

# LAND X REAL ESTATE

HUNTING|FARM|RANCH

2949 NIAGARA AVE.  
COLUSA CA, 95932  
530.848.3314



## DAYTON 80

± 80 ACRES | \$3,000,000

### PROPERTY BREAKDOWN

- ± 74 ACRES FARMED TO HIGH YIELDING RICE
- ± 2 ACRES HOMESTEAD
- ± 4 ACRES ROADS/DITCHES

#### 3,631 SQ. FT. HOUSE

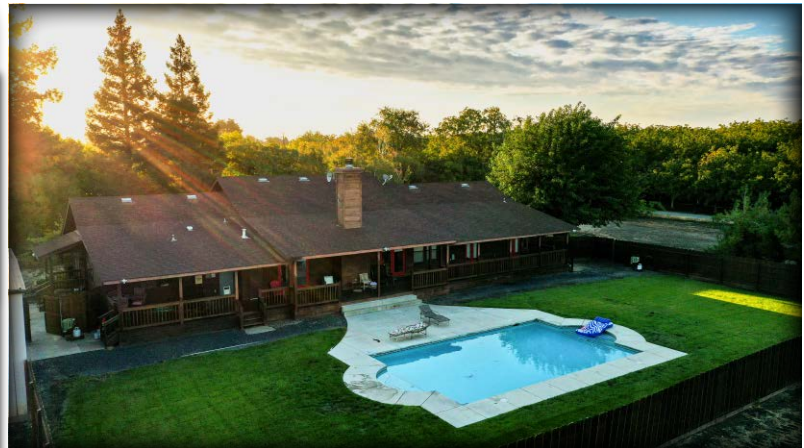
- WITH POOL AND FENCED-IN YARD

#### 1,800 SQ. FT. SHOP

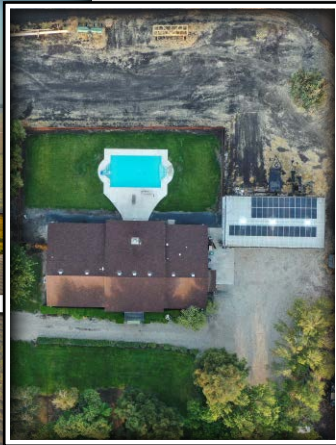
- SOLAR POWER

#### 75 HP PUMP

- CLOSE PROXIMITY TO CHICO
- SURROUNDED BY ALMONDS/WALNUTS
- INCOME PRODUCING RICE
- WELL MAINTAINED YARD & ACCESS ROADS







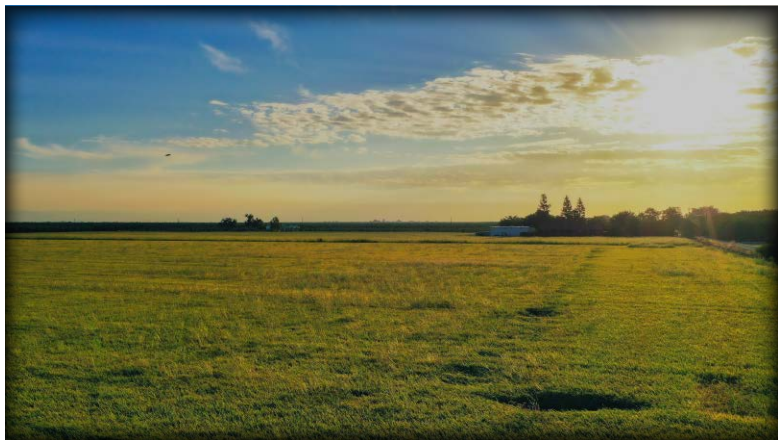
### UTILITY SPECS

- 75 HP PUMP
- 300 GPM TURBINE
- 200 AMP ELECTRICAL PANEL
- 3,200 GPM OUTPUT
- DEEP WATER WELL
- UPGRADED IN 2011
- 74 FT. DEPTH
- SOLAR SYSTEM
- INSTALLED IN OCTOBER 2018

### DAYTON 80 | LOCATION







The above information was obtained from sources deemed reliable. Land X Real Estate, Inc. does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only, and while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

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# DAYTON 80 | SOILS REPORT



## 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
- Water Features**
- Streams and Canals
- Transportation**
- Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
- Aerial Photography
- Capability Class - III**
- Capability Class - IV**
- Capability Class - V**
- Capability Class - VI**
- Capability Class - VII**
- Capability Class - VIII**
- Not rated or not available**

## IRRIGATED CAPABILITY CLASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Busacca clay loam, 0 to 1 percent slopes	2	2.1	2.5%
420	Conejo clay loam, 0 to 1 percent slopes	1	6.1	7.3%
519	Edjobe silty clay, 0 to 1 percent slopes	5	65.6	79.3%
520	Esquon-Neerdobe, 0 to 1 percent slopes	5	9.0	10.8%
<b>Totals for Area of Interest</b>			<b>82.8</b>	<b>100.0%</b>

## 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

*Tie-break Rule: Higher*

## 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: Butte Area, California, Parts of Butte and Plumas Counties  
Survey Area Date: Version 18, 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: Dec 6, 2018—Dec 12, 2018

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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OWNER / BROKER

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