

Martin Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

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:	<p>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.</p> <p>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.</p>
Soils:	The entire farm is comprised of soils suitable for rice production. Please see the attached soils map for more information.
Water:	<p>The property has a domestic well that services the home & shop.</p> <p>The farm's irrigation water comes from Glenn Colusa Irrigation District. GCID is considered to be one of California's most reliable water districts.</p>
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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 **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey




































6/17/2019
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Irrigated Capability Class—Colusa County, California, and Glenn County, California
 (Cook Ranch)

MAP LEGEND

Area of Interest (AOI)		 Capability Class - III
 Area of Interest (AOI)		 Capability Class - IV
Soils		 Capability Class - V
Soil Rating Polygons		 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		Water Features
 Capability Class - VI		 Streams and Canals
 Capability Class - VII		Transportation
 Capability Class - VIII		 Rails
 Not rated or not available		 Interstate Highways
		 US Routes
		 Major Roads
		 Local Roads
		Background
		 Aerial Photography
Soil Rating Lines		
 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		
Soil Rating Points		
 Capability Class - I		
 Capability Class - II		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at scales ranging from 1:20,000 to 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:
 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 14, Sep 13, 2018

Soil Survey Area: Glenn County, California
 Survey Area Data: Version 14, Sep 12, 2018

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

Date(s) aerial images were photographed: Mar 30, 2017—Nov 4, 2017

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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 Survey Area			0.2	0.4%
Totals for Area of Interest			40.8	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Wcb	Willows clay, moderately saline-alkali	3	37.4	91.7%
Wcc	Willows clay, strongly saline-alkali	4	3.2	7.9%
Subtotals for Soil Survey Area			40.6	99.6%
Totals for Area of Interest			40.8	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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