

Basin Rice & Row Crops

CHARTER REALTY

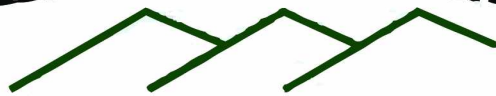
www.CharterFarmRealty.com

(530) 666-7000

152+/- Acres
Rice & Row Crop Ground
Robbins, CA



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Property Information

Location:	From Highway 113: Go East on Seymour Road for 1.5 miles. The subject property is on the North side of the road. Please do not trespass. Shown by Appointment Only!
APN#:	Sutter County APN#: 29-220-026
Use & FSA Info:	<p>152.98+/- total acres and 145+/- farmable acres.</p> <p>FSA Base: Wheat: 26.20 acres with a 84.00 PLC Yield History</p> <p>Rice: 111.60 acres with a 73.19 PLC Yield History</p> <p>Safflower 3.19 acres with a 1257 PLC Yield History</p> <p>This farm has historically been on rotation between rice & row crops. A 3 year yield history is available to qualified buyers upon request. Currently there is rice planted on the subject property. In 2020 there were processing tomatoes, in 2019 sunflowers, in 2018 Rice</p>
Soils:	The entire farm is comprised of Class II Soils. Please review the attached soils map for more information.
Irrigation:	<p>Sutter Mutual Water Company:</p> <p>2021 Assessments: \$42.00/acre 2021 Water Charge \$24.00/Acre Foot 2021 Drainage Fee \$35.00/acre</p> <p>Sutter Mutual Water Company is a Settlement Contractor on the Sacramento River. In the historic drought of 2021 they have been cut back 25% and are delivering 75%</p>
Leases:	There is a lease in place through the 2023 crop year. A copy of the lease is available to qualified buyers upon request.
Oil, Gas & Mineral Rights:	Any 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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Property Information

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:	\$2,141,720 or \$14,000/acre
Terms:	Cash at the close of escrow
Comments:	Rice & Row Crop Farm For Sale! High yielding rice & row crop ground with great water rights! Sutter Mutual Water Company is among a few water districts delivering 75% during the 2021 drought. This farm is much more desirable than many rice farms or row crop farms because of its ability to be farmed to either depending on the growers desire. Please call Charter Realty (530) 666-7000 for a private showing today!

2021 Rice Crop Being Flooded!



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NW Corner Looking SE

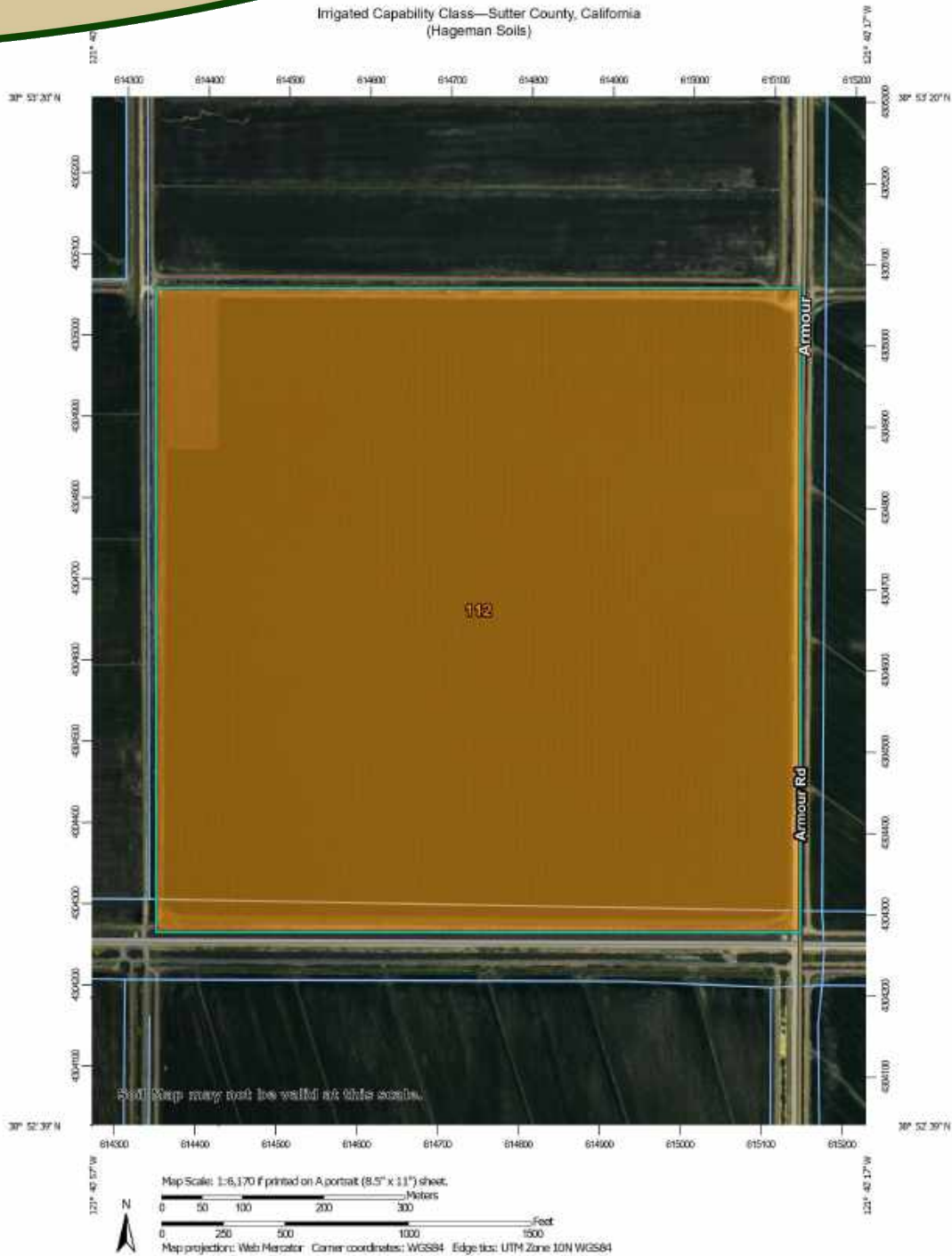


Level Versatile Fields. High Quality Rice & Row Crop Ground!



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Irrigated Capability Class—Sutter County, California
 (Hageman Soils)

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 		<ul style="list-style-type: none">  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p>Warning: 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 17, Jun 1, 2020</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: Data not available.</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
112	Clear Lake clay, 0 to 1 percent slopes, MLRA 17	2	156.7	100.0%
Totals for Area of Interest			156.7	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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