

40.59+/- Acres Home, Shop, Rice Farm & Duck Club Maxwell-Willows, CA







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Property Information

Location:	From Interstate 5 take the Road 68 Exit. Go West on Road 68 for 1.9 miles. Go Left on Road F for 1.3 miles. The home & farm are on the left side of the road. Do Not Trespass. Showings by Appointment Only!			
APN#:	Glenn County APN#'s: 014-150-024 & 014-150-025			
Home:	4 bedroom 2 bathroom 3,200+/- Sqft home with a 2 car garage, large yard & inground pool			
Shop:	1,100+/- Sqft Shop. 3phase power, rollup doors. Owned solar system on top of the shop roof. Doesn't pay 100% of utilities, but significantly reduces them.			
Farm & Duck Club:	Currently there are 24 acres planted to rice and 10.5 acres that are in a setaside program to benefit native plants & wildlife. The program has two more years on it, but can be terminated upon the close of escrow and those acres can be farmed to rice in 2020. The neighbors are not pressure hunters. This has created a nice opportunity for those that enjoy waterfowl hunting. The birds work decoys in this region. There is also an active goose flight. There are several days during the season where a limit of geese has historically been harvested from this property.			
Soils:	The entire farm is comprised of soils suitable for rice production. Please see the attached soils map for more information.			
Water:	The property has a domestic well that services the home & shop. The farm's irrigation water comes from Glenn Colusa Irrigation District. GCID is considered to be one of California's most reliable water districts.			
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 NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.
Price:	\$799,000
Terms:	Cash at the close of escrow
Comments:	This is an ideal place to raise a family. Princeton & Maxwell schools are considered the area's best. The privacy & views are unmatched. Farms with homes rarely come on the market between Willows & Maxwell. This property is also unique in that the home, shop, and farm lie on one parcel and the rice farm is on another. Don't let this opportunity go by. Please call Charter Realty for a private showing today!

Home, pool & yard



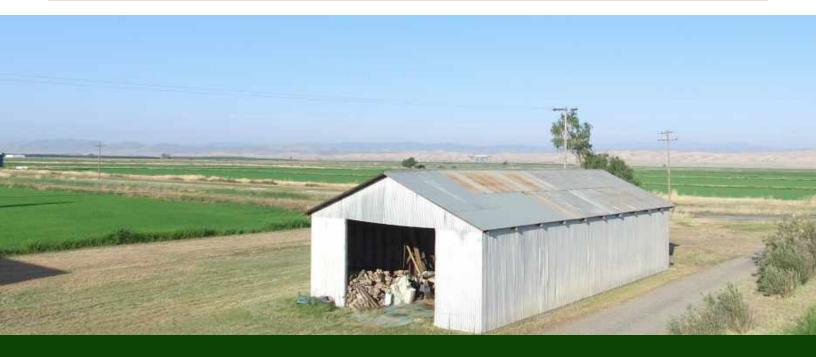


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1,100Sqft Shop with 3phase power & owned solar system



1,800 Sqft Storage Shed





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Duck, Goose, and Pheasant Hunting is has been great in this low pressure area



Home & Shop with rice farm in the background





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Pool, yard, and snowcapped mountains in early spring



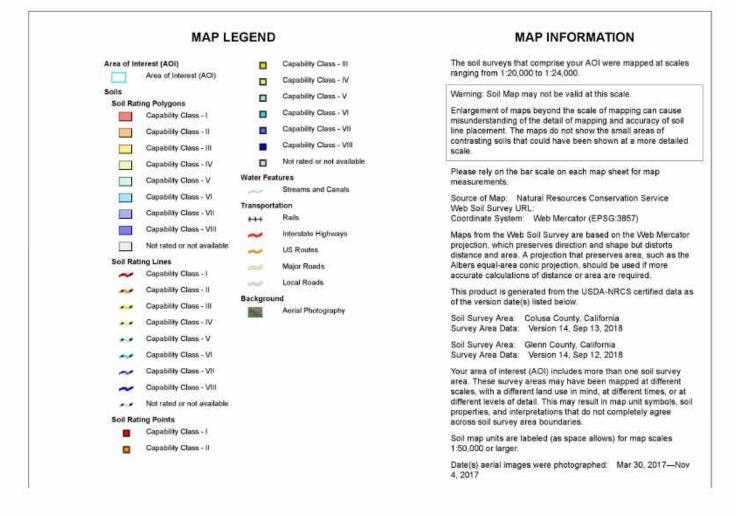
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> Irrigated Capability Class—Colusa County, California, and Glenn County, California (Cook Ranch)





Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey 6/17/2019 Page 2 of 6



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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
155	Alcapay clay, 0 to 1 percent slopes	3	0.2	0.4%
Subtotals for Soil Sur	vey Area	0.2	0.4%	
Totals for Area of Inter	rest	40.8	100.0%	
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
	Willowe clay moderately	3	37.4	
Wcb	Willows clay, moderately saline-alkall	.	:07.4	91.7%
Wcb		4	3.2	7.9%
	saline-alkall Willows clay, strongly saline-alkali			



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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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