219.80+/- Acres Rice Farm/Orchard Development Maxwell, CA





(530) 666-7000



219.80+/- Acres Rice Farm/Orchard Development Maxwell, CA

Property Information

Location:	From Highway Interstate 5 go 2.6 miles west on Maxwell-Sites Road. Go North on McDermott Road for 0.9 miles. Property is on the lefthand side. It's shown by appointment only! DO NOT TRESPASS!		
APN#:	Colusa County APN#: 011-270-087 & 011-270-062 It is part of two existing parcels that will be split via a lot-line adjustment prior to the close of escrow.		
Rice Farm:	There are 218.86+/- plantable acres with a 90+cwt dry average. Yields are available for qualified buyers upon request. Nearby neighbors have converted their rice farms into almond & walnut orchards on similar soils. The property is versatile. It's suitable for a number of permanent crops as well as rice & row crops.		
Soils:	The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.		
Water:	The rice farm has two turnouts off of Glenn-Colusa's main canal. Glenn-Colusa has some of the more senior water rights in California. It has been able to provide its users with relativiley affordable water even during the 2021-2022 drought.		
Leases:	There are no leases on the subject property that extend past the 2023 growing season		
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.		



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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.
Price:	\$3,956,400
Terms:	Cash at the close of escrow
Comments:	Versatile rice farm in GCID. Property is located in an area that is known for almonds, walnuts, row crops & rice. Great soils and water. Almost all plantable ground. This is a farm that has the potential to be profitable for many years to come! Please call Charter Realty for more info!

GCID's Main Canal In The Foreground & Property In The Background

CHARTER REALTY www.CharterFarmRealty.com (530) 666-7000

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Screw Gate Direct From GCID's Main Canal



Static Ditch Flooding Rice Fields Faster







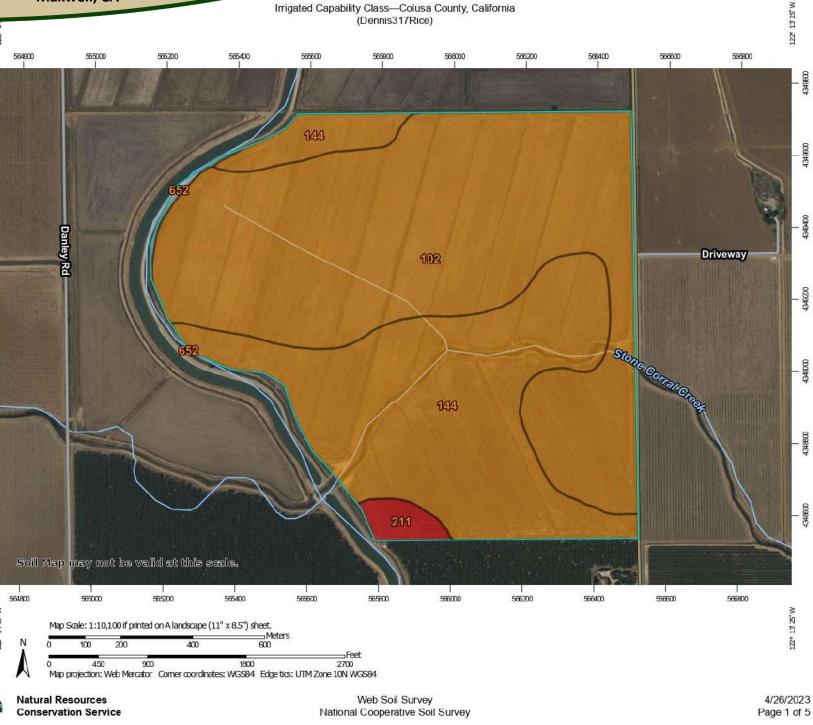
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Newly Planted Rice!



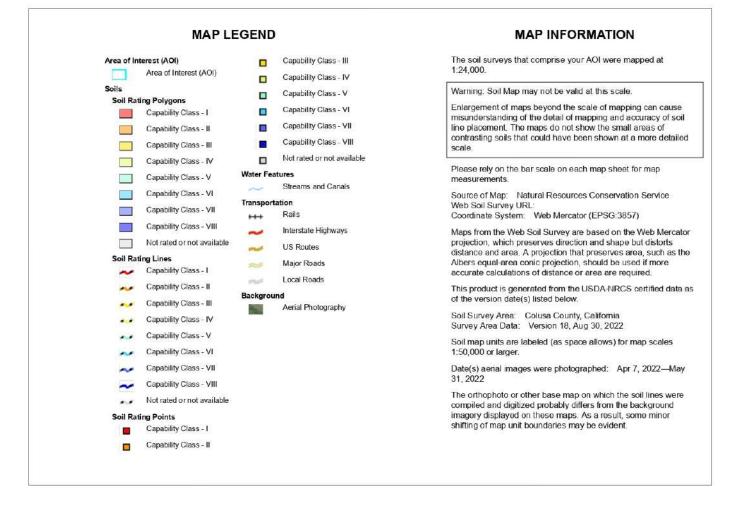
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Irrigated Capability Class—Colusa County, California (Dennis317Rice)





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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	190.0	58.9%
144	Hillgate clay loam, 0 to 2 percent slopes	2	126.1	39.1%
211	Corval clay loam, 0 to 3 percent slopes	1	5.4	1.7%
652	Water		1.1	0.4%
Totals for Area of Interest			322.6	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

49250

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