

Walter's Place

CHARTER REALTY



(530) 666-7000

Home, Barns & 37.36+/- Acres
Rice Farm & M-1 Zoning
Maxwell, CA



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Property Information

Location:	From Highway Interstate 5 North take exit 586 for Maxwell, CA. Go Left on Maxwell Road for 0.6 miles. Go Left on Old Hwy 99W for 0.6 miles. The address is 3876 Old 99W. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Colusa County APN#: 014-110-004
Property:	<p>There are approximately 34.66 acres planted to rice. The yields have consistently been in the 90's and low 100's.</p> <p>The soils on the property suggest this could be an orchard development opportunity.</p> <p>It's also zoned m-1 (light industrial) making it one of very few places that could be a shop area to support the new Sites Dam that is scheduled to begin construction in 2026.</p>
Soils:	The entire farm is comprised of primarily Class II Soils. Please review the attached soils map for more information.
Irrigation:	The property is irrigated via a lift pump from Glenn-Colusa Irrigation District. GCID has a settlement contract and is considered to be one of the best water districts on the west side of the Sacramento Valley.
Home:	2 Bedroom 1 Bathroom 1,040 Sqft Home that needs some TLC. Some of the photos are "digitally staged" and show what the home could look like.
Outbuildings:	<p>The Following Are A List Of Structures And Approximate Sizes:</p> <p>65x75 wood barn with a tin roof and a large opening in the center</p> <p>60x40 metal barn with a tin roof and a large opening in the center</p> <p>20x30 shade structure adjacent to the house for parking</p>
Leases:	There are no leases on the subject property. This is available to farm for the 2025 crop year!

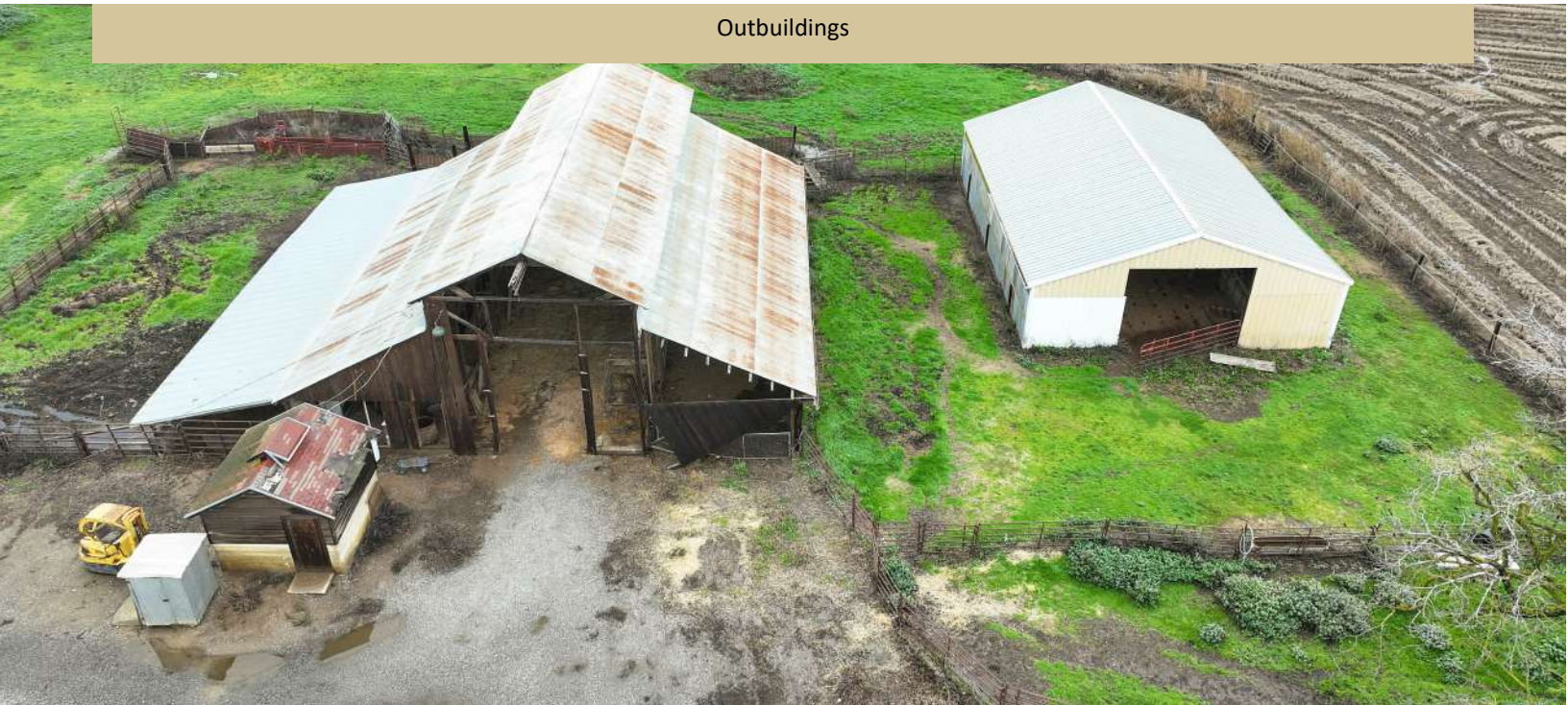
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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.
Price:	\$715,000
Terms:	Cash at the close of escrow
Comments:	Rare find in Maxwell, CA. Walter's Place is set up to be a farm or manufacturing headquarters. It has a home, shops, and plenty of equipment parking. The 34.66 acres of rice has a strong yield history and its in one of the best irrigation districts in California. Please call Charter Realty for more info!

Outbuildings



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Home



Livingroom



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Home & 28.86+/- Acres
Almond Orchard & R-1 Zoning
Arbuckle, CA



View From Home Looking At Outbuildings

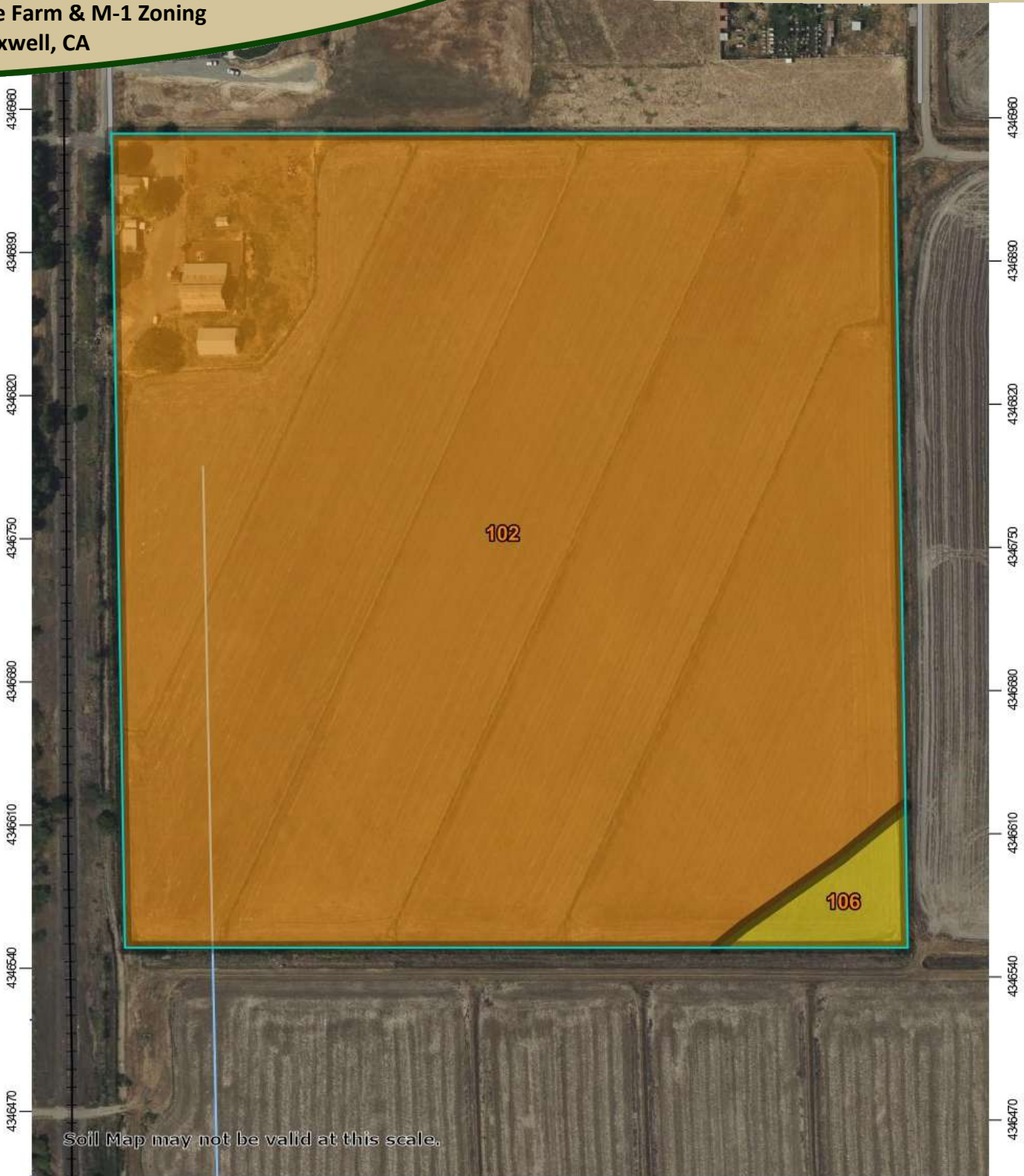
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







Soil Map may not be valid at this scale.

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Irrigated Capability Class—Colusa County, California
 (Walter's Place 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 		<ul style="list-style-type: none">  Capability Class - III  Capability Class - IV  Capability Class - V  Capability Class - VI  Capability Class - VII  Capability Class - VIII  Not rated or not available <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <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 20, Aug 28, 2024</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	37.2	97.9%
106	Willows silty clay, 0 to 1 percent slopes	3	0.8	2.1%
Totals for Area of Interest			37.9	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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Legend

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> • Point Notes Small Residential Overlay Ag Parcel Overlay Overlay Type Agricultural RESTRICTED AG Residential RESTRICTED AG | <ul style="list-style-type: none"> Zoning Zone AT-10: Ag Transition <20ac AT-20: Ag Transition >20ac A-V: Airport C-1: Neighborhood Commercial | <ul style="list-style-type: none"> C-2: Community Commercial C-H: Highway Service Commercial C-R: Commercial Resort E-A: Exclusive Agriculture F-A: Foothill Agriculture F-M: Flood Management FMR: Forest Management FR: Forest Residential G-R: General Recreation M-1: Light Industrial MU: Mixed Use P-F: Public Facilities R-1: Residential Single-Family R-1-6: Residential Single-Family, 6,000-s.f. min. lot R-1-8: Residential Single-Family, 8,000-s.f. min. lot R-2: Residential Two-Family R-3: Residential Multiple Family R-4: Apartment-Professional and Development RD: Research and Development R-F: River Frontage R-M: Resource Management RR-2: Rural Residential, 2-acre min. lot RR-5: Rural Residential, 5-acre min. lot R-S: Rural Services SFA: State, Federal, and Other Agency T-L: Tribal Lands UC-10: Upland Conservation <20ac UC-80: Upland Conservation >20 ac U-T: Upland Transition |
|--|---|--|

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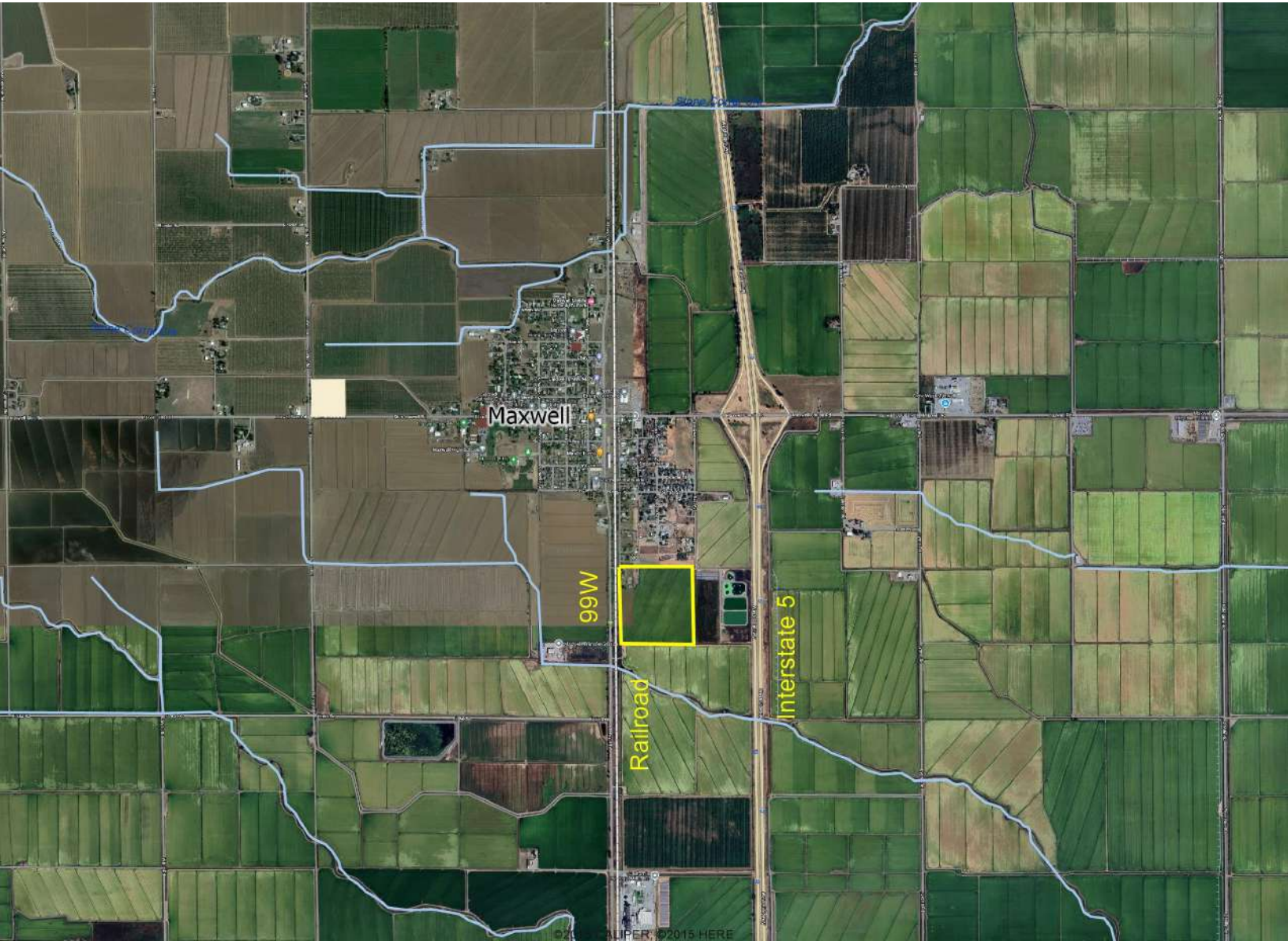
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