

Richvale Rice Farm

CHARTER REALTY

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(530) 666-7000

171.51+/- Acres
Rice Farm & Duck Club



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Property Information

Location:	From Highway 162: Go North on Aguas Frias Road for 6.0 Miles. Go West on Nelson Road for 1.4 Miles. The clubhouse, shop & entrance to the rice farm will be on the left hand side of the road
APN#:	Butte County Assessor Parcel Numbers: 038-140-037 and 038-140-038
Use:	The property is currently being farmed to rice. The property has been leased out to a 4th generation rice farming family. The lease expires in December of 2016, but the current grower would like to continue farming this ground in the future.
Yield History:	2016: 95.74cwt/acre 2015: 95.51cwt/acre 2014: 96.28cwt/acre 2013: 102.14cwt/acre
Farmbale Acres:	The farm is comprised of 158.65 farmable acres. The remainder of the farm is made up of roads & ditches
Rice Base:	The farm has 158.65 base acres with a 86.79 cwt base yield history
Water:	<p>The property is located in Western Canal Water District</p> <p>Per Acre Foot: \$4.00/acre foot</p> <p>This district is the premier water district in the state of California. It has very inexpensive & reliable water.</p>
Clubhouse:	In addition to the rice farm a 20% interest in a 3.66 acre parcel located just north of the subject property is available in this offering. This property includes 2 rental homes, a shop, equipment storage shed, clubhouse, & a deep water well. The property is held in a general partnership. The other partners have a 1st right of refusal on this holding.
Duck Hunting	There are (2) Four man blinds on the farm. Given its proximity to Llano Seco, it is in a premier duck hunting area. Each blind rents for \$8,200 annually.

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Oil Gas & Mineral Rights:

The seller currently holds 40% of the oil, gas, & mineral rights. Those rights will transfer to the buyer at the close of escrow.

Taxes:

The property is not enrolled in the Williamson Act. The property taxes will be a little more than 1% of the purchase price.

Prices:

\$2,158,120 for both the farm & 20% interest in the clubhouse, shop, etc.

Terms:

Cash at the close of escrow

Comments:

This rice farm is located in the best irrigation district in the state of California. The water cost & quality of its water rights make it far and above the most inexpensive & reliable water in the state. The farm is located near a wildlife refuge and is known for being a very good duck & goose property. This one won't last long, please call Charter Realty for a private showing to-day!

The farmer leaves a patch of ground un-disc'd for the hunters to put out their decoys. Both blinds can be easily identified in the middle front of the photo below.

In the background and to the left Llano Seco Wildlife Refuge can be seen.



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The clubhouse is the building on the left. It includes a shaded duck picking station that is sitting directly in front of the building



The grower is hunter friendly. They leave cover on the levees and do not disc near the duck blinds.



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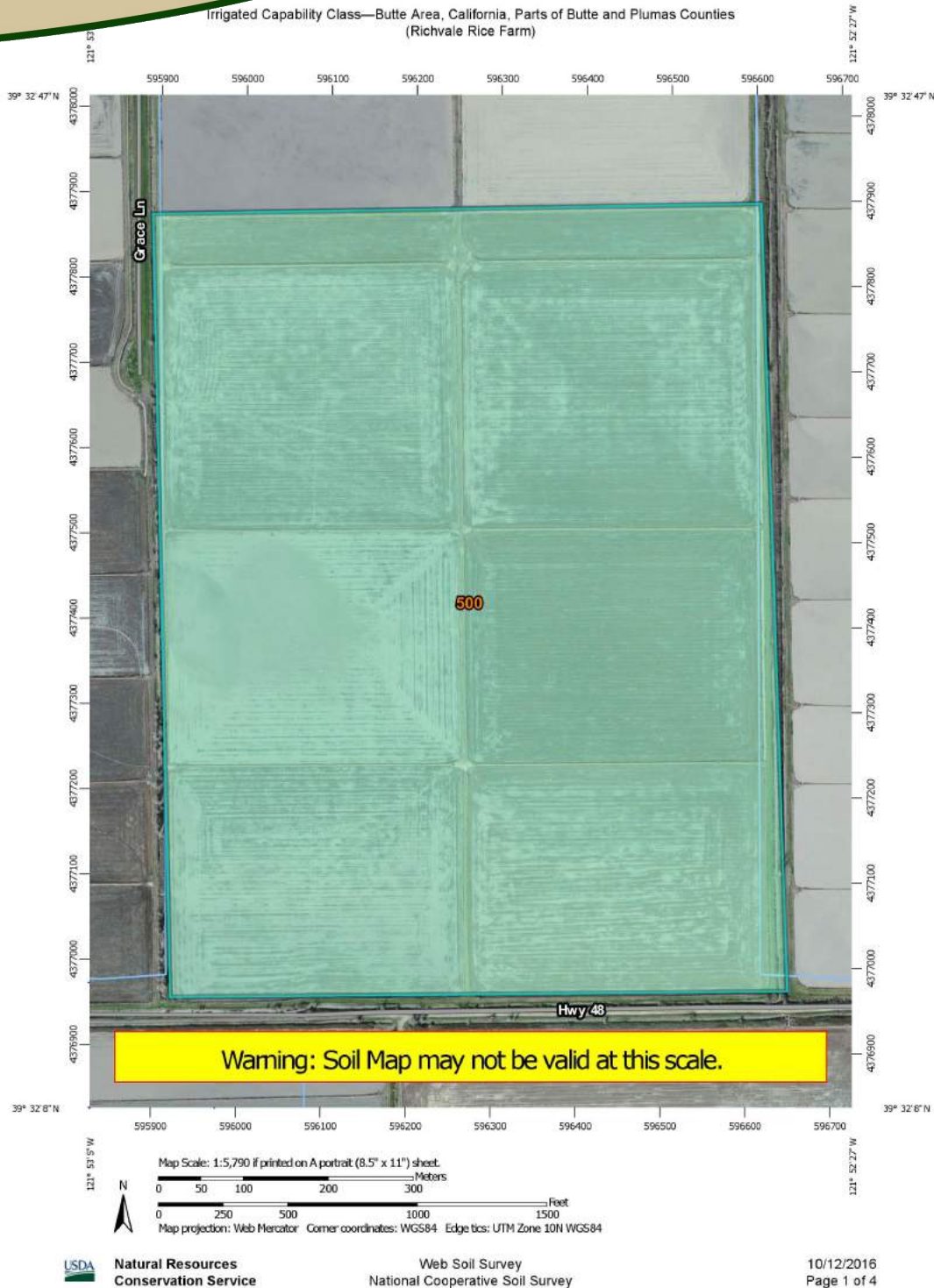
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This high yielding rice farm is located in the heart of rice country. This farm boasts great water, excellent yields, and some of the best duck hunting around!

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Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
(Richvale Rice Farm)

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		
Capability Class - VIII		Transportation
Not rated or not available		Rails
Soil Rating Lines		Interstate Highways
Capability Class - I		US Routes
Capability Class - II		Major Roads
Capability Class - III		Local Roads
Capability Class - IV		
Capability Class - V		Background
Capability Class - VI		Aerial Photography
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 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: <http://websoilsurvey.nrcs.usda.gov>
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: Butte Area, California, Parts of Butte and Plumas Counties
Survey Area Data: Version 12, Sep 3, 2015

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

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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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Butte and Plumas Counties

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Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Butte Area, California, Parts of Butte and Plumas Counties (CA612)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
500	Lofgren-Blavo , 0 to 1 percent slopes	5	164.9	100.0%
Totals for Area of Interest			164.9	100.0%



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/12/2016
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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

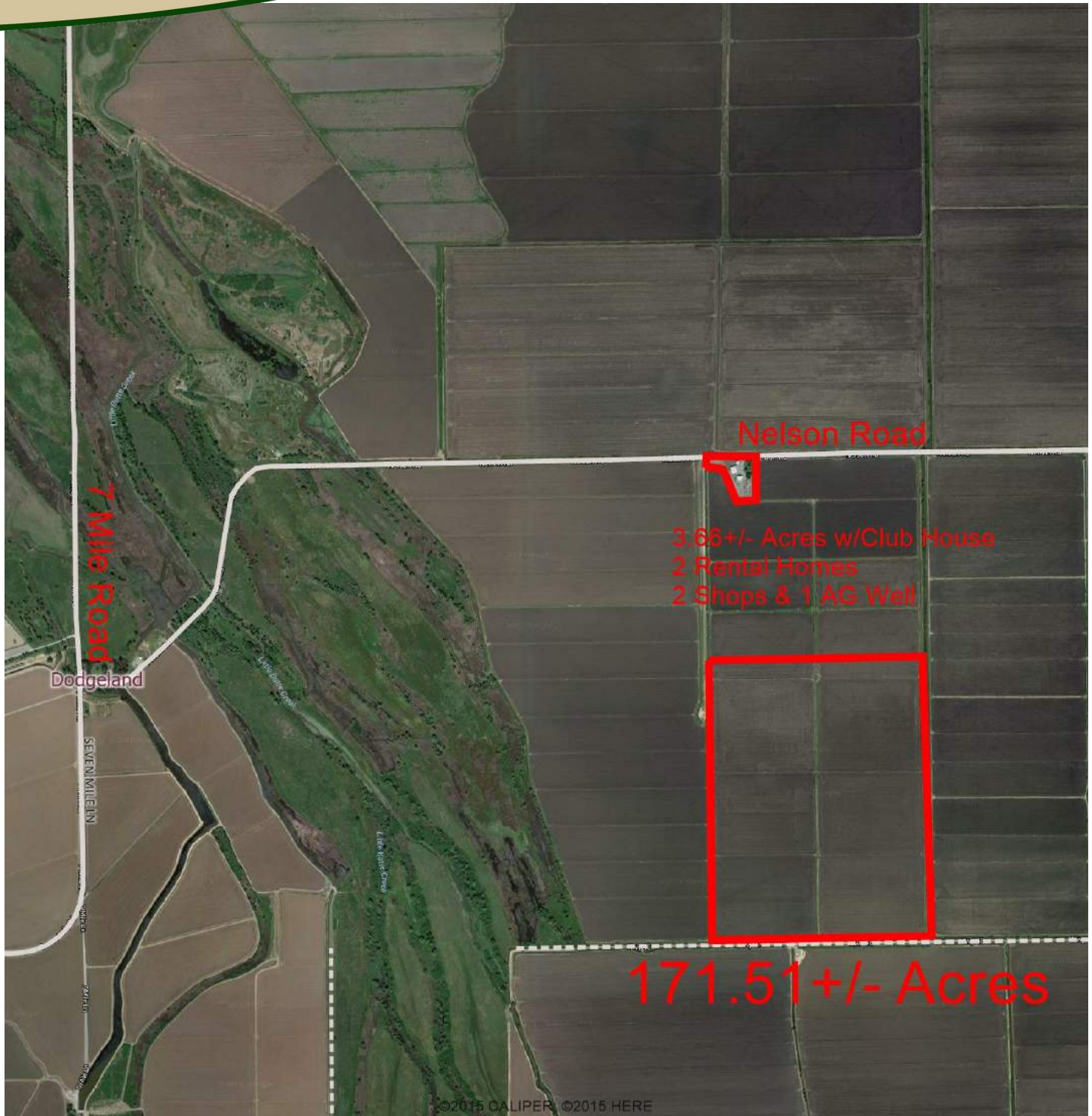
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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