

Basin Rice & Row Crops

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

81+/- Acres
Rice & Row Crop Farm
Knights Landing, CA



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Property Information

Location:	From Knights Landing, CA cross the Sacramento River on Highway 113. Go Right on Knights Landing Road for 0.5 miles. Go East on Ensley Road for 3.0 miles. Go right along the levy for 0.4 miles. The property will be on the right side of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!
APN#:	Sutter County APN#: 034-160-028
Soils:	The subject property is comprised of Class II Soils. Please see the attached soils map for more information.
FSA Base:	Although there are 81 assessed acres, the FSA office shows 83.92 cropland acres with 34.70 base acres. The base acres breakdown as follows: 12.10 Wheat, 0.20 Oats, 3.80 Corn, 10.00 Safflower, 0.10 Barley, and 8.50 rice.
Farm:	The property has historically rotated between row crops and rice. It has been yielding mid to high 90 cwt rice crops, 6-7 ton corn crops, and mid 30 ton tomato crops.
Water:	The property receives water from Sutter Mutual Water Company which has a settlement contract off of the Sacramento River with the following 2026 costs: Assessments: \$43.00/Acre Per Acre Charge: \$21.00/Acre Foot RD 1500: \$60.00/Acre
Leases:	There are no leases 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:

\$1,053,000

Terms:

Cash at the close of escrow

Comments:

Sutter Basin rice and row crop farm. This is an affordable opportunity to purchase a well maintained farm in the Sutter Basin. It has good water rights and has a good yield history. It has the versatility to rotate between rice and various row crops. Please call 530-666-7000 for a private showing today!

Uniform Stand



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Water Delivery



Subject Property With Row Crops and Rice Surrounding



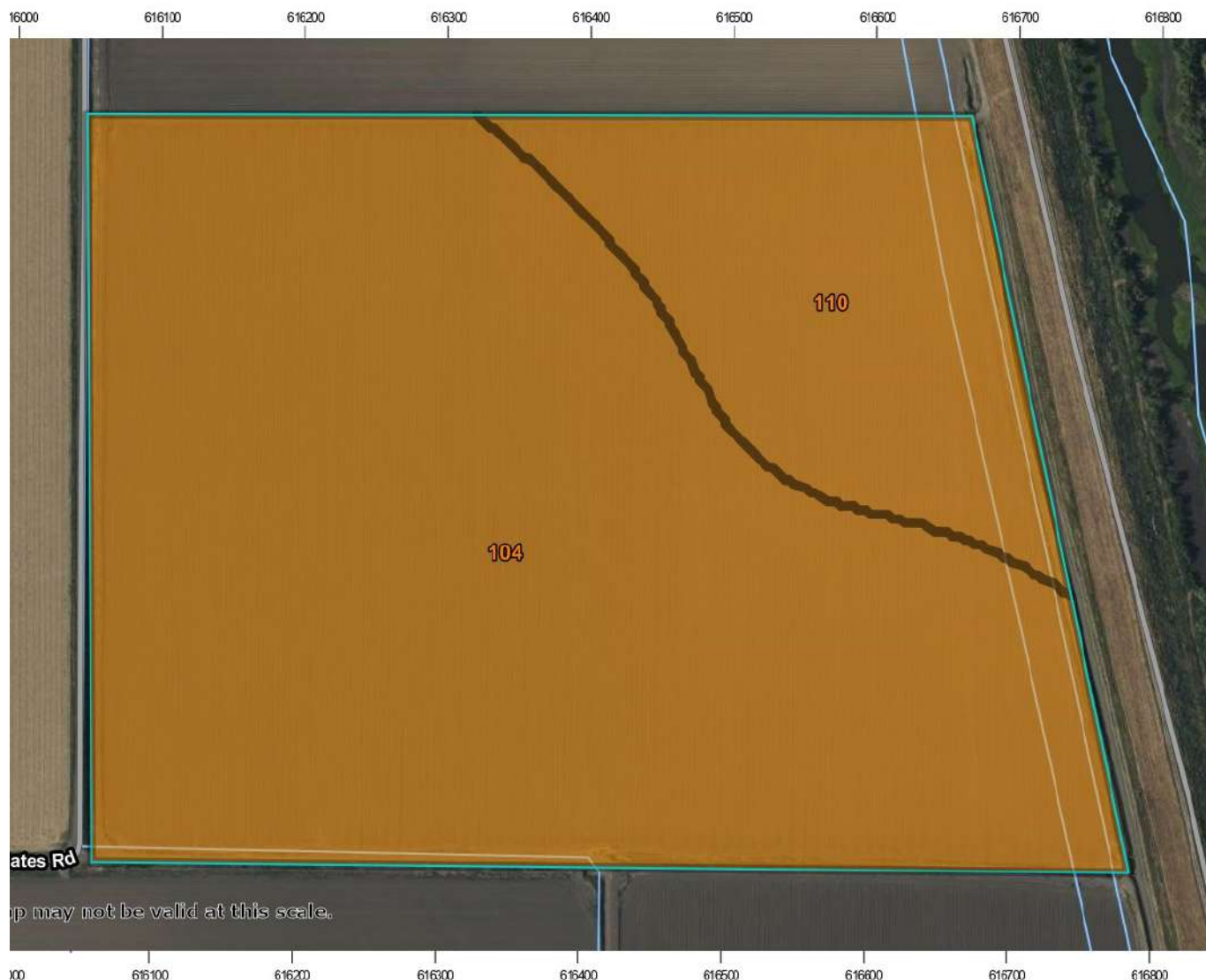
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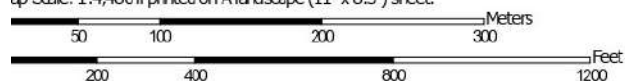
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Irrigated Capability Class—Sutter County, California
(88 Acre Soils)



Map Scale: 1:4,480 if printed on A landscape (11" x 8.5") sheet.



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

Resources
Information Service

Web Soil Survey
National Cooperative Soil Survey

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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 - 7
Capability Class - 2		Capability Class - 8
Capability Class - 3		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	
	US Routes	
	Major Roads	
	Local Roads	
Soil Rating Lines	Background	
Capability Class - 1	Aerial Photography	
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		

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: Sutter County, California
Survey Area Data: Version 23, 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: Apr 23, 2022—Apr 24, 2022

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
104	Capay silty clay, 0 to 2 percent slopes	2	69.6	79.6%
110	Clear Lake silt loam, 0 to 2 percent slopes	2	17.8	20.4%
Totals for Area of Interest			87.4	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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