

Jeffreys Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

3,600 +/- Home

368 +/- Acres

Williams, CA



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Property Information

Location:

From Interstate 5 in Arbuckle, CA take the Hahn Road Exit. Go East on Hahn Road for 0.3 miles. Go left on Lonestar road for 4.8 miles. The home is on the right side of the road. NO TRESSPASSING! Shown by Appointment Only!

APN#:

Colusa County Assessor Parcel Number: 017-100-001, 017-060-006, 017-100-016, 017-100-015

Home:

Modern Home Built in 2013

Formal Dining Room

4 bedroom

4 bathroom

Living Room

Gourmet Kitchen

Office

Mud Room

Built in Gun Safe

Upstairs Patio

Wrap around porch

Well

Panoramic Views

Peaceful Setting

Barn:

Cement Floor

Radiant Heating

Recently Remodeled

Roll Up Doors

Rental Home:

2 Bedroom

2 Bathroom

Well Maintained

Excellent Tenants

Great Security

Secondary Income

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Property Information

| | |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soils: | The farm is comprised of class I-III soils. Please see the attached soils map. |
| Water: | There is one ag well on the subject property. It was recently drilled and has a 16" casing. This property is located in an area with excellent groundwater recharge. There is also a domestic well that provides water to the homes and shop. |
| Orchard: | There is a 90 acre pecan orchard on the subject property. It hasn't been maintained, but could possibly be revived. If removed it would make for an excellent row crop field. |
| Row Crop: | There are 270 acres of row crops. The farm has drip tape and a long term tenant who would like the opportunity to continue farming the subject property. |
| Views: | The property has wonderful views of the Sutter Buttes and the Costal Mountain Range. It is also located next to a National Wildlife Refuge and has excellent bird viewing all year and especially during the winter migratory months. |
| Oil, Gas, & Mineral Rights: | The oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow. |
| Leases: | The current row crop lease on the subject property is year to year. The current tenant would be open to extending to a multi year lease with a buyer. |

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Property Information

Price:

\$4,700,000

Terms:

Cash at the close of escrow

Comments:

Large Colusa County row crop farm for sale! This farm is complete with a newer home and is ideally located between Colusa & Arbuckle. It has good soils, great views, good ground water, and has been in the same family for multiple generations.

Please call Charter Realty for a private showing today!



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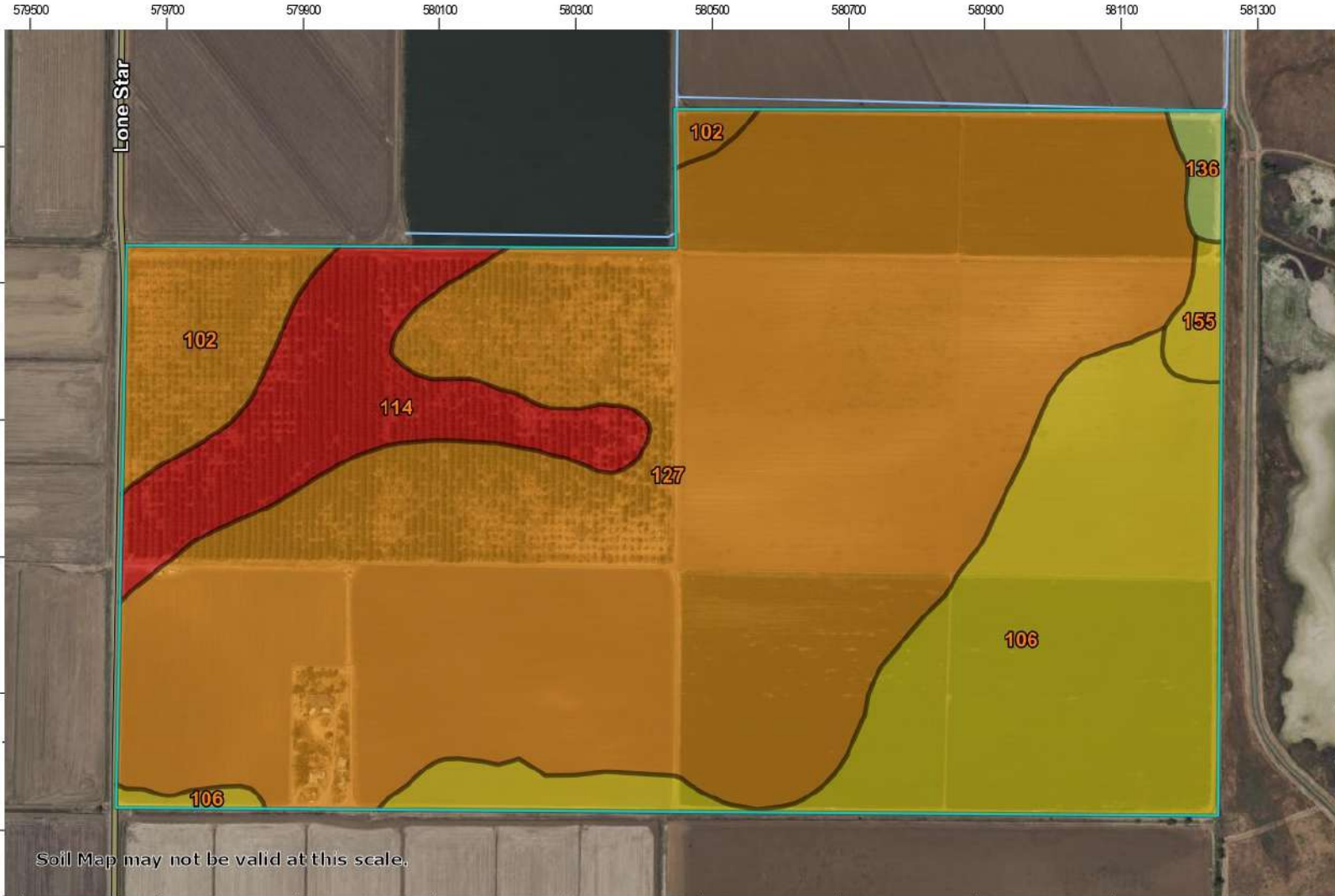
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Irrigated Capability Class—Colusa County, California
(Bright Ranch Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:8,930 if printed on A landscape (11" x 8.5") sheet.

0 100 200 400 600 Meters

0 400 800 1600 2400 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

9/12/21
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 (Bright Ranch 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 | | <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>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <p> Aerial Photography</p> |
| | | <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <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> </div> <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 19, Aug 28, 2023</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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Irrigated Capability Class

| 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 | 18.5 | 5.0% |
| 106 | Willows silty clay, 0 to 1 percent slopes | 3 | 75.5 | 20.4% |
| 114 | Westlan clay loam, 0 to 1 percent slopes | 1 | 31.7 | 8.6% |
| 127 | Mallard clay loam, 0 to 1 percent slopes | 2 | 238.8 | 64.5% |
| 136 | Colusa loam, 0 to 2 percent slopes | 4 | 2.8 | 0.8% |
| 155 | Alcapay clay, 0 to 1 percent slopes | 3 | 3.2 | 0.9% |
| Totals for Area of Interest | | | 370.4 | 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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