

Talbot 170

170+/- Acres
Rice Farm
Bayliss, CA

CHARTER REALTY

www.CharterFarmRealty.com
(530) 666-7000



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170.69+/- Acres
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Property Information

| | |
|----------------------------|--|
| Location: | The subject property is at the intersection of Road 39 & Road TT. DO NOT TRESSPASS! Shown by Appointment Only! |
| APN#: | Glenn County APN#'s: 019-160-009, 019-160-023, 019-170-034 |
| Soils: | The farm is comprised of Class III Soils. Please review the attached soils map for more information. |
| Use: | 170.69+/- Total Acres 146.2 +/- Plantable Acres 146.2+/- FSA Base Acres with a 79.88 FSA Base Yield History 90cwt+/- Yield History |
| Water: | GCID Water 2022 Assessments: \$7.62 Per Deeded Acre 2022 Per Acre Charge are not available, in 2021 they were: \$21.79/acre foot |
| Life Estate: | There is a life estate that encompasses 3+/- acres of the subject property. The life estate includes a home, barn, and a couple of out buildings. The life tenant is the sellers aunt. She is a long time Bayliss resident. Life estate details are available for qualified buyers upon request. |
| Oil, Gas & Mineral Rights: | The oil, gas, and mineral rights on the subject property owned by the seller will be reserved by the seller at the close of escrow. |
| Leases: | The property is free and clear of any agricultural leases. The farm is available for the 2022 growing season. |

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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. |
| Price: | \$2,261,642.50 or \$13,250 Per Acre |
| Terms: | Cash at the close of escrow |
| Comments: | Well maintained rice farm. Property has square checks that have recently been leveled. It has Glenn-Colusa Irrigation District water rights, which are some of the highest priority water rights in California. It's a high yielding rice farm in an excellent rice growing region in CA. Please submit all offers on or before March 14th 2022. Please call Charter Realty for more info and a tour! |

Rice Ground Surrounded by Hay Crops



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Well Maintained Rice Farm Road



Square Checks That Have Recently Been Leveled



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Decomped Rice Straw

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Irrigated Capability Class—Glenn County, California
 (Talbot North)

| MAP LEGEND | | MAP INFORMATION |
|---|--|---|
| <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II | | <p>MAP INFORMATION</p> <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Glenn County, California Survey Area Data: Version 17, Sep 6, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: May 8, 2019—May 10, 2019</p> <p>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.</p> |
| <p>Water Features</p> <ul style="list-style-type: none">  Streams and Canals <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <ul style="list-style-type: none">  Aerial Photography | | |

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| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| Ap | Arbuckle gravelly loam, 0 to 1 percent slopes, water table, MLRA 17 | 3 | 0.4 | 0.5% |
| Cb | Castro clay | 3 | 64.6 | 93.4% |
| Pk | Plaza silty clay loam, dense subsoil | 3 | 4.2 | 6.1% |
| Totals for Area of Interest | | | 69.2 | 100.0% |

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Irrigated Capability Class—Glenn County, California
 (Talbot South)

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 of the version date(s) listed below.

Soil Survey Area: Glenn County, California
 Survey Area Data: Version 17, Sep 6, 2021

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.

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Irrigated Capability Class

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---------------|--------|--------------|----------------|
| Cb | Castro clay | 3 | 100.3 | 100.0% |
| Totals for Area of Interest | | | 100.3 | 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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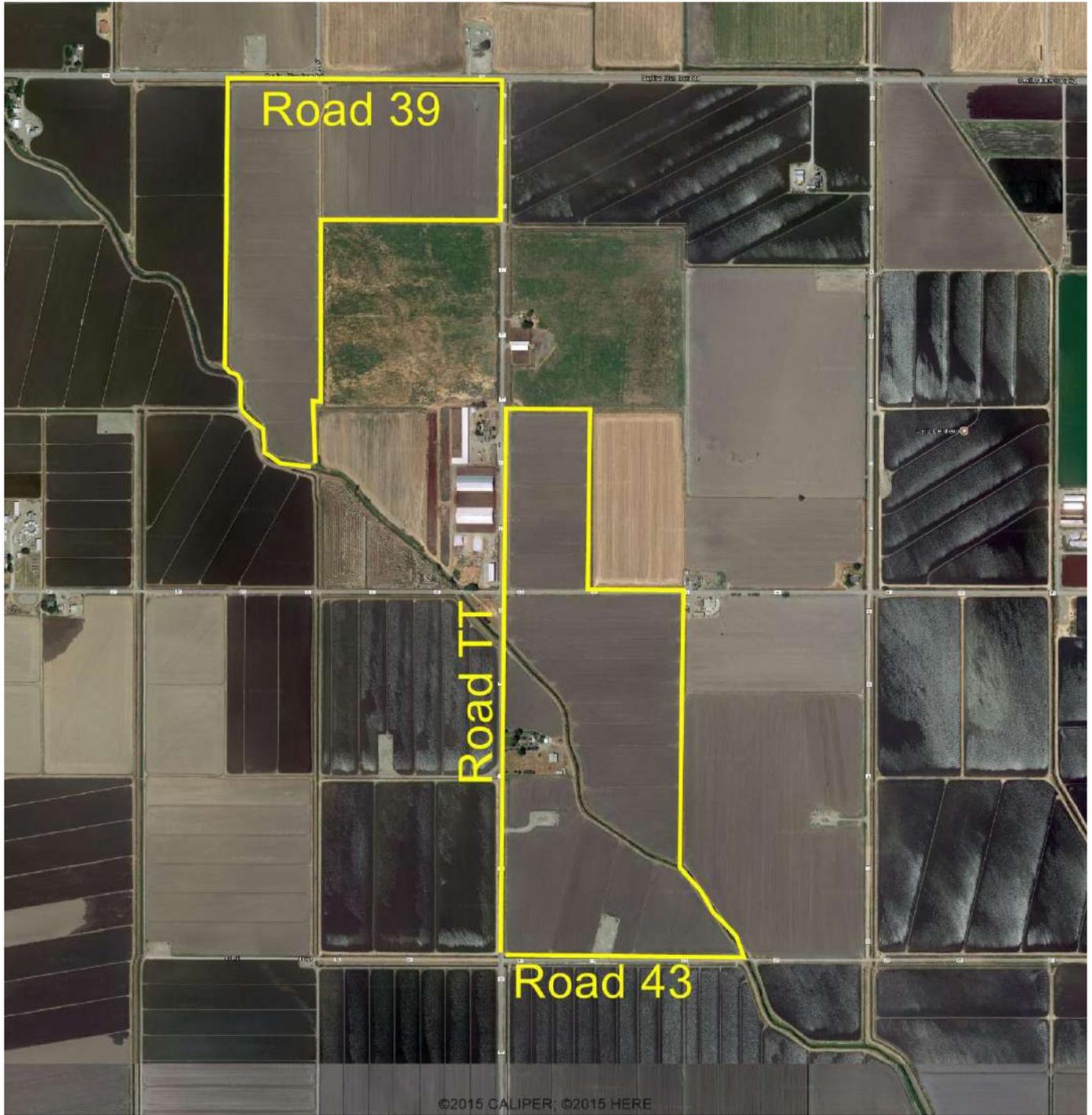
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