

# James Ranch

160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**



**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**

# James Ranch

160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin

## Property Information

Location:	From Highway 113 Go East on Subacco Road. Go 1.0 miles and the property is on the North side of the road.						
APN#:	Sutter County Assessor Parcel Number: 25-200-022						
Use:	The property has historically grown both rice and row crops						
Soils:	The entire farm is comprised of primarily Class II & IV Soils. Please review the attached soils map for more information.						
Water:	<p>The property is irrigated by Sutter Mutual Water Company. The water rates for the 2018 rate are as follows:</p> <table><thead><tr><th>Assessments:</th><th>Per Acre Foot:</th></tr></thead><tbody><tr><td>\$29.00 per Assessed Acre</td><td>\$21.00 Per Acre Foot</td></tr><tr><td>\$36.00 per Irrigated Acre</td><td></td></tr></tbody></table>	Assessments:	Per Acre Foot:	\$29.00 per Assessed Acre	\$21.00 Per Acre Foot	\$36.00 per Irrigated Acre	
Assessments:	Per Acre Foot:						
\$29.00 per Assessed Acre	\$21.00 Per Acre Foot						
\$36.00 per Irrigated Acre							
Leases:	The tenant on the subject property has drip tape in the ground and would like to farm for one more year. He plans on planting tomatoes. Lease terms to be negotiated with the tenant as part of the buyers due-diligence.						
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights owned by the seller are being reserved at the close of escrow						

# James Ranch

160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin

## Property Information

Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.
Prices:	\$1,926,720 or \$12,000 per acre
Terms:	Cash at the close of escrow
Comments:	<p>This is one of the best row crop/rice farms that has come available in the last several years in the Sutter Basin. Neighboring farms are growing alfalfa, tomatoes, rice, wheat, and sunflowers. Very few farms in the Sacramento Valley have the versatility to rotate between rice &amp; row crops. Please call Charter Realty for more info!</p> <p>Please Submit ALL OFFERS BY SEPTEMBER 15, 2018!!!</p>

This farm is being farmed to row crops. Historically this farm has been farmed to both row crops & rice.



# James Ranch

**160.56+/- Acres**  
**Rice & Row Crop Farm**  
**Sutter Basin**

Uniform 2018 sunflower crop on drip irrigation. Property to the north is planted to tomatoes



Sutter Mutual Water Company ditch. This farm boasts senior water rights on the Sacramento River



# James Ranch

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

**160.56+/- Acres**  
**Rice & Row Crop Farm**  
**Sutter Basin**



This farm is leveled and is being irrigated with sub-surface drip irrigation

# James Ranch

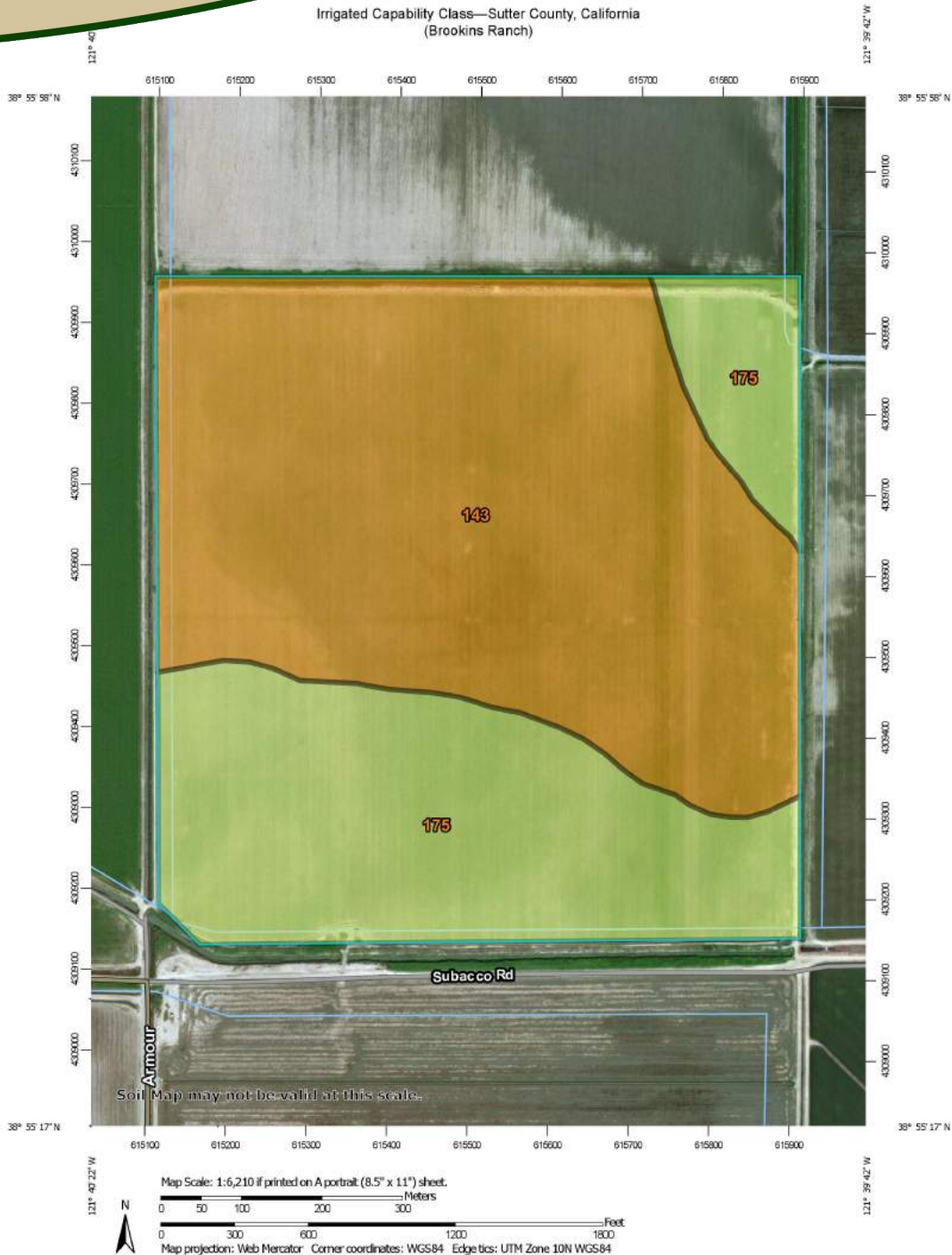
**CHARTER REALTY**

www.CharterFarmRealty.com

**(530) 666-7000**

**160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin**

Irrigated Capability Class—Sutter County, California  
(Brookins Ranch)



 **Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey




































8/12/2018  
Page 1 of 5

# James Ranch

160.56+/- Acres  
 Rice & Row Crop Farm  
 Sutter Basin

Irrigated Capability Class—Sutter County, California  
 (Brookins Ranch)

## 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 - III
- Capability Class - IV**  
 Capability Class - IV
- Capability Class - V**  
 Capability Class - V
- Capability Class - VI**  
 Capability Class - VI
- Capability Class - VII**  
 Capability Class - VII
- Capability Class - VIII**  
 Capability Class - VIII
- Not rated or not available**  
 Not rated or not available

## 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: Sutter County, California  
 Survey Area Data: Version 14, Sep 13, 2017

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

Date(s) aerial images were photographed: Oct 2, 2015—Oct 18, 2016

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.

# James Ranch



160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
143	Marcum-Gridley clay loams, 0 to 1 percent slopes	2	100.1	61.5%
175	Yuvas loam, 0 to 2 percent slopes	4	62.7	38.5%
<b>Totals for Area of Interest</b>			<b>162.8</b>	<b>100.0%</b>



# James Ranch

160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin

## 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

# James Ranch

**CHARTER REALTY**

[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

160.56+/- Acres  
Rice & Row Crop Farm  
Sutter Basin



# James Ranch

**CHARTER REALTY**

www.CharterFarmRealty.com

**(530) 666-7000**

**160.56+/- Acres**  
**Rice & Row Crop Farm**  
**Sutter Basin**

