

For Sale

Butte Sink Rice Farm & Duck Club

360 Acres, Live Oak, CA

Unique opportunity to own 100% interest in a Butte Sink Rice Farm and Duck Club



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
hilljustint@gmail.com | jhillland.com

For Sale

Location:

- From the intersection of North Butte Road and West Butte Road near Live Oak, CA – Go west on North Butte Road for 0.3 Miles. The subject will be on the north side of the road.

APN

- Sutter County APN: #08-020-005

Rice Farm

- The current owner has 300 acres planted to rice with the potential to plant 340 +/- . The owner also uses an additional 60 acres for flooded corn and waterfowl habitat. The remainder of the property is ancillary land such as roads and ditches.

Duck Club

- The Butte Sink is considered to be one of the most productive flyways in the United States. This rice farm is surrounded on 3 sides by the Live Oak Gun Club, the Brady, and Circle 6; some of the most exclusive duck hunting clubs in the world. It is $\frac{3}{4}$ of a mile from the closed zone portion of Gray Lodge Wildlife Refuge.

Easements

- This property is NOT encumbered by any wetland easements. The new owner can plant whatever crops they desire. There is an easement available that would put the whole (or part) of the farm into a wetland in perpetuity.

Leases

- There are no leases on the subject property.



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Water

- There are 6 deep water wells on the subject property. The combined output on these wells is in excess of 10,000 gallons per minute. In addition to the 6 wells, there are 3 recirculating lift pumps that can lift 12,000 gpm. These pumps have historically picked up drain water from Gray Lodge and neighboring farms throughout the growing season.

Price

- \$8,500,000 or \$23,611 per acre

Terms

- Cash due at the close of escrow

Once in a lifetime opportunity to own a 100% interest in a Butte Sink rice farm/duck club. The soils and water on this farm suggest it can grow rice, corn, millet, and just about any other crop you can think of. It is also in an area that would be an ideal candidate to be enrolled in a wetland easement. Income producing, high quality duck clubs do not come on the market very often. Please call for a private showing.

The Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. Said plans may limit ground water pumping. For more information please visit the SGMA website at www.sgma.water.ca.gov/portal/

The above information was obtained from sources deemed reliable, but J Hill Land Company 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 and 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.



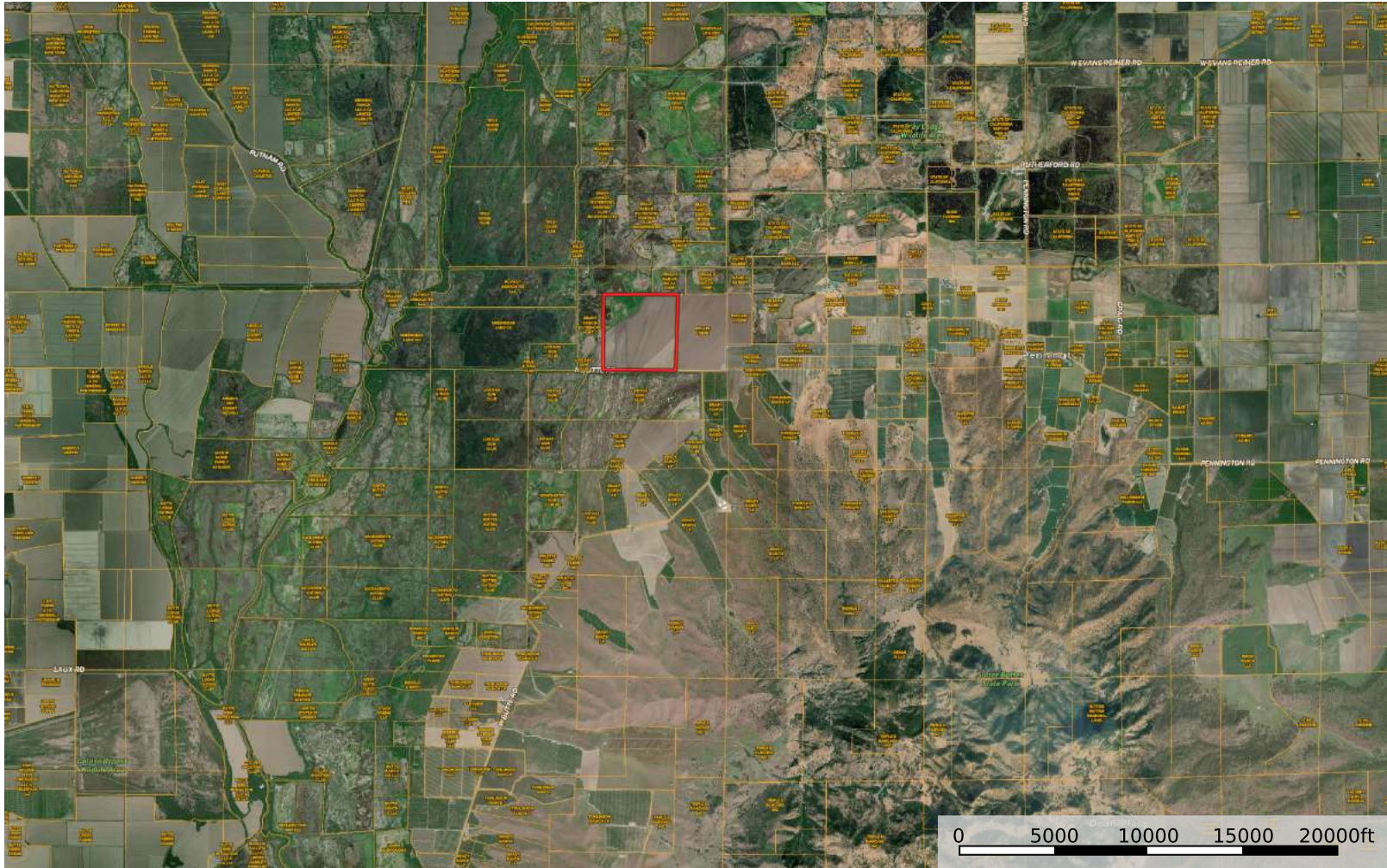
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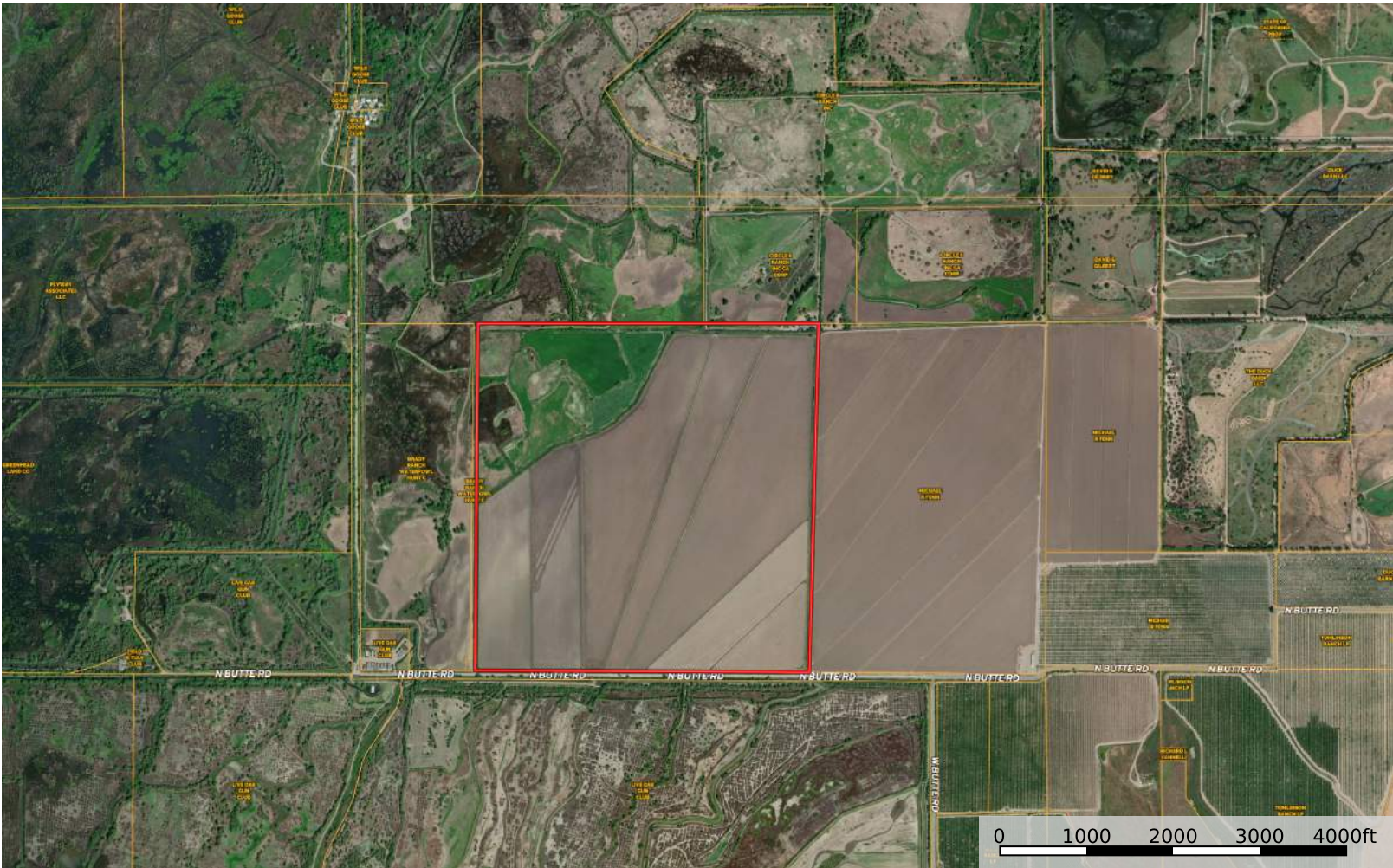
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Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
139	Liveoak-Galt taxadjuncts complex, frequently flooded, 0 to 2 percent slopes	282.1	80.2%
150	Olashes sandy loam, 0 to 2 percent slopes	0.4	0.1%
152	Olashes sandy loam, frequently flooded, 0 to 2 percent slopes	69.1	19.6%
Totals for Area of Interest		351.6	100.0%



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