

Hine Ranch

150 +/- Acres
Row Crop Farm
Grimes, CA

CHARTER REALTY

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Property Information

Location:

From Knights Landing, CA turn onto Highway 45 for 15.9 miles. Turn onto Wilson Bend Road and go 3.1 miles. The property will be on the right side of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!

APN#:

Colusa County APN#'s: 022-140-027, 022-140-021, 022-140-028

Soils:

The subject property is comprised of Class I & II Soils. Please see the attached soils map for more information.

Farm:

There are approximately 126.6 plantable acres on the subject property. It has historically been planted to walnuts and various row crops. Past crops have included tomatoes, sunflowers, alfalfa, watermelons, beans, wheat, corn, and others! It carried a 10 ton alfalfa average!

Water:

The farm is irrigated with a pump out of the Sacramento River. It was eligible for water deliveries during our most recent droughts (2014-2015 & 2022-2023)

Home:

The home is a 3 bedroom 2.5 bathroom 1,800+/- Sqft Home was built in 1915. It has a large sleeping porch and is in generally good shape. It boasts large oak trees and a beautiful yard irrigated with an automated sprinkler system.

Shops & Barns:

Barn#1: 66x52 with 11'7"x16'8" doors Barn#2: 50x40 with 16x18 doors
Shop#1: 40x60 Shop#2: 37x24 with 7'7"x10' doors
Detached 2 Car Garage: 24x22

Leases:

There is a row crop lease that expires at the conclusion of the 2026 crop year. The current tenant is a well respected local grower who would love the opportunity to continue farming the property.

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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 sales price at the close of escrow.

Price:

\$2,600,000

Terms:

Cash at the close of escrow

Comments:

This is the first time this property has come on the market in over 100 years! It has excellent water rights, great soils, and a ranch headquarters. It's located in a region of the Sacramento Valley where properties rarely sell. Please call 530-666-7000 for a private showing today!

Home and Backyard



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River Pump



Home & Front Yard



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Detached Garage

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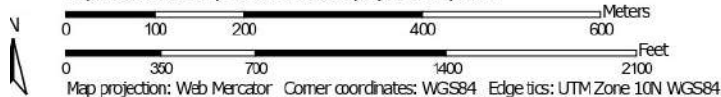
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Irrigated Capability Class—Colusa County, California
(Hine Ranch Soils)



Map Scale: 1:8,140 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

Page

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

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  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

Soil Rating Lines

-  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

Soil Rating Points

-  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

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

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 21, 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
108	Scribner silt loam, 0 to 1 percent slopes	3	1.4	1.0%
130	Corbiere silt loam, 0 to 1 percent slopes	2	133.0	93.2%
171	Vina loam, silt loam substratum, 0 to 2 percent slopes, MLRA 17	1	8.3	5.8%
Totals for Area of Interest			142.6	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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