

# Knowles Rice

160+/- Acres  
Rice Farm  
Maxwell, CA

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## Property Information

Location:	From The Stop Sign in Maxwell, CA go North on 99w for 3.0 miles. Go East over the railroad tracks and go south for 1/2 mile along an easement road. Go East for 1/2 mile along the easement. The property will be in front of you. NO TRESSPASSING! SHOWN BY APPT ONLY!!!
APN#:	Colusa County APN#: 011-260-020
Soils:	The subject property is comprised of Class III Soils. Please see the attached soils map for more information.
FSA Info:	There are 141.35 crop land acres with 127.70 base acre. The base yield history for this farm is 74.95cwt.
Rice Crop:	The current tenant has been farming Calrose medium grain rice. Yields are as follows: 2019: 79.36cwt 2020: 88.42cwt 2021: Sold Water 2022: Sold Water 2023: 80.53cwt 2024: 87.74cwt 2025: 89.89cwt
Water:	The property is in Glenn Colusa Irrigation District. The 2026 rates are as follows: Standby: \$6.00 Per Deeded Acre \$/Acre: \$108.03 Per Planted Acre
Leases:	There is a lease for the 2026 crop on the subject property.

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## Property Information

Taxes:

The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.

Price:

\$2,240,000 or \$14,000 per acre

Terms:

Cash at the close of escrow

Comments:

Maxwell rice farm with some duck hunting. This property is located NE of Maxwell. It's located in an area where very few rice farms come up for sale. It's a nice size and a square piece. It has an all weather gravel road to get to the property, but isn't on a main road and has virtually no traffic. Please call 530-666-7000 for a private showing today!

Small Home and Hunting Headquarters



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Home & Rice Fields



Perimeter Road and Ditch



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Empty Ditch

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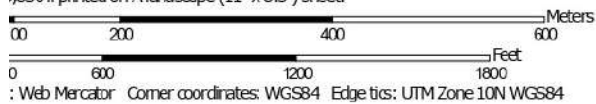
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Irrigated Capability Class—Colusa County, California  
(Knowles Ranch Soils)



not be valid at this scale.
































































is  
rice

Web Soil Survey  
National Cooperative Soil Survey

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

<h3 style="text-align: center;">MAP LEGEND</h3> <p><b>Area of Interest (AOI)</b>   Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <table border="0"> <tr><td></td><td>Capability Class - 1</td></tr> <tr><td></td><td>Capability Class - 2</td></tr> <tr><td></td><td>Capability Class - 3</td></tr> <tr><td></td><td>Capability Class - 4</td></tr> <tr><td></td><td>Capability Class - 5</td></tr> <tr><td></td><td>Capability Class - 6</td></tr> <tr><td></td><td>Capability Class - 7</td></tr> <tr><td></td><td>Capability Class - 8</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table> <p><b>Soil Rating Lines</b></p> <table border="0"> <tr><td></td><td>Capability Class - 1</td></tr> <tr><td></td><td>Capability Class - 2</td></tr> <tr><td></td><td>Capability Class - 3</td></tr> <tr><td></td><td>Capability Class - 4</td></tr> <tr><td></td><td>Capability Class - 5</td></tr> <tr><td></td><td>Capability Class - 6</td></tr> <tr><td></td><td>Capability Class - 7</td></tr> <tr><td></td><td>Capability Class - 8</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table> <p><b>Soil Rating Points</b></p> <table border="0"> <tr><td></td><td>Capability Class - 1</td></tr> <tr><td></td><td>Capability Class - 2</td></tr> </table>		Capability Class - 1		Capability Class - 2		Capability Class - 3		Capability Class - 4		Capability Class - 5		Capability Class - 6		Capability Class - 7		Capability Class - 8		Not rated or not available		Capability Class - 1		Capability Class - 2		Capability Class - 3		Capability Class - 4		Capability Class - 5		Capability Class - 6		Capability Class - 7		Capability Class - 8		Not rated or not available		Capability Class - 1		Capability Class - 2	<h3 style="text-align: center;">MAP INFORMATION</h3> <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>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.</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 21, Sep 3, 2025</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
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	20.6	12.7%
106	Willows silty clay, 0 to 1 percent slopes	3	141.1	87.3%
<b>Totals for Area of Interest</b>			<b>161.7</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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