phesants, deer, and dove are in abundance. Please call Charter Realty for a private showing today!

The farm is located on the west side of the Sacramento Valley. The property is pictured in the foreground. Rice, almonds, olives, grapes, tomatoes, and alfalfa can all be seen in the background.





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Water is delivered from both the 2047 canal and from a deep water well. This young rice crop is home to an abundance of wildlife. Ducks, geese, pheasants, deer, and dove frequent the farm.



The 2047 canal and Border Tule Duck Club are in the back ground. This property would be considered a high priority candidate for a Wetland Restoration Program Easement.



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The property is laser leveled from West to East.



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Irrigated Capability Class—Colusa County, California

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
<b>Soils</b>		Capability Class - V
<b>Soil Rating Polygons</b>		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		<b>Water Features</b>
Capability Class - VI		Streams and Canals
Capability Class - VII		
Capability Class - VIII		<b>Transportation</b>
Not rated or not available		Rails
<b>Soil Rating Lines</b>		Interstate Highways
Capability Class - I		US Routes
Capability Class - II		Major Roads
Capability Class - III		Local Roads
Capability Class - IV		
Capability Class - V		<b>Background</b>
Capability Class - VI		Aerial Photography
Capability Class - VII		
Capability Class - VIII		
Not rated or not available		
<b>Soil Rating Points</b>		
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: <http://websoilsurvey.nrcs.usda.gov>  
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 11, Sep 3, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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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## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Colusa County, California (CA011)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
100	Capay clay loam, 0 to 1 percent slopes, occasionally flooded	2	18.0	11.7%
104	Willows silty clay, 0 to 1 percent slopes, frequently flooded	4	114.7	74.3%
129	Mallard clay loam, 0 to 1 percent slopes, occasionally flooded	2	5.2	3.4%
187	Westfan loam, 0 to 2 percent slopes, occasionally flooded	2	16.5	10.7%
<b>Totals for Area of Interest</b>			<b>154.4</b>	<b>100.0%</b>



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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

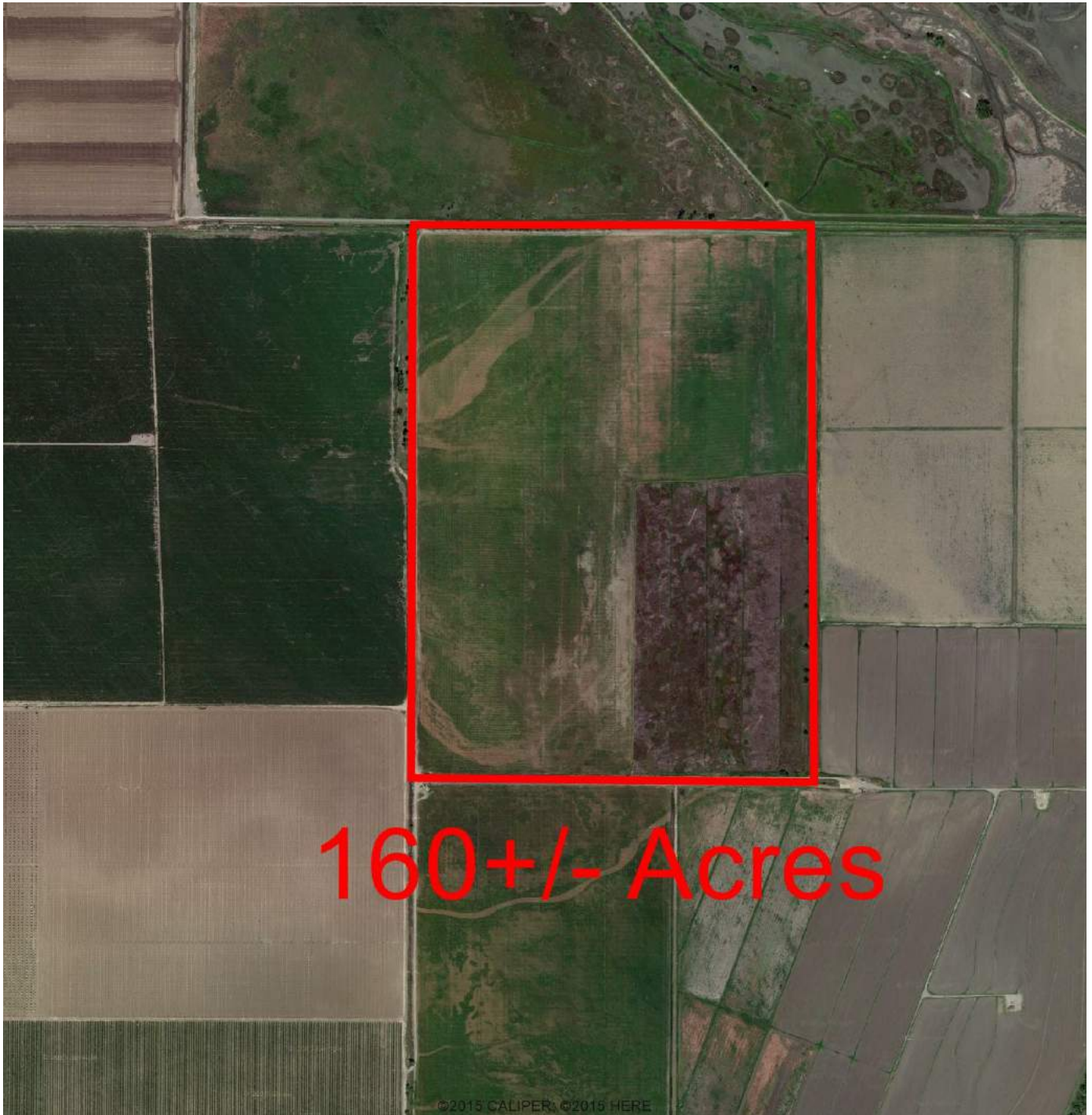
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

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