

Budge Ranch

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

223.50+/- Acres
Rice Farm, Duck Club & Grain Storage
Marysville, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	The property sits at the intersection of Highway 20 and Woodruff Lane in Marysville, CA. DO NOT DISTURB TENANTS! PROPERTY SHOWN BY APPOINTMENT ONLY!
APN#:	Yuba County APN#'s: 006-070-023 & 006-070-033
Rice Farm:	223.50+/- total acres with 200.45+/- plantable acres. A 5 year yield history is available to qualified buyers upon request. This farm has 197 FSA base acres with a 73.27 FSA yield history
Grain Storage:	Onsite 25,250 cwt grain storage facility. The facility is in operating condition and dried rice for the 2021 crop year.
Water:	The farm is in Hallwood Irrigation Company. The cost to irrigate this property for both rice farming and duck hunting is approximately \$30.00/acre. Hallwood Irrigation Company participates in water sales. This property has a well that produces approximately 2,400 gallons per minute with a 75Hp motor. It has been used for groundwater substitution in previous years. Income from water sales vary from year to year. 5 years of income are available to qualified buyers upon request.
Home:	3 bedroom 1 bathroom 1,626+/- Sqft Home. Has been rented to the same couple for 30 years. The tenants would like to continue to rent the home from the buyer. According to the seller, the tenants have a perfect payment record and have taken care of repairs.
Leases:	There is a month to month lease on the home. The rice farm, grain storage facility, and duck hunting are free from any leases.
Oil, Gas, & Mineral Rights:	All of the oil, gas, and mineral rights owned by the seller will transfer to the buyer at the close of escrow.

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Property Information

Taxes:

The property taxes will be a little more than 1% of the sales price

Prices:

\$3,352,500 or \$15,000 per acre

Terms:

Cash at the close of escrow. "As Is, Where is Sale" All offers MUST be submitted by 12/7/21

Comments:

Great district 10 rice farm! Very few properties come up for sale in this area. This is one of few rice farms where you can grow a crop and sell water simultaneously. The property is in an area known for both duck & goose hunting. In 2021, this farm and the surrounding farms are full of winter water making it a great place for large numbers of ducks and geese. Please call either Ward Charter (530) 870-2717 or Justin Hill (530) 304-7889 for a private showing today!

75 Hp Electric Motor on a well that produces 2,400gpm



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3 bedroom 1 bathroom Home



25,250cwt Rice Drying & Storage Facility



Property Presented By Charter Farm Realty | www.charterfarmrealty.com | (530) 666-7000 | CalBRE 01512493

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Ducks, Swans, & Geese Lifting off in November of 2021

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223.50+/- Acres

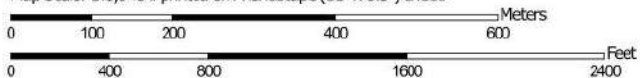
Rice Farm, Duck Club & Grain Storage

Marysville, CA

Irrigated Capability Class—Yuba County, California
(Budge Soils)



Map Scale: 1:8,940 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

**ural Resources
ervation Service**

Web Soil Survey
National Cooperative Soil Survey

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Irrigated Capability Class—Yuba County, California
(Budge Soils)









MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils



Soil Rating Polygons

 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 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

 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 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: Yuba County, California
Survey Area Data: Version 15, Sep 6, 2021

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

Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

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.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
129	Bruella loam, 0 to 1 percent slopes	1	77.0	34.3%
185	Kimball loam, 0 to 1 percent slopes	3	68.4	30.5%
214	San Joaquin loam, 0 to 1 percent slopes	4	78.9	35.2%
Totals for Area of Interest			224.3	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.

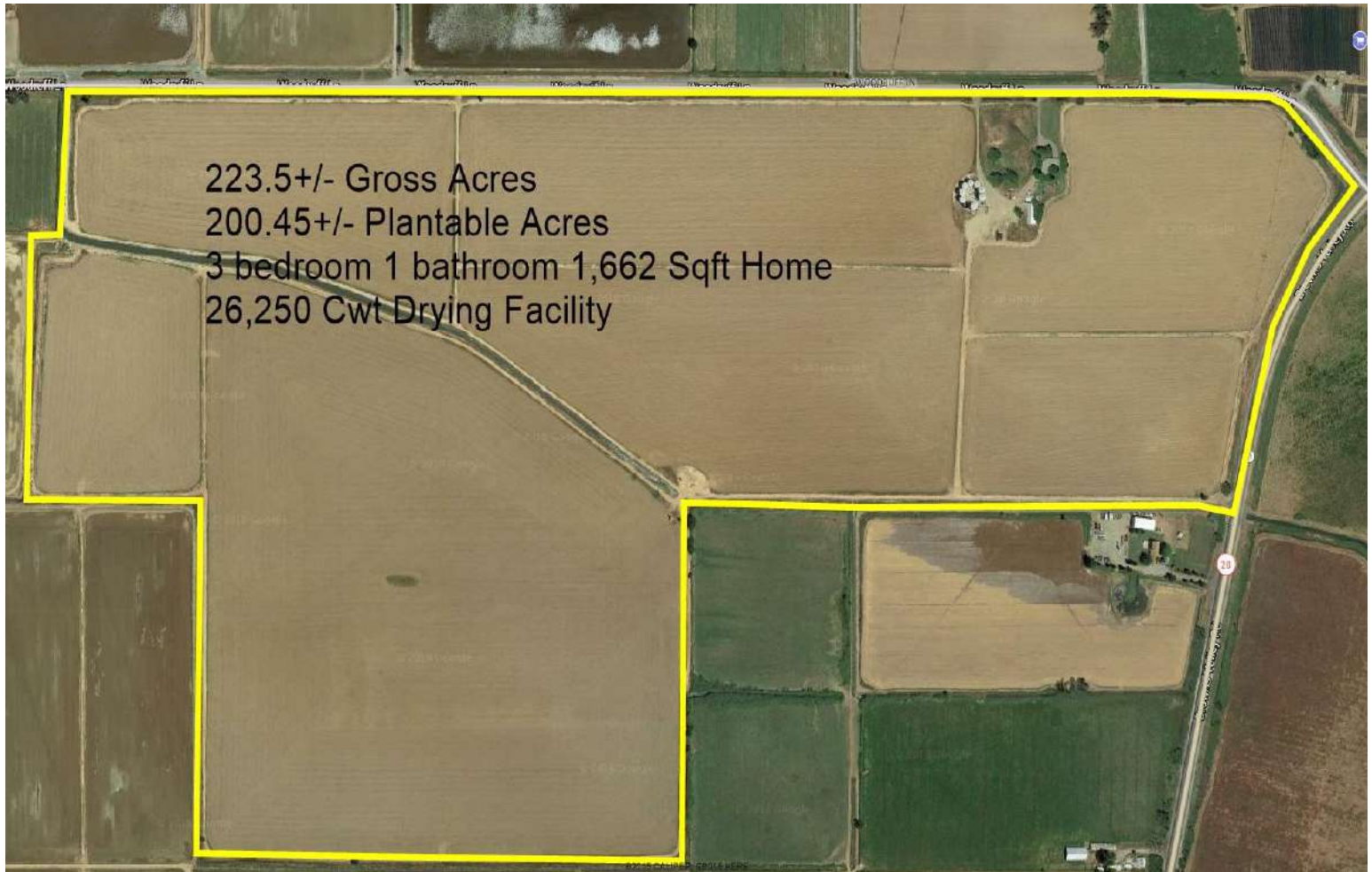
Rating Options

Aggregation Method: Dominant Condition

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223.5+/- Gross Acres
200.45+/- Plantable Acres
3 bedroom 1 bathroom 1,662 Sqft Home
26,250 Cwt Drying Facility

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