

Lanberg Ranch

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

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA



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

Lanberg Ranch



109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

Property Information

Location:	From Interstate 5 in Willows, CA: Go East on Highway 162 for 4.0 miles. Go North on County Road P for 2.0 miles. The subject property is at the NE and SE corner of County Road 45 and County Road P.
APN#:	Glenn County Assessor Parcel Numbers: 019-241-013, 014, 015, 019-251-001
Use:	The property is currently being farmed to rice. Nearby neighbors have converted their rice farms to almond, olive, and walnut orchards. There are approximately 94 farmable acres on the subject property.
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
Water:	<p>The property is located within Glenn Colusa Irrigation District. The water rates for the 2018 rate are as follows:</p> <p>Assessments: \$7.63/Acre Paid Annually</p> <p>Per Acre Foot: \$83.65/acre foot for rice</p> <p>GCID is considered to be one of the best irrigation districts in California. It was able to consistently deliver water to its users throughout the drought of 2014 and 2015.</p>
Leases:	The property is encumbered by a lease that that expires at the conclusion of the 2021 crop year. Terms of said lease will be provided to qualified buyers upon request.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights owned by the seller will transfer to the buyer at the close of escrow.

Lanberg Ranch

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

Property Information

Taxes:

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

Prices:

\$1,645,350 or \$15,000 per acre

Terms:

Cash at the close of escrow

Comments:

With advancements in rootstock technology many nearby farms have converted to orchards. This property is no exception! This farm sits higher than most of the neighboring properties. It includes a barn for storage and is located at the intersection of 2 paved county roads. Please call 530-666-7000 for a private showing today!

The Property includes a 118x60 barn



Lanberg Ranch

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

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

GCID Main Canal borders this property



Windmill on the equipment pad



Lanberg Ranch

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA



Laser Leveled Rice Field

Lanberg Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

109.69+/- Acres

Rice Farm & Orchard Development

Willows, CA



Lanberg Ranch

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

Irrigated Capability Class—Glenn County, California
(Lanberg Soils)

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		Water Features
Capability Class - VI		Streams and Canals
Capability Class - VII		Transportation
Capability Class - VIII		Rails
Not rated or not available		Interstate Highways
		US Routes
Soil Rating Lines		Major Roads
Capability Class - I		Local Roads
Capability Class - II		Background
Capability Class - III		Aerial Photography
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		

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: 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.

Lanberg Ranch



109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Pf	Plaza silt loam	3	38.5	34.3%
Pg	Plaza silty clay loam	3	3.8	3.4%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	2	69.5	62.1%
W	Water		0.2	0.2%
Totals for Area of Interest			112.0	100.0%

Lanberg Ranch



109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

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.

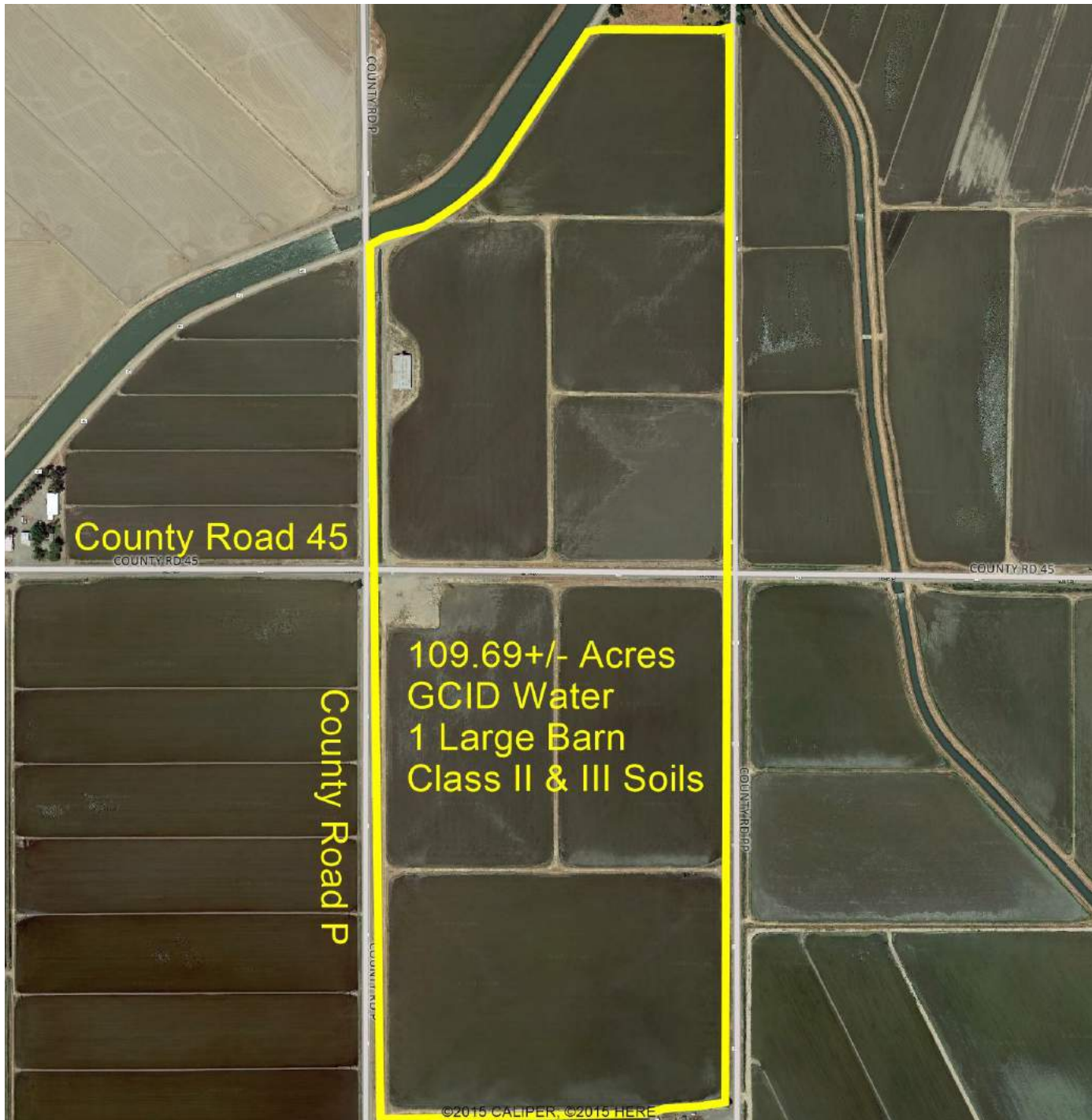
Rating Options

Aggregation Method: Dominant Condition

Lanberg Ranch

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

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA



Lanberg Ranch

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

109.69+/- Acres
Rice Farm & Orchard Development
Willows, CA

