

# Maxwell 219

**CHARTER REALTY**



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

**(530) 666-7000**

219.80+/- Acres

Rice Farm/Orchard Development

Maxwell, CA



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## 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:	<p>There are 218.86+/- plantable acres with a 90+cwt dry average. Yields are available for qualified buyers upon request.</p> <p>Nearby neighbors have converted their rice farms into almond &amp; walnut orchards on similar soils. The property is versatile. It's suitable for a number of permanent crops as well as rice &amp; row crops.</p>
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 relatively 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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## Property Information

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



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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)



Soil Map may not be valid at this scale.

Map Scale: 1:10,100 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 450 900 1800 2700 Feet

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



**Natural Resources  
Conservation Service**




































Web Soil Survey  
National Cooperative Soil Survey

4/26/2023  
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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>		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <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> <p> Aerial Photography</p>
		<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: Colusa County, California          Survey Area Data: Version 18, Aug 30, 2022</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: Apr 7, 2022—May 31, 2022</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
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%
<b>Totals for Area of Interest</b>			<b>322.6</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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