

# STROMER REALTY COMPANY OF CALIFORNIA



1484.80 ACRES  
Rice Ranch  
00 East Chiles Rd.  
Davis, Ca 95618  
Lic. 01050665



*The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.*

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | [www.stromerrealty.com](http://www.stromerrealty.com)

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**LOCATION:** This property is situated on the south side of I-80 off East Chiles Road in Davis, California. Additionally the property is situated between West Sacramento and the City of Davis.

**DESCRIPTION:** The ranch encompasses a total of 1,484.80 assessed acres which is currently farmed to rice.

**WATER:** The ranch features two water sources which are two deep wells and District Water. One well is diesel-powered while the other runs on electricity. In addition to the two agricultural wells, surface water is supplied by the Mace Ranch Irrigation District. (See attached information regarding the District Water.)

**SOILS:** The soil types include Class II Sycamore Silty Clay and Sycamore Complex, Class III Capay Silty Clay, and Class IV Riz Loam.

**IMPROVEMENTS:** The ranch features four storage containers and several duck hunting blinds that are leased to hunters generating great extra annual income in the range of \$125,000 per year. Additionally, there is a dirt runway about 2,400 feet long that is primarily used for crop dusting in the area.

**COMMENTS:** This rice ranch offers a unique investment opportunity in one of California's most productive agricultural regions. Located conveniently between two fast growing cities, the ranch benefits from a strong water supply and fertile soils which makes it ideal for rice farming. With easy access to major transportation routes and reliable water infrastructure in place, this property is perfectly positioned for long-term success. If you're looking to invest in a proven agricultural venture with growth potential, this ranch is an excellent choice.

**PRICE: \$22,272,000**



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The water supply for Davis Rice Ranch comes from riparian water rights to the Toe Drain and several deep wells within the bypass area. Water flows from the Toe Drain to Lift Station #1, then travels through a large ditch and levee, where it is lifted by pumps at Station #2 located on the ranch. This system, known as the **Mace Ranch Irrigation System**, is shared by three landowners: Rehman, Fish and Game, and Los Rios Farms.

The Irrigation District has five operational deep wells, each with a capacity of approximately 1,500 gallons per minute (GPM), along with a few non-operational wells. Additionally, four lift pumps on the Davis property facilitate water distribution.

#### **Water Fee Reimbursement:**

Tenants are responsible for annual irrigation fees, calculated based on the actual irrigated acres, as recorded by the Farm Service Agency. In addition, tenants are required to pay charges for the operation, repair, and maintenance (ORM) of the shared irrigation system. This fee covers expenses such as energy costs and is due annually, in one installment by June 1st.

#### **Water Management:**

The Mace Ranch Irrigation System is overseen by Los Rios Farms, as outlined in the Water Delivery Agreement.

#### **Water Sources:**

The Mace Ranch Irrigation System delivers water to the fields on the Davis Rice Ranch property from three key sources:

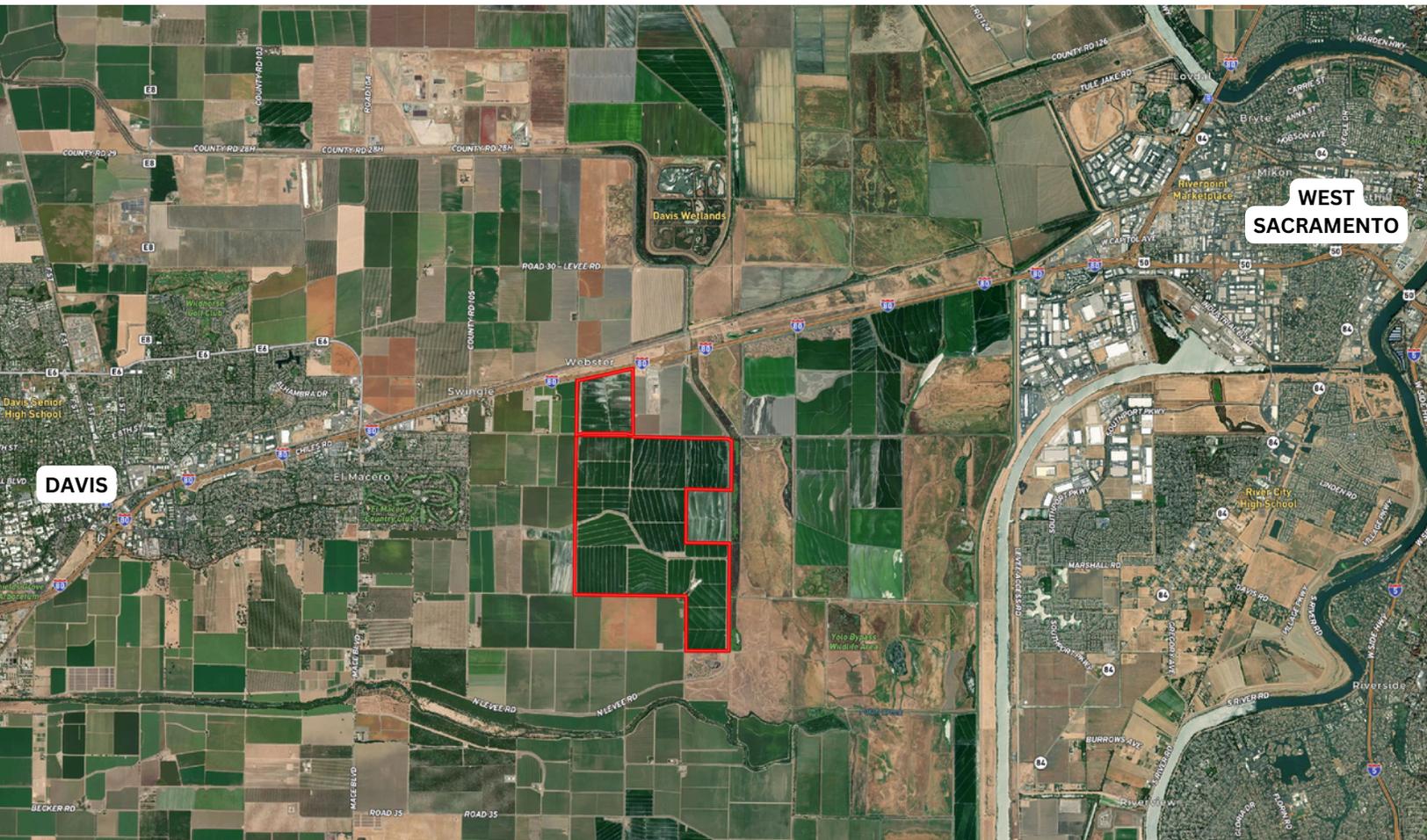
1. The Toe Drain
2. Putah Creek
3. Various groundwater wells

This shared system ensures reliable irrigation across the property and surrounding fields, supporting agricultural operations effectively.



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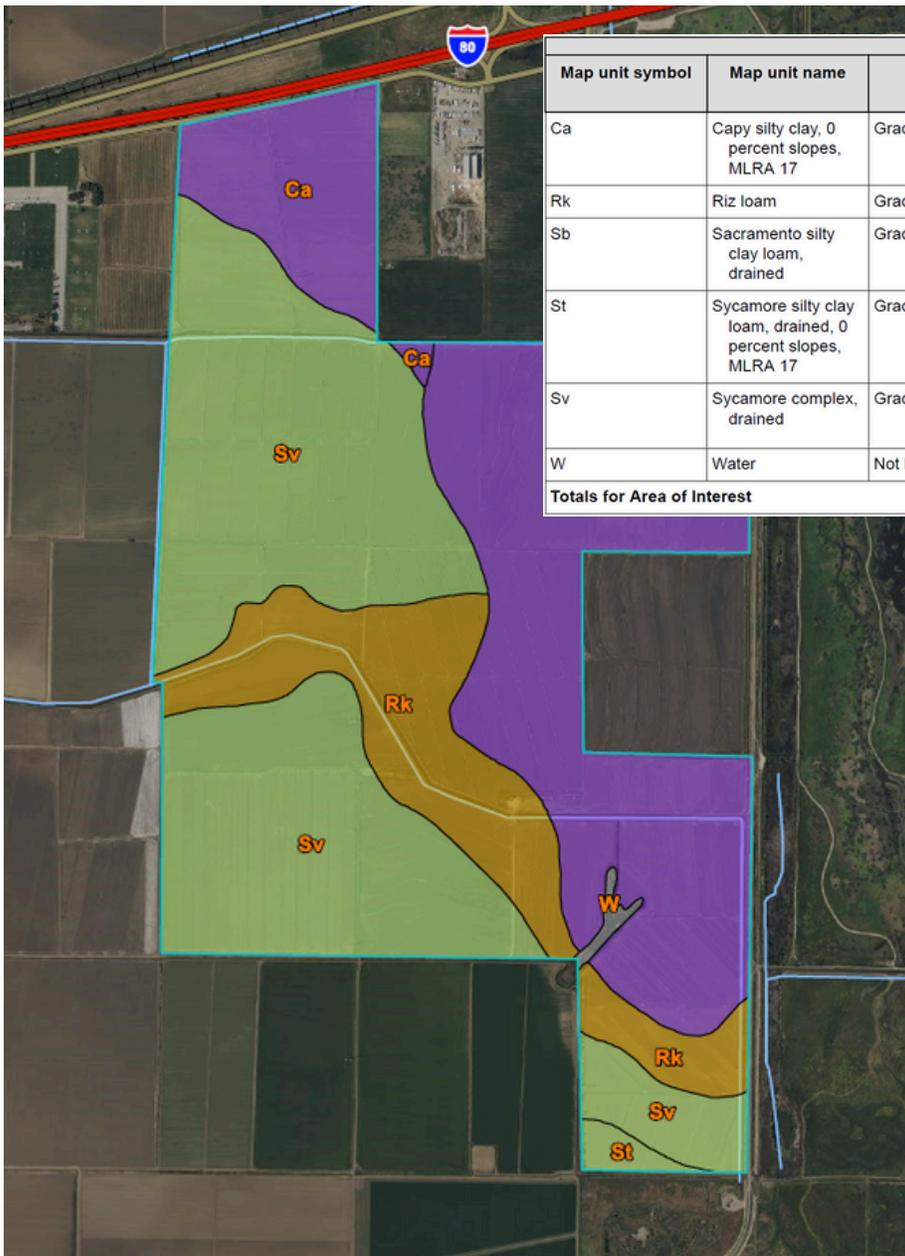
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Ca	Capy silty clay, 0 percent slopes, MLRA 17	Grade 3 - Fair	Capay (85%)	119.1	8.0%
Rk	Riz loam	Grade 4 - Poor	Riz (85%)	221.4	14.8%
Sb	Sacramento silty clay loam, drained	Grade 3 - Fair	Sacramento (85%)	491.7	32.9%
St	Sycamore silty clay loam, drained, 0 percent slopes, MLRA 17	Grade 2 - Good	Sycamore (85%)	12.3	0.8%
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%) Sycamore (25%)	644.9	43.1%
W	Water	Not Rated	Water (100%)	5.5	0.4%
<b>Totals for Area of Interest</b>				<b>1,494.9</b>	<b>100.0%</b>

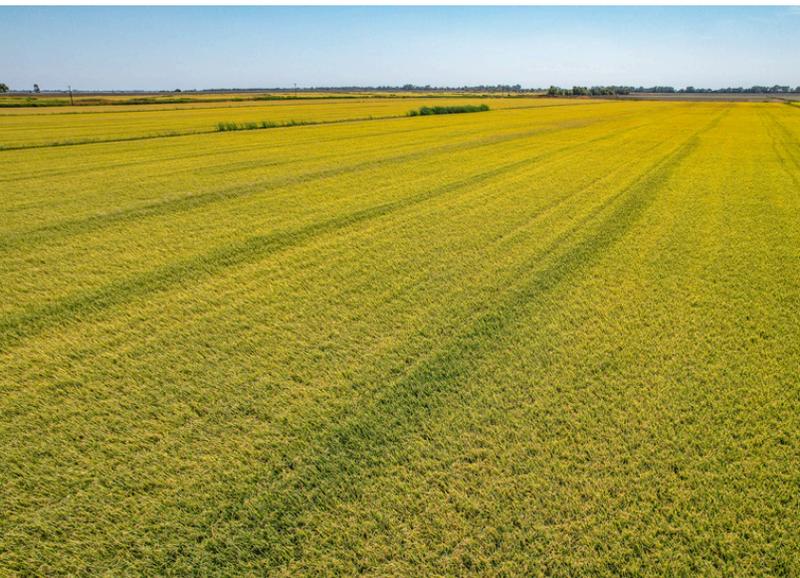
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