

West Flamingo

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

141+/- Acres
Rice Farm & Duck Club
District 10, CA



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Property Information

Location:	From the Marysville Tunnel on Highway 70 go north 5.5 miles on Highway 70. Go East on Magnolia Road for 1.0 miles. Magnolia Road will deadend and the property is on the other side of the gate. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!
APN#:	Yuba County APN#: 005-170-034
Soils:	The subject property is comprised of Class II-IV Soils. Please see the attached soils map for more information.
Rice Farm:	There are 129.5 farmable acres. The farms 5 year yield history is as follows: 2025 - 10,679.61 M401, 2024 – Comparable to 2023. 2023 – 10,751.43 M401, 2022 – 11,003.70 M401, 2021 – 10,052.31 Kali
Water:	<p>The farm is in Cordua Water District. The water costs have been approximately \$26.00/acre.</p> <p>There is an agricultural well on the subject property. It is a 18" 100 Hp electric well that produces over 3,500 gallons per minute.</p> <p>In addition to having some of the least expensive water in the state, Cordua also participates in water sales. In 2022, with a full crop of rice the farm was able to sell water and generate an additional \$80,516 income.</p>
Duck Hunting:	There are duck blinds on the property. District 10 is known for being a productive portion of the Pacific flyway.
Leases:	There are no agricultural or recreational leases on the subject property.

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Taxes:

The property taxes will be approximately 1% of the sales price at the close of escrow.

Price:

\$2,361,750 or \$16,750 per acre. All offers must be submitted by 3/5/26

Terms:

Cash at the close of escrow

Comments:

Rare opportunity to own a district 10 rice farm! This property has duck hunting, rice farming, and water sales. There are lots of ducks and geese in this area! This is also one of very few places where you can farm rice and sell water simultaneously. Please call 530-666-7000 for a private showing!

Farm in the Winter of 2026



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Irrigation Well



Farm Entrance



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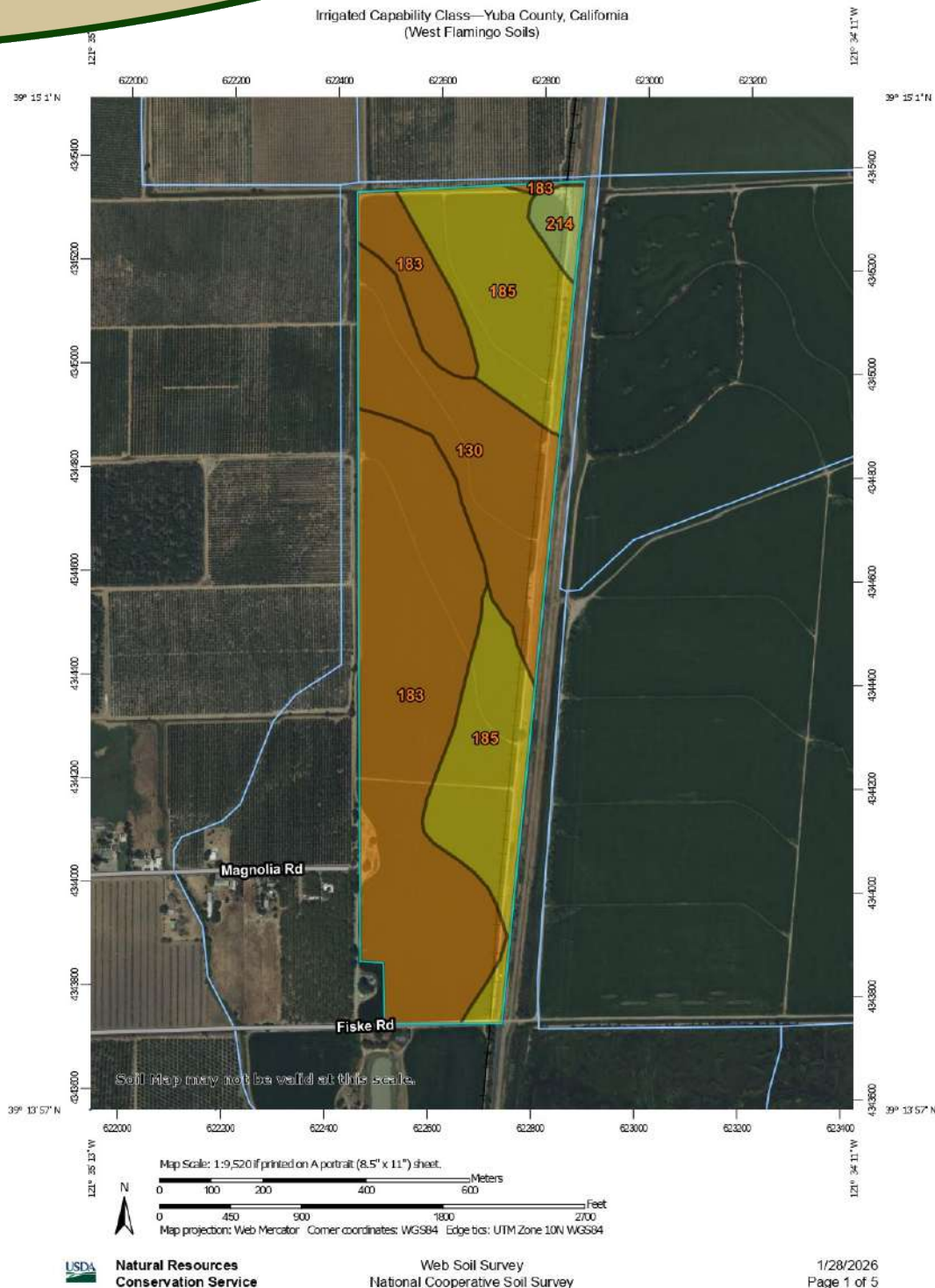
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Contoured Checks, Ideal For Duck Hunting

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
























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Irrigated Capability Class—Yuba County, California
(West Flamingo Soils)

MAP LEGEND

Area of Interest (AOI)		Capability Class - 3
 Area of Interest (AOI)		Capability Class - 4
Soils		Capability Class - 5
Soil Rating Polygons		Capability Class - 6
 Capability Class - 1	 Capability Class - 6	Capability Class - 7
 Capability Class - 2	 Capability Class - 7	Capability Class - 8
 Capability Class - 3	 Capability Class - 8	Not rated or not available
 Capability Class - 4		
 Capability Class - 5	Water Features	
 Capability Class - 6	 Streams and Canals	
 Capability Class - 7	Transportation	
 Capability Class - 8	 Rails	
 Not rated or not available	 Interstate Highways	
Soil Rating Lines	 US Routes	
 Capability Class - 1	 Major Roads	
 Capability Class - 2	 Local Roads	
 Capability Class - 3	Background	
 Capability Class - 4	 Aerial Photography	
 Capability Class - 5		
 Capability Class - 6		
 Capability Class - 7		
 Capability Class - 8		
 Not rated or not available		
Soil Rating Points		
 Capability Class - 1		
 Capability Class - 2		

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:
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: Yuba County, California
Survey Area Data: Version 20, Sep 3, 2025

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

Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

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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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
130	Capay clay loam, 0 percent slopes, MLRA 17	2	28.6	20.2%
183	Kilaga clay loam, hardpan substratum, 0 to 1 percent slopes	2	67.0	47.3%
185	Kimball loam, 0 to 1 percent slopes	3	42.9	30.3%
214	San Joaquin loam, 0 to 1 percent slopes	4	3.2	2.3%
Totals for Area of Interest			141.7	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.

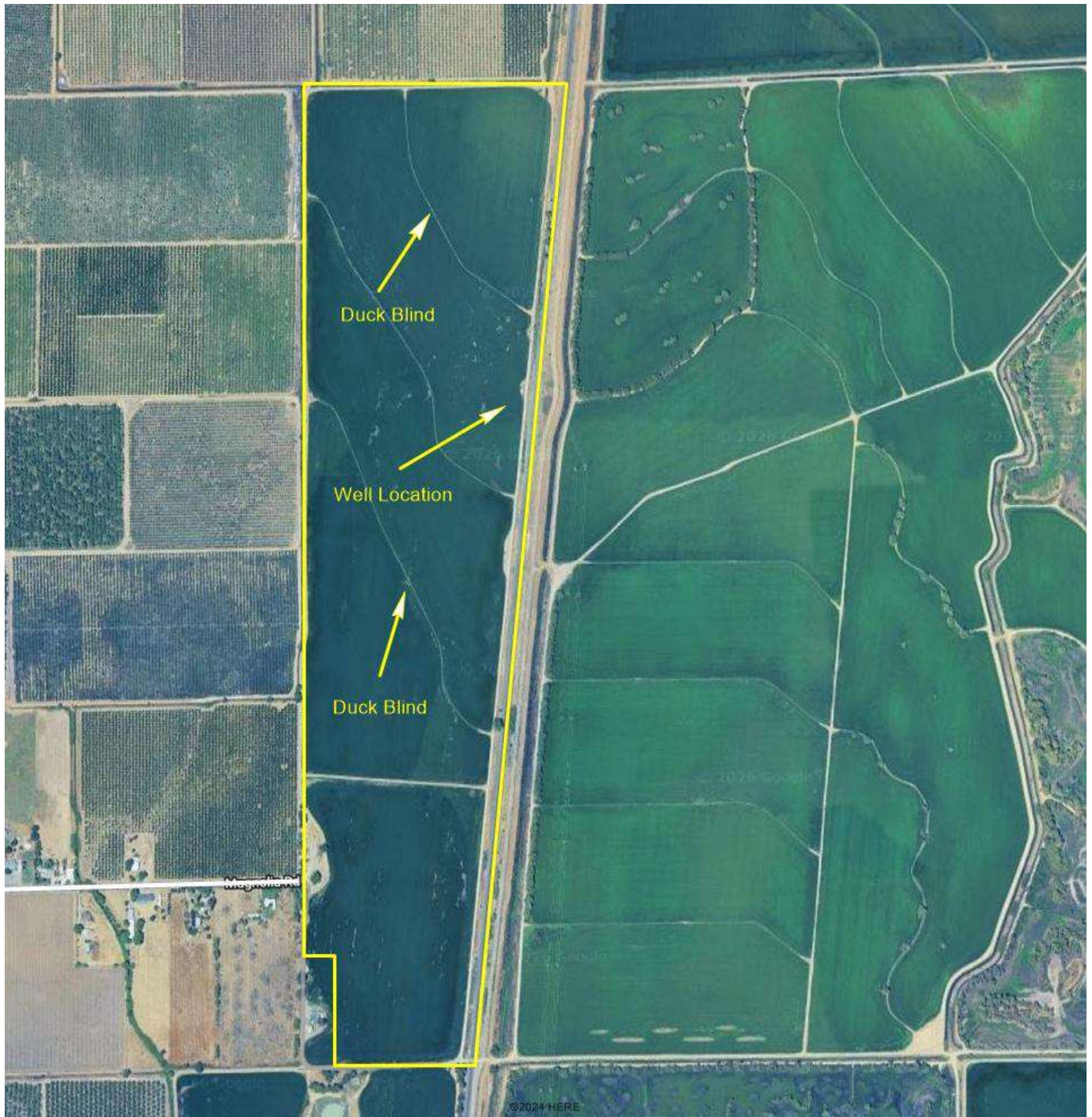
Rating Options

Aggregation Method: Dominant Condition

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