

# Delevan Ranch

**CHARTER REALTY**

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

**(530) 666-7000**

177.12+/- Acres

Rice Ground, Orchard Development  
& Commercial Opportunity

Maxwell, CA



**CHARTER REALTY**



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

**(530) 666-7000**

# Delevan Ranch



177.12+/- Acres  
Rice Ground, Orchard Development  
& Commercial Opportunity  
Maxwell, CA

## Property Information

Location:	The property is located on all 4 on/off ramps of the Delevan Exit on Interstate 5
APN#:	Colusa County Assessor Parcel Numbers: 011-220-056, 064 090, 094
Use:	The property is currently being farmed to rice and row crops. The property is encumbered by agricultural leases that expire at the conclusion of the 2018 growing season
Soils:	The entire farm is comprised of primarily Class I & III Soils. Please review the attached soils map
Water:	<p>The property is located within Glenn Colusa Irrigation District. The water rates for the 2018 are as follows:</p> <p>Assessments: \$7.63 per deeded acre</p> <p>Per Acre Foot: \$83.65 per farmable acre</p> <p>GCID is one of California's premier water districts. It boasts some of California's strongest water rights. It's a highly desirable area given the current state of California water politics.</p>
Interstate 5:	The property is split into 4 quadrants with both north & south bound interstate 5 on/off ramps. Each quadrant is highly visible and has unbeatable freeway access. Along with orchard potential, this property is ideal for a future agricultural processing center.
Oil, Gas & Mineral Rights:	All of the oil, gas, & mineral rights owned by the seller will transfer to the buyer at the close of escrow

# Delevan Ranch

177.12+/- Acres  
Rice Ground, Orchard Development  
& Commercial Opportunity  
Maxwell, CA

## Property Information

Taxes:	The property is not enrolled in the Williamson Act. The property taxes will be reassessed at the close of escrow
Price:	\$2,656,800 or \$15,000 per acre
Terms:	Cash at the close of escrow
Comments:	Great I-5 property. Excellent access. Rice, row crops, and walnut orchards are grown in the vicinity. This farm boasts one of California's most reliable water supplies, which is rapidly becoming the most important factor in purchasing land. Please call 530-666-7000 for a private showing today!

1600 Sqft Shop. Has an old meter pole, but the power has been disconnected. 3 phase power powerlines run along the border of the farm adjacent to the shop.





# Delevan Ranch

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

**177.12+/- Acres**  
**Rice Ground, Orchard Development**  
**& Commercial Opportunity**  
**Maxwell, CA**

Property looking West to East. Rice Dryer, I-5 on/off ramps, & two walnut orchards can be seen in the background



Young Rice Crop in June of 2018



# Delevan Ranch

**CHARTER REALTY**

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

**(530) 666-7000**

**177.12+/- Acres**

**Rice Ground, Orchard Development  
& Commercial Opportunity**

**Maxwell, CA**



Walnuts & row crops border this property to the south



# Delevan Ranch

**CHARTER REALTY**

www.CharterFarmRealty.com

**(530) 666-7000**

**177.12+/- Acres**  
**Rice Ground, Orchard Development**  
**& Commercial Opportunity**  
**Maxwell, CA**

Irrigated Capability Class—Colusa County, California  
(Delevan Ranch)



 **Natural Resources Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

6/14/2018  
Page 1 of 5



# Delevan Ranch



177.12+/- Acres  
Rice Ground, Orchard Development  
& Commercial Opportunity  
Maxwell, CA

Irrigated Capability Class—Colusa County, California

Delevan Ranch

## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
128	Mallard loam, 0 to 1 percent slopes	2	0.4	0.2%
155	Alcapay clay, 0 to 1 percent slopes	3	175.8	81.0%
211	Corval clay loam, 0 to 3 percent slopes	1	40.7	18.8%
<b>Totals for Area of Interest</b>			<b>216.9</b>	<b>100.0%</b>



# Delevan Ranch

177.12+/- Acres  
Rice Ground, Orchard Development  
& Commercial Opportunity  
Maxwell, CA

## 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

# Delevan Ranch

**CHARTER REALTY**

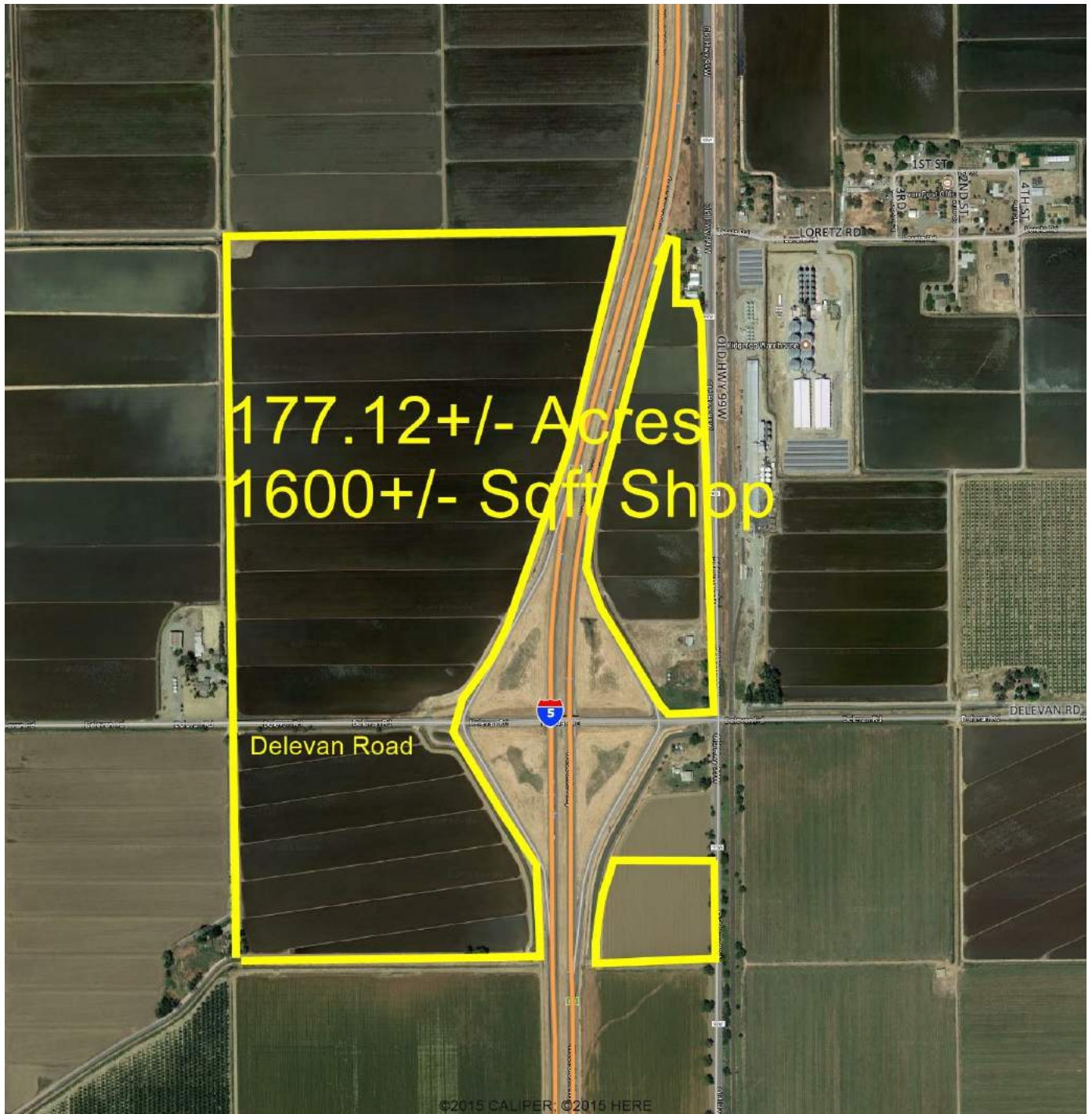
www.CharterFarmRealty.com

**(530) 666-7000**

177.12+/- Acres

Rice Ground, Orchard Development  
& Commercial Opportunity

Maxwell, CA





# Delevan Ranch

**CHARTER REALTY**

www.CharterFarmRealty.com

**(530) 666-7000**

**177.12+/- Acres  
Rice Ground, Orchard Development  
& Commercial Opportunity  
Maxwell, CA**

