

Brennan, Jewett, Hackett

Land Management,
Brokerage and Appraisals

www.landmba.org

FOR SALE

"FOOTE" RICE

(110+ ACRES)

GLENN COUNTY

Property Highlights

LOCATION

Located along the south side of Highway 162, one mile east of County Road S and five miles east of Willows in Glenn County, California.

SIZE

110.78 assessed acres

APN(s)

Two (2) Glenn County Assessor Parcels;

016-140-017 (50.67) and 016-150-009 (60.11 acres)

ZONING

Exclusive Agriculture – (AE 80)

SOILS

Mostly Class III soil types

IRRIGATION

Provident Irrigation District (PID)

2025 Rates

Water Use: \$80 per Acre

Assessment: \$10 per Acre

IMPROVEMENTS

(2) active gas well sites operated by CRC Services LLC

TERMS

Cash to Seller, mineral rights included

PRICE

\$1,595,000

ADDITIONAL INFO

Please call or email us for additional information.

JOHN BRENNAN BROKER

DRE License No. 01107673
1059 Court Street, Suite 120
Woodland, CA 95695

(530) 870-6625
john@landmba.org

**Brennan, Jewett,
Hackett** Land Management,
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.
DRE 01944663*

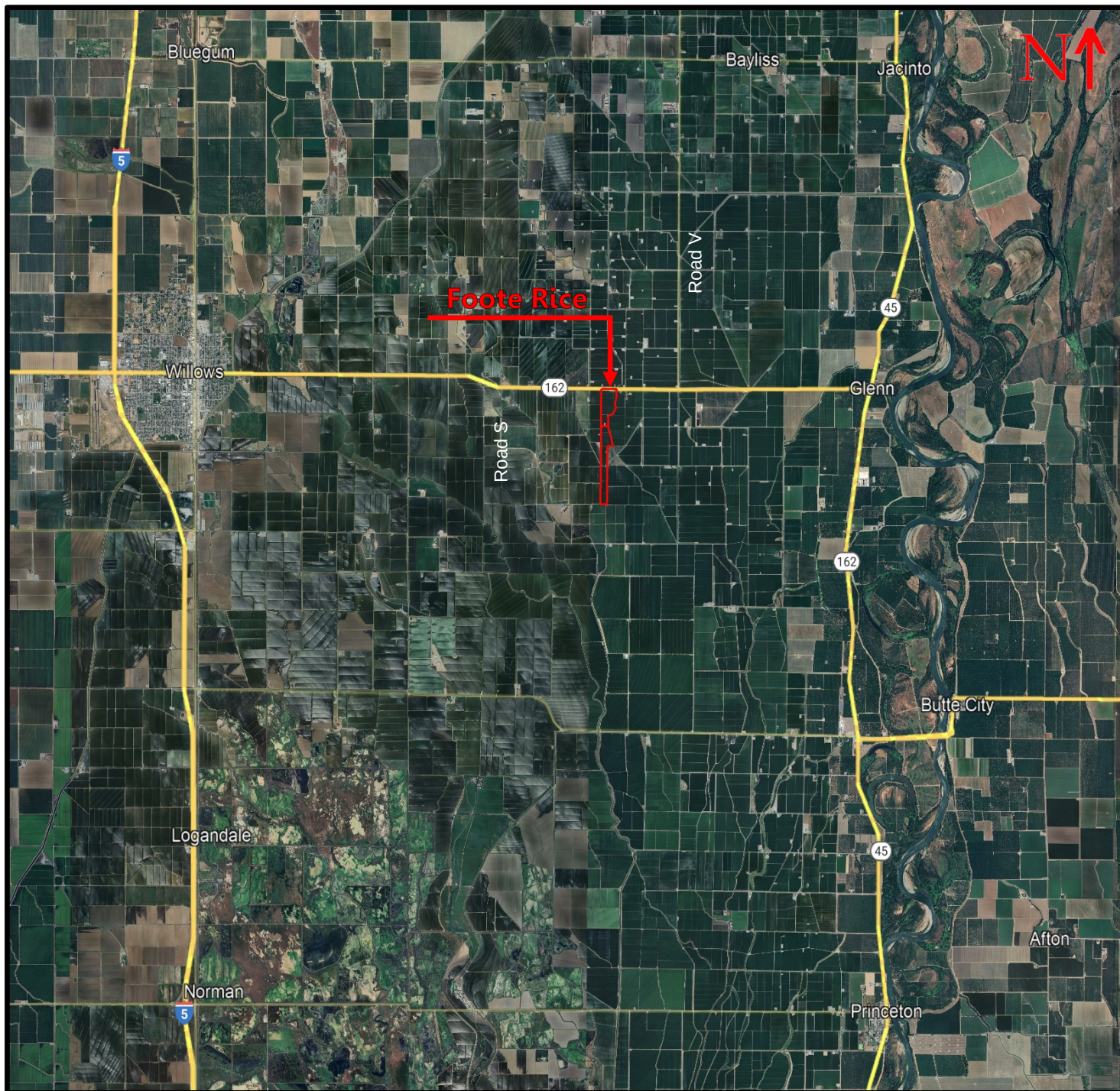
MARKUS HACKETT BROKER

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PROPERTY LOCATION



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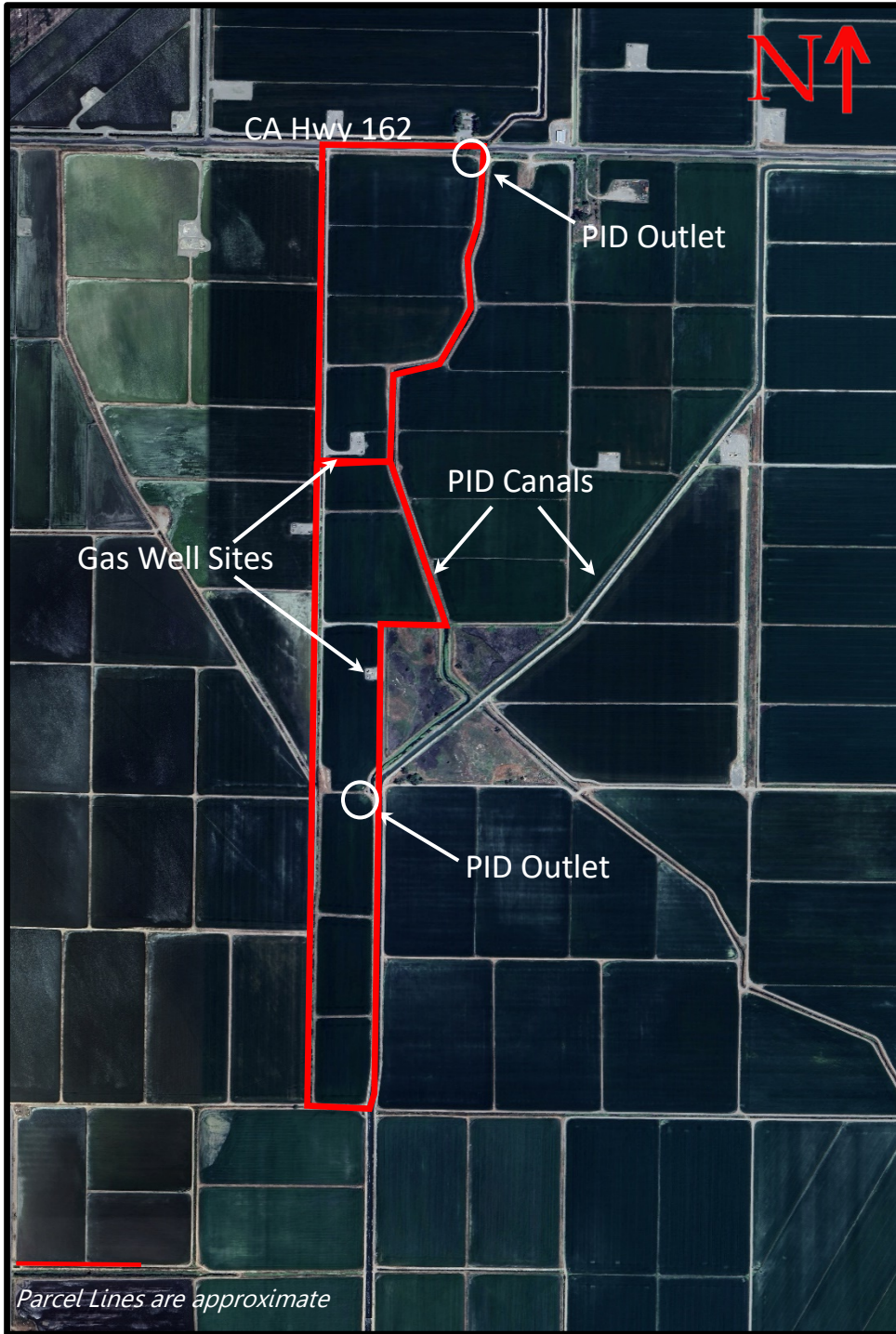
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PROPERTY MAPS - AERIAL



Property Information

The property is currently planted to rice and reflects approx. 98.5± net planted acres split between seven (7) fields, leveled into straight checks.

Irrigation water is provided by Provident Irrigation District (PID) and surface water is diverted from the PID canal at two points along the eastern boundary of the property, via gravity gates and applied directly to the farmable acreage.

There are two (2) active gas well sites with annual rent and gas royalties collected by the ownership. Information on rents and royalties made available upon request.

The cropland is leased through the 2025 growing season.

Please NO trespassing, respect the current tenants by scheduling a private showing.

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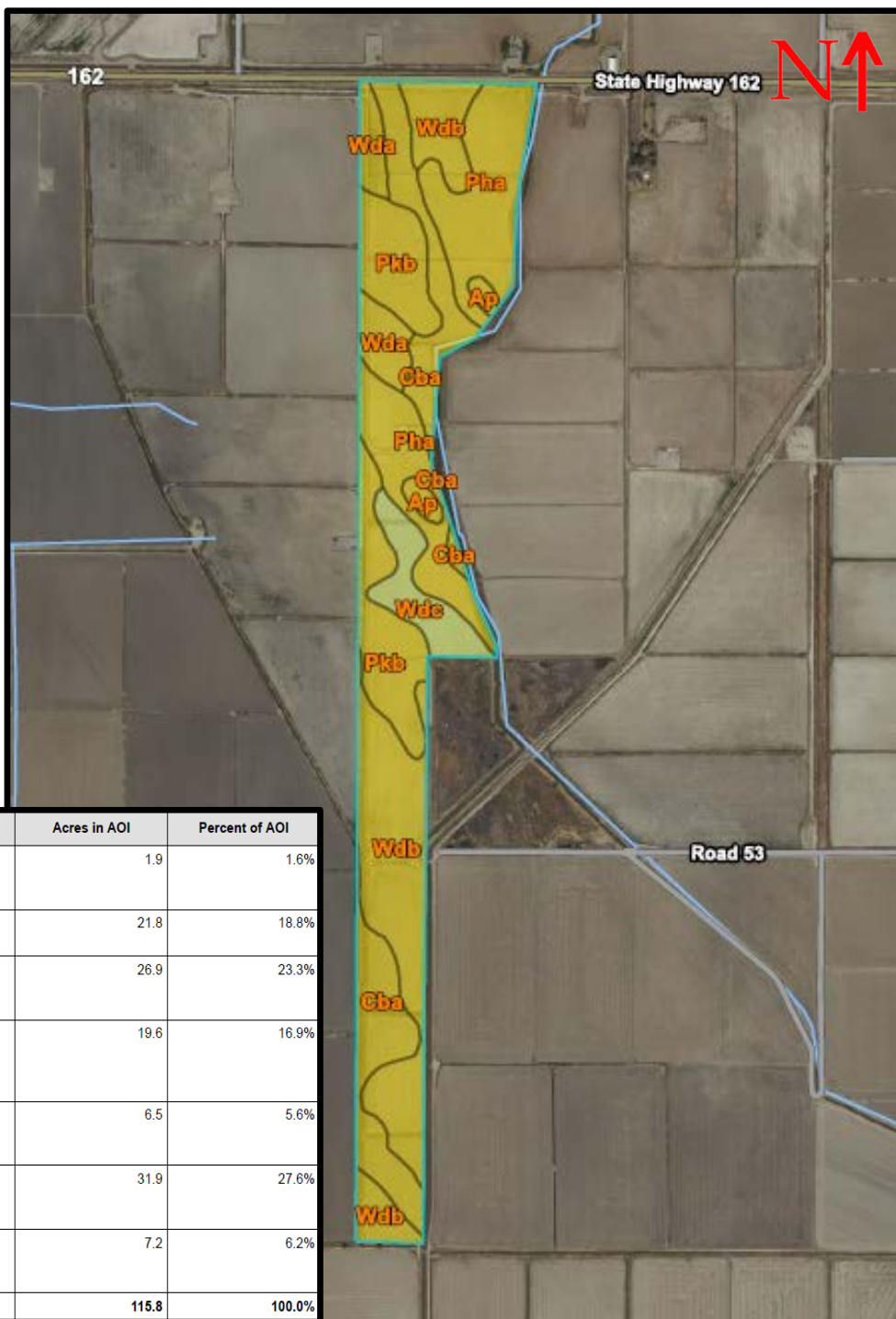
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PROPERTY MAPS – SOILS MAP

Soil Classifications

The soils on the property are identified in the soils analysis of Glenn County by the U.S.D.A. Natural Resources Conservation District. The soils and their relative percentage of the property area are summarized as follows:



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	1.9	1.6%
Cba	Castro clay, slightly saline-alkali	3	21.8	18.8%
Pha	Plaza silt loam, dense subsoil, slightly saline-alkali	3	26.9	23.3%
Pkb	Plaza silty clay loam, dense subsoil, moderately saline-alkali	3	19.6	16.9%
Wda	Willows clay, dense subsoil, slightly saline-alkali	3	6.5	5.6%
Wdb	Willows clay, dense subsoil, moderately saline-alkali	3	31.9	27.6%
Wdc	Willows clay, dense subsoil, strongly saline-alkali	4	7.2	6.2%
Totals for Area of Interest			115.8	100.0%

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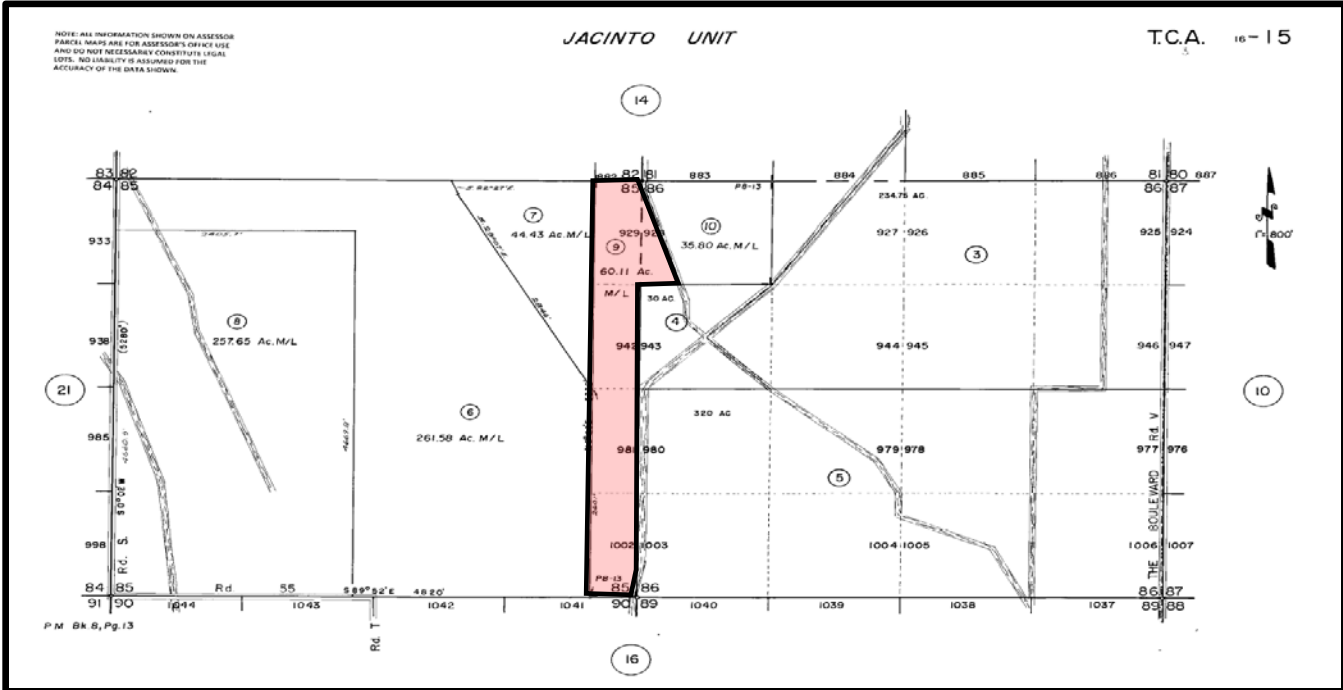
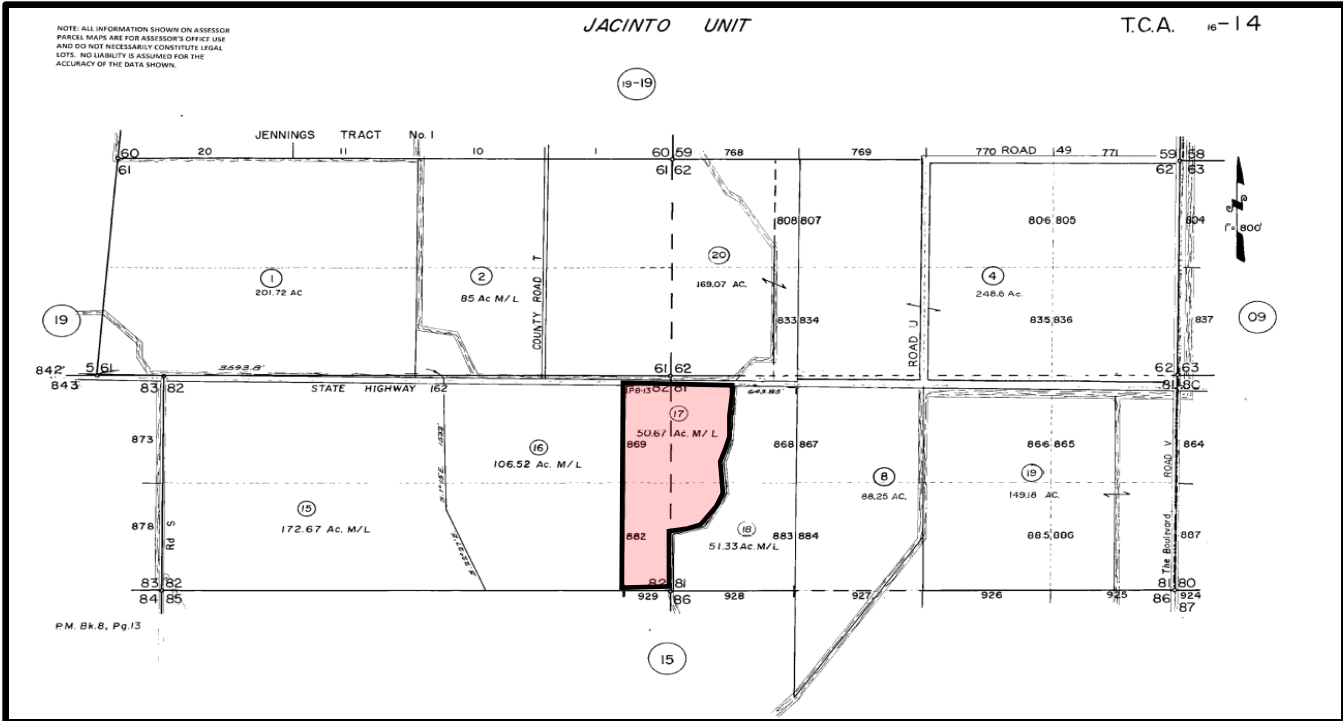
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PROPERTY MAPS – ASSESOR PARCEL MAPS



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