

# The Last One

**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

360+/- Acres  
Duck Club & Rice Farm  
Butte Sink, CA



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## Property Information

Location:	From the intersection of North Butte Road and South Butte Road near Live Oak, CA: Go west on North Butte Road for 0.3 miles. The subject property will be on the north side of the road
APN#:	Sutter County APN#: 08-020-005
Farm Use:	There are currently 280 acres of rice grown on the subject property. There is the potential to grow a total of 340+/- acres, but the current owner uses 60 acres for row crops and waterfowl habitat. The remaining acres are roads, ditches, etc.
Waterfowl:	The Butte Sink is considered to be one of the most productive flyways in the United States. This rice farm is surrounded on 3 sides by the Live Oak Gun Club, The Brady, and Circle 6; which are some of the most exclusive duck hunting clubs in the world. It is 3/4 of a mile from the closed zone portion of Gray Lodge Wildlife Refuge.
Easements:	The property is NOT encumbered by any wetland easements. The new owner can plant whatever crop he/she chooses. There is an easement available that would put the whole (or part) of the farm into a wetland in perpetuity. The federal government is currently paying \$7,200 per acre and pays for the cost of said restoration. Not all projects get accepted, but given this properties location it would rank high relative to many other projects.
Water:	There are 4 deep water wells on the subject property. The combined output on these wells is in excess of 8,000 gallons per minute.  In addition to the 4 wells there are 2 re-circulating lift pumps. These pumps have historically picked up drain water from Gray Lodge and neighboring farms throughout the growing season
Leases:	There are no waterfowl leases on the subject property. There is a lease on the rice farm that will terminate at the conclusion of the 2020 rice growing season.

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$7,920,000 or \$22,000 per acre
Terms:	Cash at the close of escrow
Comments:	Once in a lifetime opportunity to own a 100% interest in a Butte Sink rice farm/duck club. The soils & water on this farm suggest it can grow rice, corn, millet, and just about any other crop you could think of. It's also in an area that would be an ideal candidate to be enrolled in a wet-land easement. Income producing, high quality duck clubs do not come on the market very often. Please call 530-666-7000 for a private showing!

Tree house 3 man duck blind





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One of 4 wells on the farm



2 man pit blind



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NW corner of the farm with the famed Butte Sink in the background



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 **Natural Resources  
Conservation Service**




































Web Soil Survey  
National Cooperative Soil Survey

3/12/2020  
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Irrigated Capability Class—Sutter County, California  
 (North Butte Ranch)

MAP LEGEND		MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>		<ul style="list-style-type: none"> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p><b>Warning:</b> Soil Map may not be valid at this scale.</p> <p>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.</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: Sutter County, California        Survey Area Data: Version 16, Sep 16, 2019</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: Dec 6, 2018—Dec 12, 2018</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
139	Liveoak-Galt taxadjuncts complex, frequently flooded, 0 to 2 percent slopes	4	287.5	80.1%
150	Olashes sandy loam, 0 to 2 percent slopes	1	0.6	0.2%
152	Olashes sandy loam, frequently flooded, 0 to 2 percent slopes	4	71.0	19.8%
<b>Totals for Area of Interest</b>			<b>359.0</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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