Camara Dairy

156.24+/- Acres
Rice, Row Crop, & Orchard Potential
Willows, CA

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

156.24+/- Acres
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Property Information

Location:	From Road 39 in Bayliss, CA: Go South on County Road TT. The property is 0.3 Miles on both sides of the road.
APN#:	Glenn County Assessor Parcel Numbers: 019-160-015, 016, 019-160-027
Use:	The property was most recently used as a dairy. The crops grown on the property supplied the dairy with feed.
FSA:	There are 128.48 cropland acres with 78.90 base acres. There are a mix of both rice and corn base acres on this farm.
Water:	The property is located within Glenn Colusa Irrigation District: $7.38/acre for assessment $68.00/acre for irrigation water (rate for silage corn… rates vary per crop)
Buildings:	(2) Freestall barns that are 260x110ft (1) Equipment shed 34x122ft (1) Milking Shed 152x22ft
Homes:	The property has 3 homes on it. Home#1: 5 bedroom 3 bathroom 4,271Sqft Home#2: 4 bedroom 3 bathroom 1942 Sqft Home#3: 2 bedroom 1 bathroom 1100 Sqft
Leases:	The property is available for the new buyer at the conclusion of the 2018 corn harvest
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights will transfer to the buyer at the close of escrow

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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	$2,900,000
Terms:	Cash at the close of escrow
Comments:	This farm has multiple uses. It could be re-opened as a dairy. The facilities are functionable. There are walnut orchards in the vicinity. The farm is in one of the best irrigation districts in the state. Water is and will be extremely valuable moving forward. There are 3 homes and multiple buildings for additional rental income. Please call 530-666-7000 for a private showing

There are 3 homes on the subject property. Each of them are in rentable condition

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34x122 Equipment Shed

One of the two 260x110 Freestall Barns

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Corn grown on the NE part of the farm
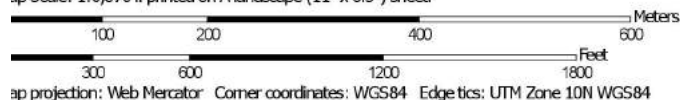
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Irrigated Capability Class—Glenn County, California
(JSJ Soils)

ap Scale: 1:6,870 if printed on A landscape (11" x 8.5") sheet.

Meters
100   200   400   600

Feet
300   600   1200   1800

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

Resources
ation Service

Web Soil Survey
National Cooperative Soil Survey

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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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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: Glenn County, California
Survey Area Data: Version 14, Sep 12, 2018

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

Date(s) aerial images were photographed: Feb 21, 2015—Oct 18, 2016

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
Cb	Castro clay	3	160.9	100.0%
Pk	Plaza silty clay loam, dense subsoil	3	0.0	0.0%
Totals for Area of Interest			**160.9**	**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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5 Bedroom 3 Bathroom Home
4 Bedroom 3 Bathoom Home
2 Bedroom 1 Bathroom Home
(2) 260x110 Freestall Barns
(1) 34x122 Equipment Shed

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