

# Colusa Crossing

**CHARTER REALTY**



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**(530) 666-7000**

341.66+/- Acres

Planned Community Development

Orchard Development Opportunity

Colusa, CA



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## Property Information

Location:	The property is located along Highway 20 within the Colusa city limits. It is located across highway 20 from the Colusa County Fairgrounds and extends to Wilson Road.
APN#:	Colusa County APN#'s: 015-330-033, 015-330-012, 015-330-057, 015-340-011
City Of Colusa:	<p>According to the 2010 census the City of Colusa has a population of 5,971. It was incorporated in 1868 and is named after an Indian tribe that lived in the region. Colusa is known for its world class duck hunting, large Victorian homes and tree lined streets. It has a small town charm that is a major attraction for families wanting to raise kids away from the big city. Colusa is located within commuting distance from three regionally large cities. It's approximately 60 miles (1 hour) from Sacramento, CA, 22 miles (25 minutes) from Yuba City, CA, and 50 miles (45 minutes) from Chico, CA.</p> <p>Colusa is poised for substantial growth in the coming years. There is a severe housing shortage in the community.</p>
Development Opportunity:	Approximately 308.75 acres are located within the city limits of Colusa. It is zoned planned development. It is open to a variety of uses within that designation. Colusa Crossings is ideally located along highway 20 along the western edge of the city limits. It's located far enough away from the Sacramento River to not have issues with water seepage in winter months. Colusa Crossings is the most attractive development opportunity in the City of Colusa.
Utilities:	Colusa Crossings has power and a drainage basin on site. It is located reasonably close to both sewer and water. Per it's strategic location relative to existing utilities, Colusa Crossings offers an advantage over other future development projects within the City of Colusa.

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Current Use:	The property is currently being farmed to row crops. It's leased on annual basis to a local row crop farmer. Crops grown in the past have been the major row crops grown in the Sacramento Valley. Some of them include: tomatoes, safflower, vine seeds, sunflowers, wheat, etc.
Orchard Development Opportunity:	The properties soils & water indicate it would be an ideal site for a walnut, almond, and/or pistachio orchard. There are both almond & walnut orchards within the immediate vicinity of Colusa. The property is also adjacent to John Deere, Case, and New Holand dealerships, which makes getting parts much more convenient.
Water:	<p>There is one deep water wells on the subject property. The well produces 2,300 gallons per minute.</p> <p>In addition to the irrigation well there are approximately 48 acres that are located within the boundaries of Robert's Ditch Irrigation Company.</p> <p>The farm has a buried drip system designed &amp; installed by Alsco-Geyer. Specs will be made available to qualified buyers upon request.</p>
Soils:	The entire farm is comprised of primarily Class I Soils. Please review the attached soils map for more information.
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.
Leases:	There is a year to year lease on the subject property.

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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
Prices:	\$8,883,160 or \$26,000 per acre
Terms:	Cash at the close of escrow
Comments:	This farm has a lot of long term upside potential. It has a rare combination of both Class I soils and located in a perfect location for a development project. The whole site can be planted to permanent crops in the short term and can be converted into housing over the long term. Please call Charter Realty for more info!

Property has power on site, has paved road frontage





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Irrigation well, filters, and fertilizer mix tanks



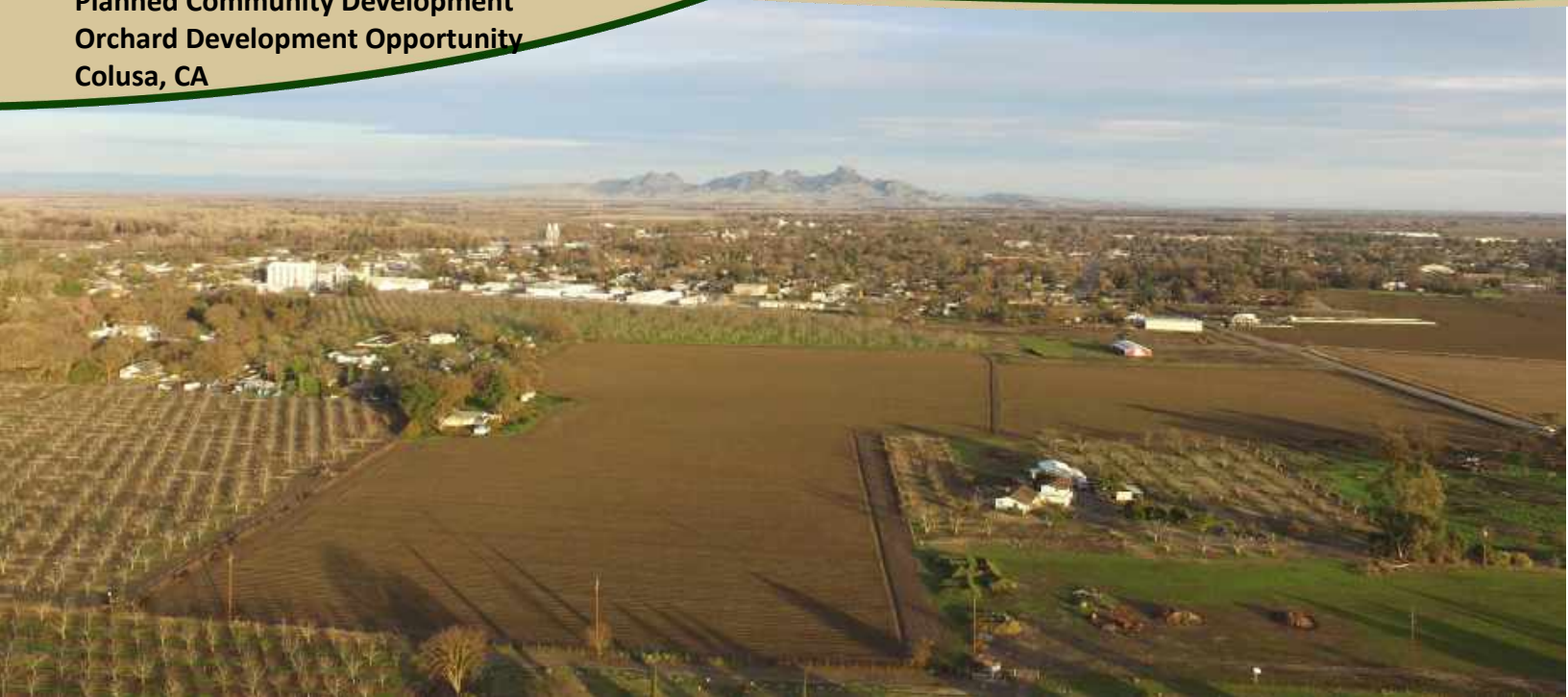
Over 3/4 of a mile of Highway 20 Frontage... Straight shot to Interstate 5



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Adjacent to the City Of Colusa, Bordered by Walnut Orchards & Class I Soils



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Irrigated Capability Class—Colusa County, California  
(Colusa Crossing)



**Natural Resources Conservation Service**

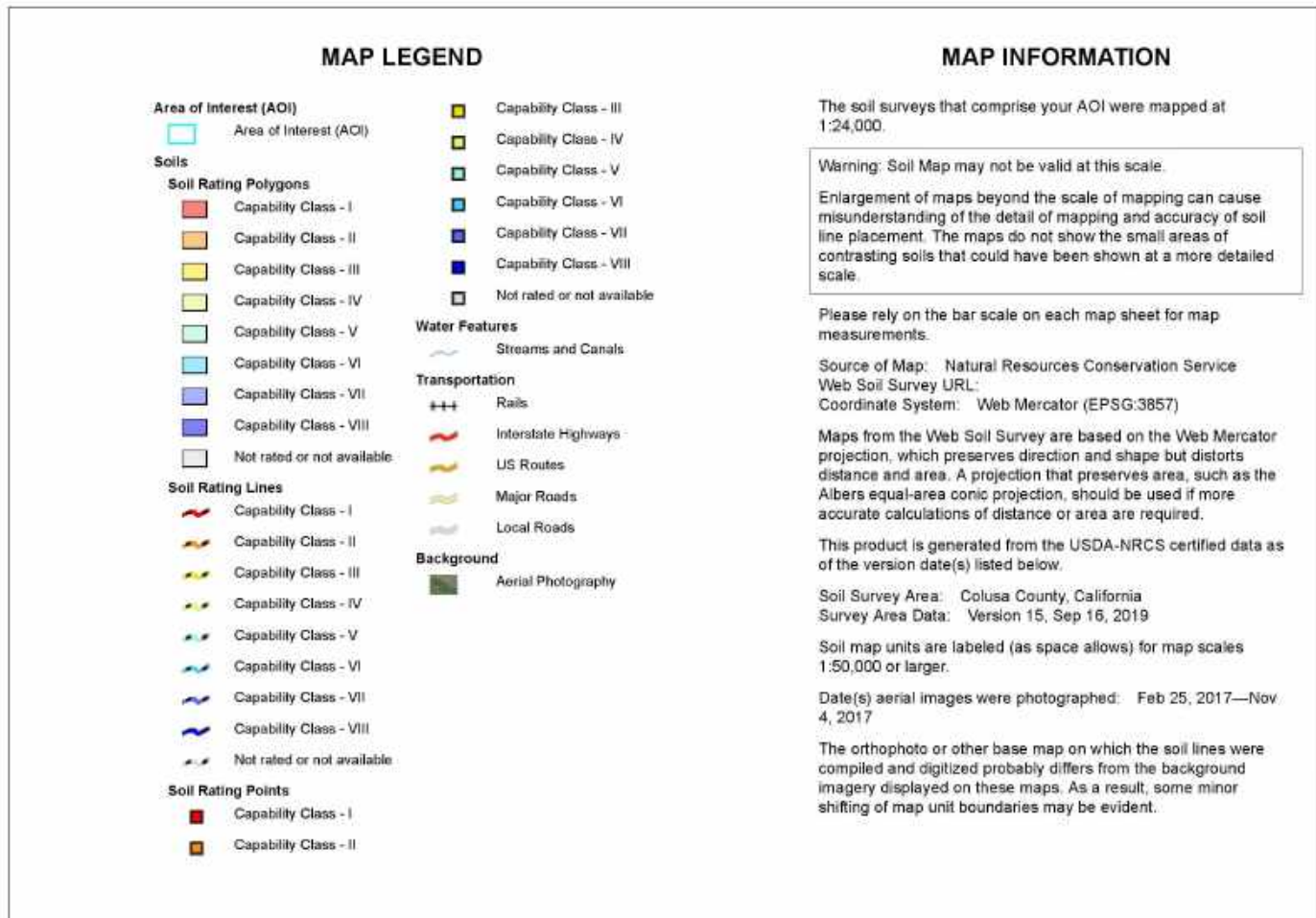
Web Soil Survey  
National Cooperative Soil Survey

12/30/2019  
Page 1 of 5

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
107	Scribner silt loam, 0 to 1 percent slopes, occasionally flooded	3	3.3	1.0%
125	Moonbend silt loam, 0 to 2 percent slopes	1	341.0	99.0%
<b>Totals for Area of Interest</b>			<b>344.4</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*

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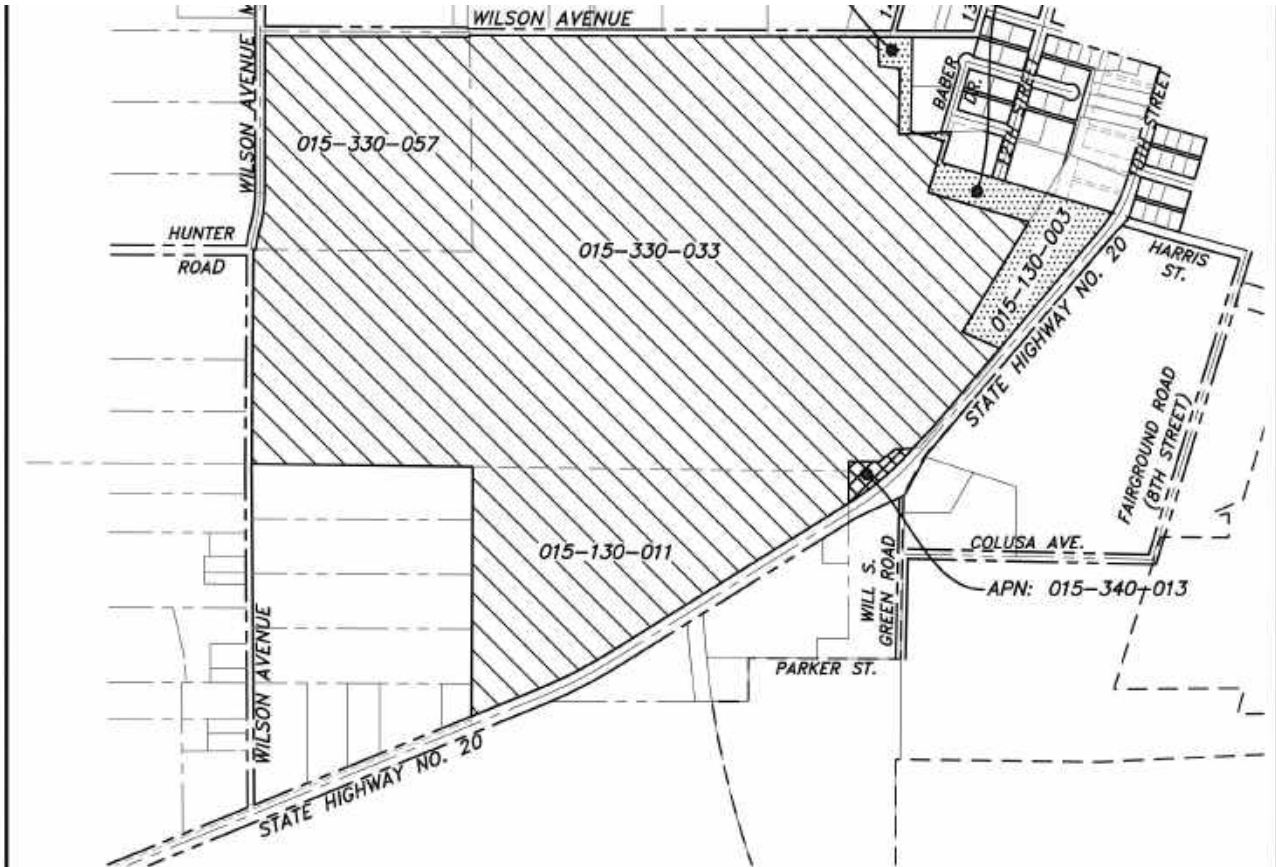
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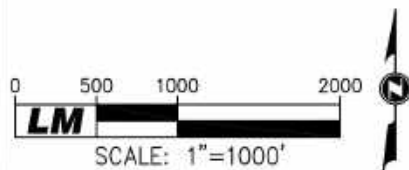
Orchard Development Opportunity

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**PROPOSED ZONING LEGEND**

-  **PLANNED DEVELOPMENT (P-D) DISTRICT**
-  **GENERAL COMMERCIAL (C-G) DISTRICT**
-  **SINGLE-FAMILY RESIDENCE SPECIAL BUILDING SITE COMBINING (R-1-B-20) DISTRICT**



**PRE-ZONING EXHIBIT**  
 FOR  
**COLUSA CROSSINGS, LLC**  
 LOCATED IN A PORTION OF TOWNSHIP  
 16 NORTH RANGES 1 & 2 WEST

ects\2978-8\dwg\2978-8\_Exhibit\_Pre-Zoning



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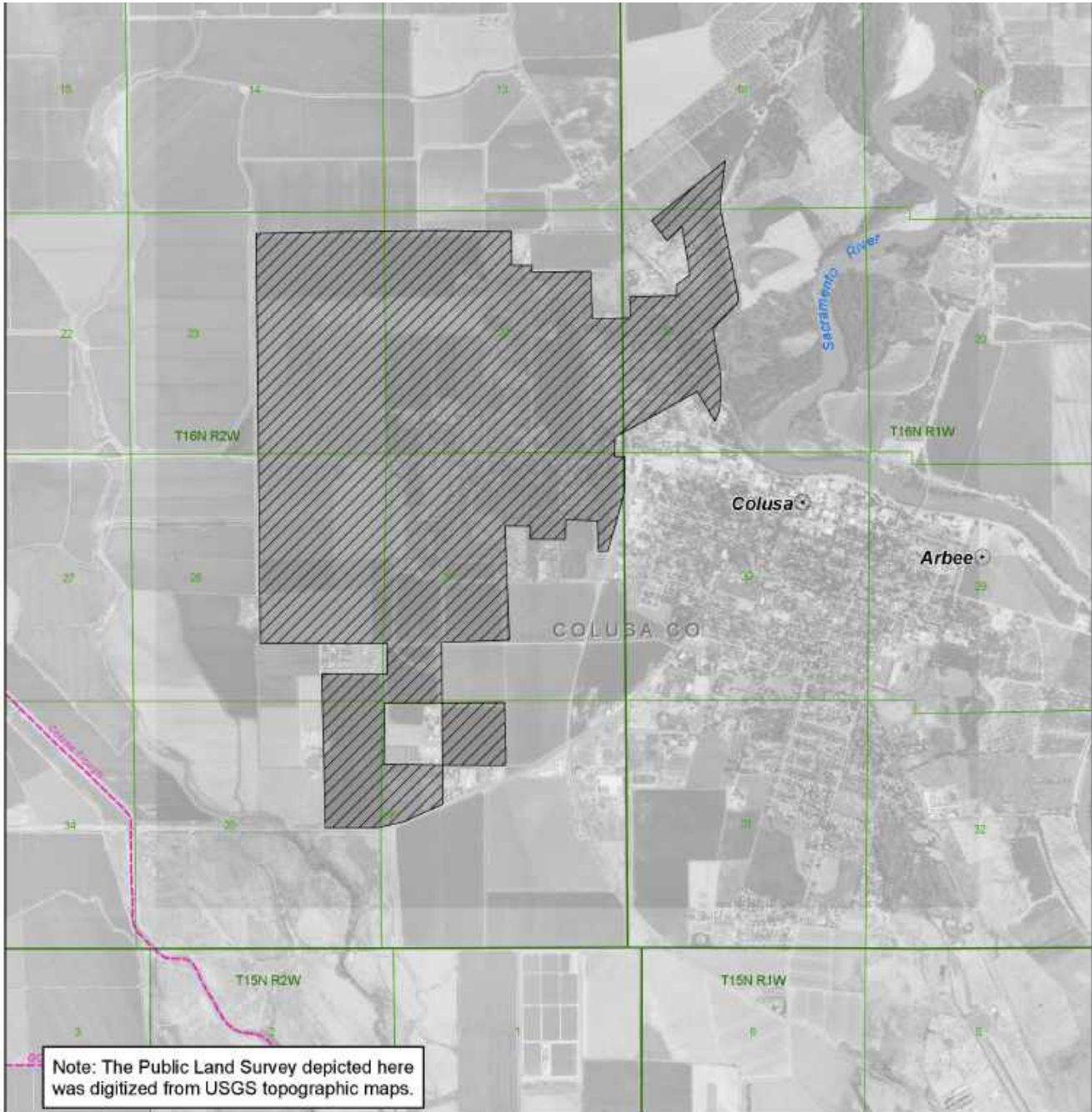
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**Roberts Ditch Irrigation Company**

Contract No. 44-08-000-025A R-1

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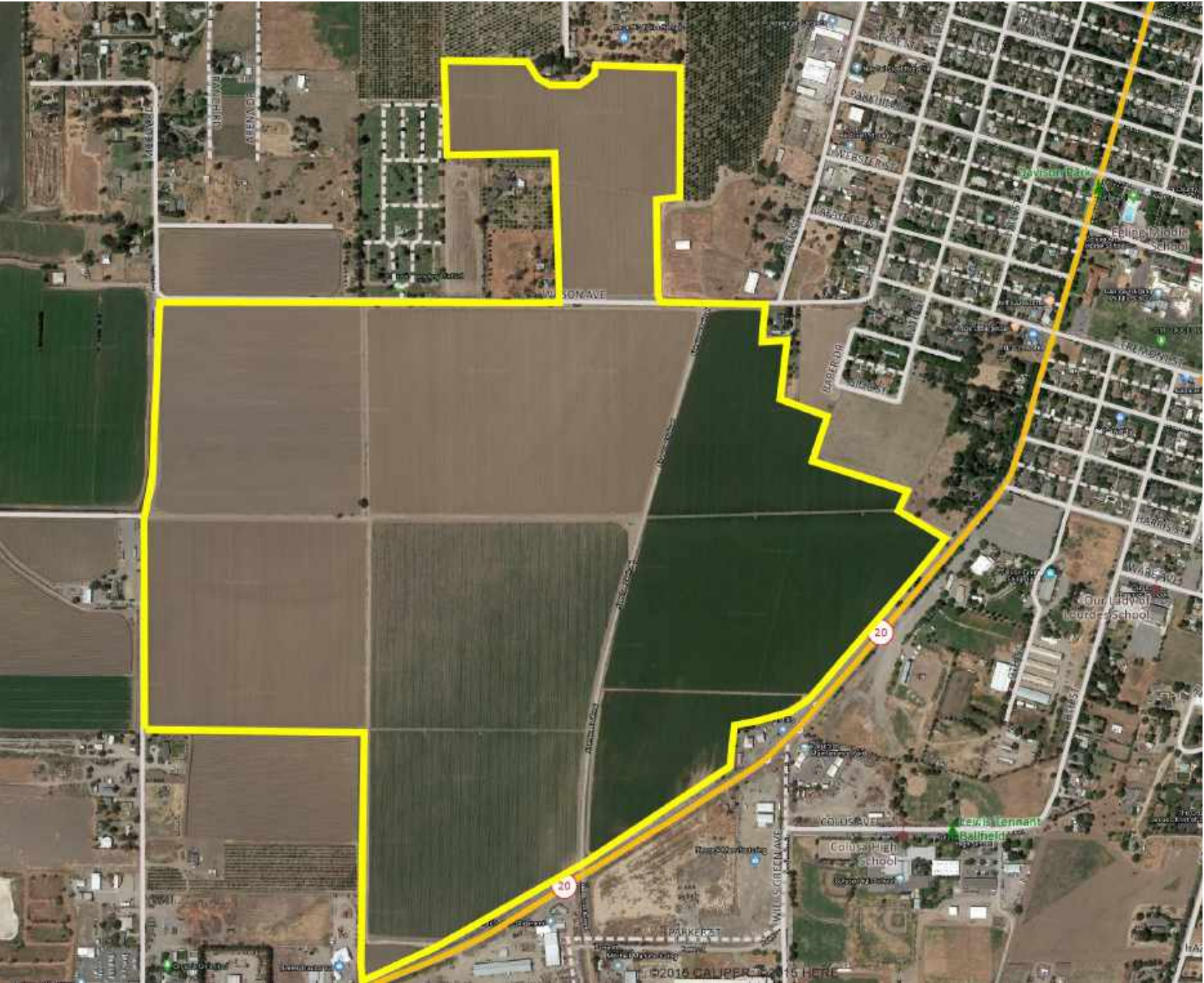
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