

SAN JOSE RD. - RICE RANCH
00 San Jose Rd, Colusa County, CA 95932.

Colusa County Rice Ranch for Sale!

\$8,532,000

PROPERTY DESCRIPTION:



632 +/- Total Acres

\$13,500 per acre.

The property is located in an unincorporated area, approximately **2 miles East of Interstate 5** and the town of Williams, and 5 miles West of the city of Colusa, in Colusa County.

Terms: Cash at the close of escrow



This is your opportunity to own your own **Rice Ranch and private duck club in the Pacific Flyway**, near the 2047 canal. This area is NW of the Colusa NWR and directly South of Delevan NWR historically a productive area for waterfowl hunting. Ranch has been fallowed for 2 years for the 2019 and 2020 crop seasons. Conversion to a USDA Certified Organics is possible with a bulk of the required 36-month transition period complete. Buyer to verify all certification processes with USDA. Please call **Brad Hulbert 530-848-3314** for a private showing.

SPECIFICATIONS:

APN#: Colusa County Assessor Parcel Numbers: 015-110-009 & 011.

Zoning: EA, Exclusive Agriculture

Use: 632 +/- Total Acres

Soils: The entire farm is comprised of primarily Class 3 Soils. Please review the attached soils map for more information.

Leases: There are no leases on the property.

Oil, Gas, & Mineral Rights: All of the oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow

Taxes: The property is enrolled in the Super Williamson Act. Property taxes will remain low at the close of escrow.

CONTACT



Bradley Hulbert

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530.848.3314

50 Sunrise Blvd Colusa, CA
95932

landxinc.com

DRE#01979855

IMPROVEMENTS:

There are approximately **5-6 duck blinds on the property**. Size and condition are unknown. On the North half of the property there is a small wood structure called the "sugar shack" used by hunters during duck season.

KEY:

- - BLINDS
- - IRRIGATION
- - PROPERTY LINE



IRRIGATION:

Water: Irrigation to the property is provided by (1) 60 HP General Electric lift pump off Salt Creek. Water is pumped North and South via pipeline into a private ditch to irrigate rice fields. The ranch is not part of a water district and operates independently.

Utilities: PG&E electricity serves the lift pump.



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PHOTOS: SAN JOSE RD. - RICE RANCH



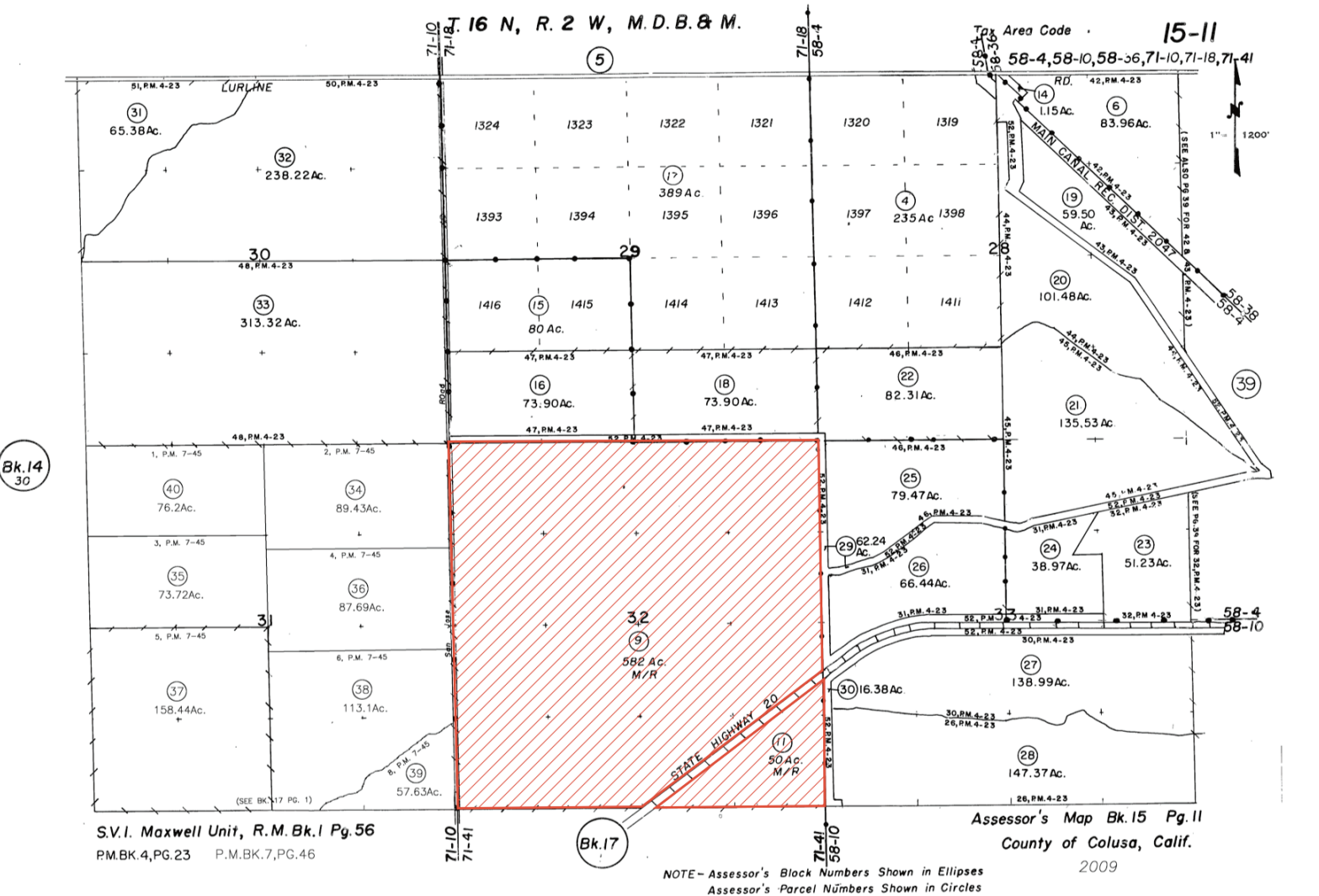
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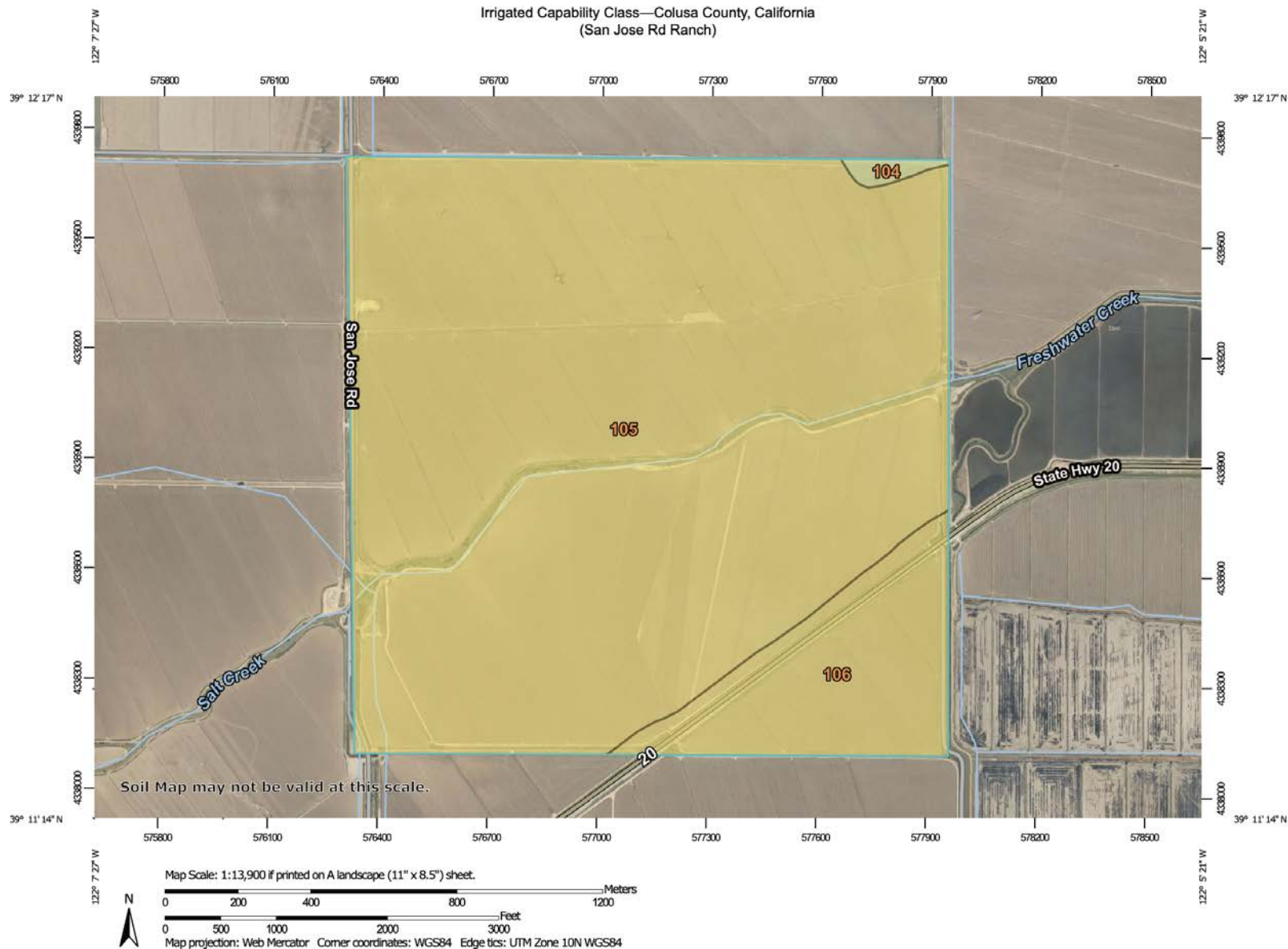
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APN MAP: **SAN JOSE RD. - RICE RANCH**



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Irrigated Capability Class—Colusa County, California
(San Jose Rd Ranch)



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 16, Jun 1, 2020

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

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

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.

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

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	3.5	0.5%
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	581.1	88.0%
106	Willows silty clay, 0 to 1 percent slopes	3	75.8	11.5%
Totals for Area of Interest			660.5	100.0%

Tie-break Rule: Higher

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

Component Percent Cutoff: None Specified