

Cota Ranch

338.36+/- Acres
Rice Farm & Duck Club
Princeton, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	From Highway 45 go west on Southam Road for 1.5 miles. The North Ranch will be on the north side of the road. From that point go left on Boggs Road for 1.0 mile. The South Ranch will be on the west side of the road.
APN#:	North Ranch: Colusa County APN#'s: 012-110-004 & 012-110-006 (160 Acres) South Ranch: Colusa County APN#'s: 012-110-031 & 012-110-034 (178.36 Acres)
Use:	The North Ranch has historically been farmed to rice and used as a duck club in the winter months. The South Ranch is a former Prune Orchard that has been farmed to rice for many years. It serves as the farm headquarters with a home, barn, shop, & equipment storage area.
FSA:	There are 309.48 FSA Base Acres with a 87.52 FSA Yield History. This is an extremely high FSA Yield History.
Yield History:	There are 309.48 plantable acres with a 96.40 dry cwt 4 year average. This ranch routinely yields well above Sacramento Valley averages.
Improvements:	1648+/- Sqft Home 70x60 Shop & Equipment Storage 105x50 Barn & Storage 70x30 Equipment Lien Tu Shed
Water:	The property is located within Princeton Codora Irrigation District. The water rates for the 2018 growing season were as follows: Assessments: \$22/acre Rice Irrigation: \$148/acre There is also a deep water well that produces in excess of 3000 GPM
Soils:	The entire farm is comprised of Class II, III, IV Soils. Some of these soils are suitable for a variety of crops including Prunes, Walnuts, & Almonds. The entire farm has soils that are highly suitable for rice production.

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Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property will transfer to the buyer at the close of escrow.
Leases:	The property is leased for the 2019 growing season. Terms of the lease are available to qualified buyers upon request.
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.
Prices:	\$4,567,860 or \$13,500 per acre
Terms:	Cash at the close of escrow
Comments:	This is a high yielding rice farm with excellent water rights! The home has recently been remodeled and is occupied by long term tenants. The FSA yield history and 4 year average are some of the highest in the Sacramento Valley. The property is also located within the Pacific Flyway and has historically operated as a duck club. Please call 530-666-7000 for a private showing today!

SE Corner of the North Ranch. High yielding Laser leveled rice fields



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Home & Equipment Storage Shed



Barn, Shop, and Equipment Storage



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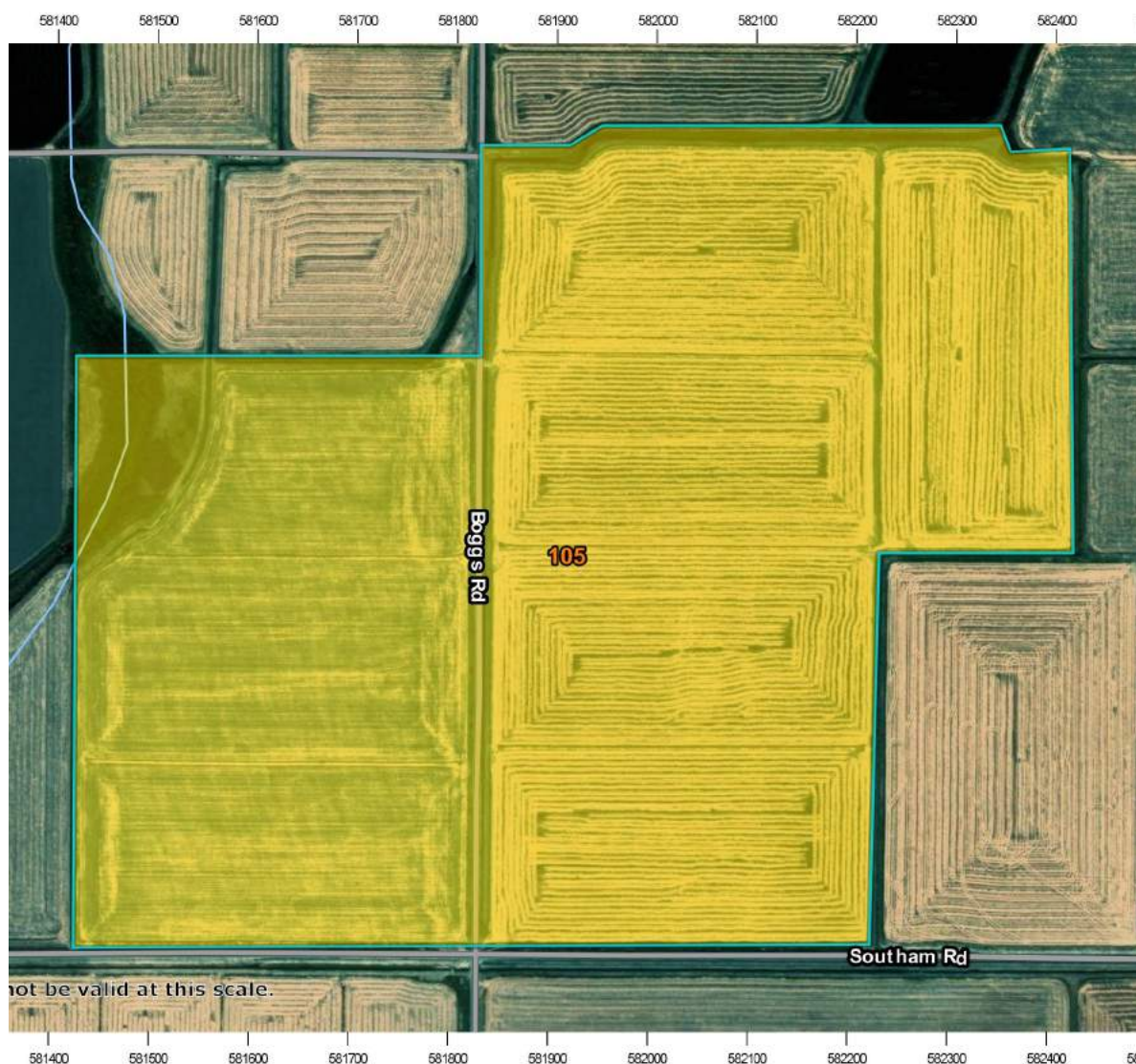
Excellent Decomp. Property is ready to grow rice in 2019

Cota Ranch

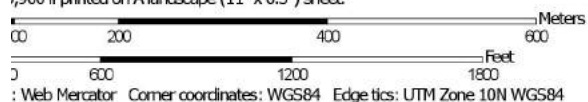
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Irrigated Capability Class—Colusa County, California
(Cota Soils North)



1:960 if printed on A landscape (11" x 8.5") sheet.



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

Source:
Aerial

Web Soil Survey
National Cooperative Soil Survey

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Irrigated Capability Class—Colusa County, California
(Cota Soils North)

MAP LEGEND

Area of Interest (AOI)		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
Soils		Capability Class - V
Soil Rating Polygons		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V		
Capability Class - VI		
Capability Class - VII		
Capability Class - VIII		
Not rated or not available		
Soil Rating Lines		
Capability Class - I	Water Features	
Capability Class - II	Streams and Canals	
Capability Class - III	Transportation	
Capability Class - IV	Rails	
Capability Class - V	Interstate Highways	
Capability Class - VI	US Routes	
Capability Class - VII	Major Roads	
Capability Class - VIII	Local Roads	
Not rated or not available	Background	
Soil Rating Points	Aerial Photography	
Capability Class - I		
Capability Class - II		

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: Colusa County, California
Survey Area Data: Version 14, Sep 13, 2018

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

Date(s) aerial images were photographed: Mar 30, 2017—Nov 4, 2017

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
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	159.8	100.0%
Totals for Area of Interest			159.8	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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Irrigated Capability Class—Colusa County, California
(Cota South Ranch)

MAP LEGEND

Area of Interest (AOI)
 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  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

Soil Rating Lines

-  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

Soil Rating Points

-  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

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

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Soil Survey Area: Colusa County, California
Survey Area Data: Version 14, Sep 13, 2018

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

Date(s) aerial images were photographed: Feb 25, 2017—Nov 4, 2017

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
104	Willows silty clay, 0 to 1 percent slopes, frequently flooded	4	42.9	24.2%
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	58.4	32.9%
107	Scribner silt loam, 0 to 1 percent slopes, occasionally flooded	3	0.8	0.5%
124	Moonbend silt loam, 0 to 2 percent slopes, occasionally flooded	2	55.6	31.4%
131	Corbiere silt loam, 0 to 2 percent slopes, frequently flooded	4	18.7	10.5%
133	Corbiere silt loam, 0 to 2 percent slopes, occasionally flooded	2	0.9	0.5%
Totals for Area of Interest			177.3	100.0%

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Aggregation Method: Dominant Condition

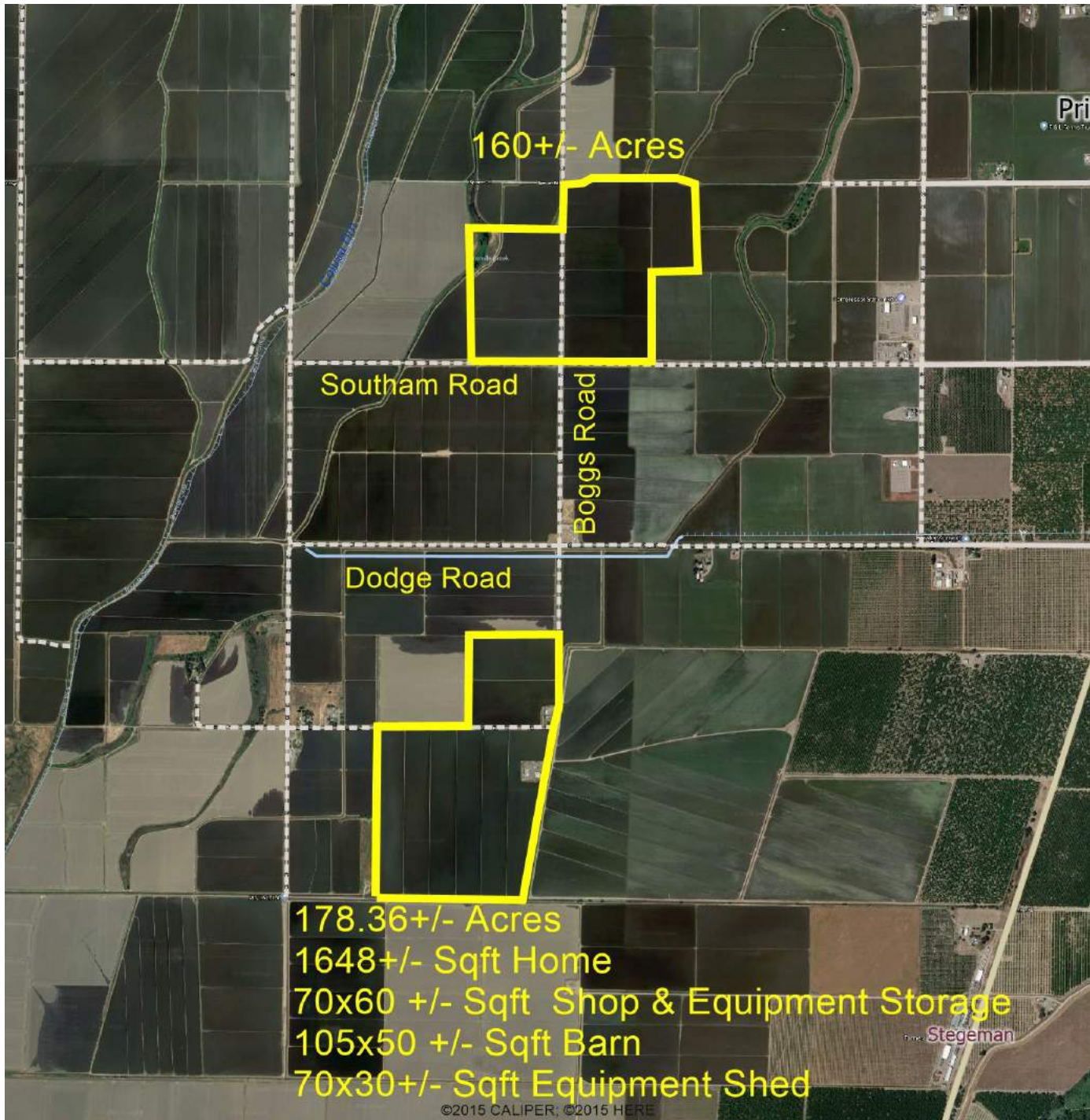
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