

Reister Ranch

123+/- Acres
Row Crop & Orchard Development
Williams, CA

CHARTER REALTY



www.CharterFarmRealty.com

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Property Information

Location:	From Interstate 5 take exit 575 for Husted Road. Go South on 99w for 1.3 miles. Go left on Ware Road for 1.5 miles. Go South down an easement road for 0.2 miles. The property address is 6372 Ware Road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Colusa County APN#: 017-090-018
Soils:	The farm is comprised of primarily class I-III soils. Please review the attached soils map for more information.
Water:	There is an old ag well in the SW corner of the property. The casing is compromised and it is producing a lot of sand. There is good groundwater in the vicinity of this property. There is a domestic well that services the home & out buildings on the subject property.
Farm:	There are approximately 110 acres of farmland. The farm has historically been farmed to row crops. Many of the neighboring properties have converted to almond orchards.
Home & Outbuildings:	There is a 2 bedroom, 2 bathroom 1,824 Sqft Home that was built in 1921 on the subject property. There are also two small shops and a large 100ft x 100ft hay barn.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.
Leases:	There are no leases on the subject property

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Taxes:

The property is NOT enrolled in the Williamson Act. The property taxes will be a little over 1% of the purchase price at the close of escrow.

Price:

\$1,838,850 or \$14,950 per acre

Terms:

Cash at the close of escrow

Comments:

Row crop/orchard development opportunity in Colusa County. This is a nice property that is secluded off of a county road. There is ample groundwater in the region. This has the potential to be a nice orchard some day! Please call Charter Realty for more info!

Subject Property With Orchards Surrounding



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1,824 Sqft Home



Home & Hay Barn



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100ft x 100ft Hay Barn

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Irrigated Capability Class—Colusa County, California
(Reister Ranch Soils)



Soil Map may not be valid at this scale.

Map Scale: 1:6,750 if printed on A landscape (11" x 8.5") sheet.



Natural Resources
Conservation Service




































Web Soil Survey
National Cooperative Soil Survey

9/12/2024
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Irrigated Capability Class—Colusa County, California
 (Reister Ranch Soils)

MAP LEGEND		MAP INFORMATION	
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Colusa County, California Survey Area Data: Version 19, Aug 28, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022</p> <p>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.</p>

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
106	Willows silty clay, 0 to 1 percent slopes	3	1.4	1.2%
112	Westfan loam, 0 to 2 percent slopes	1	29.4	23.9%
127	Mallard clay loam, 0 to 1 percent slopes	2	92.1	74.9%
Totals for Area of Interest			123.0	100.0%

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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

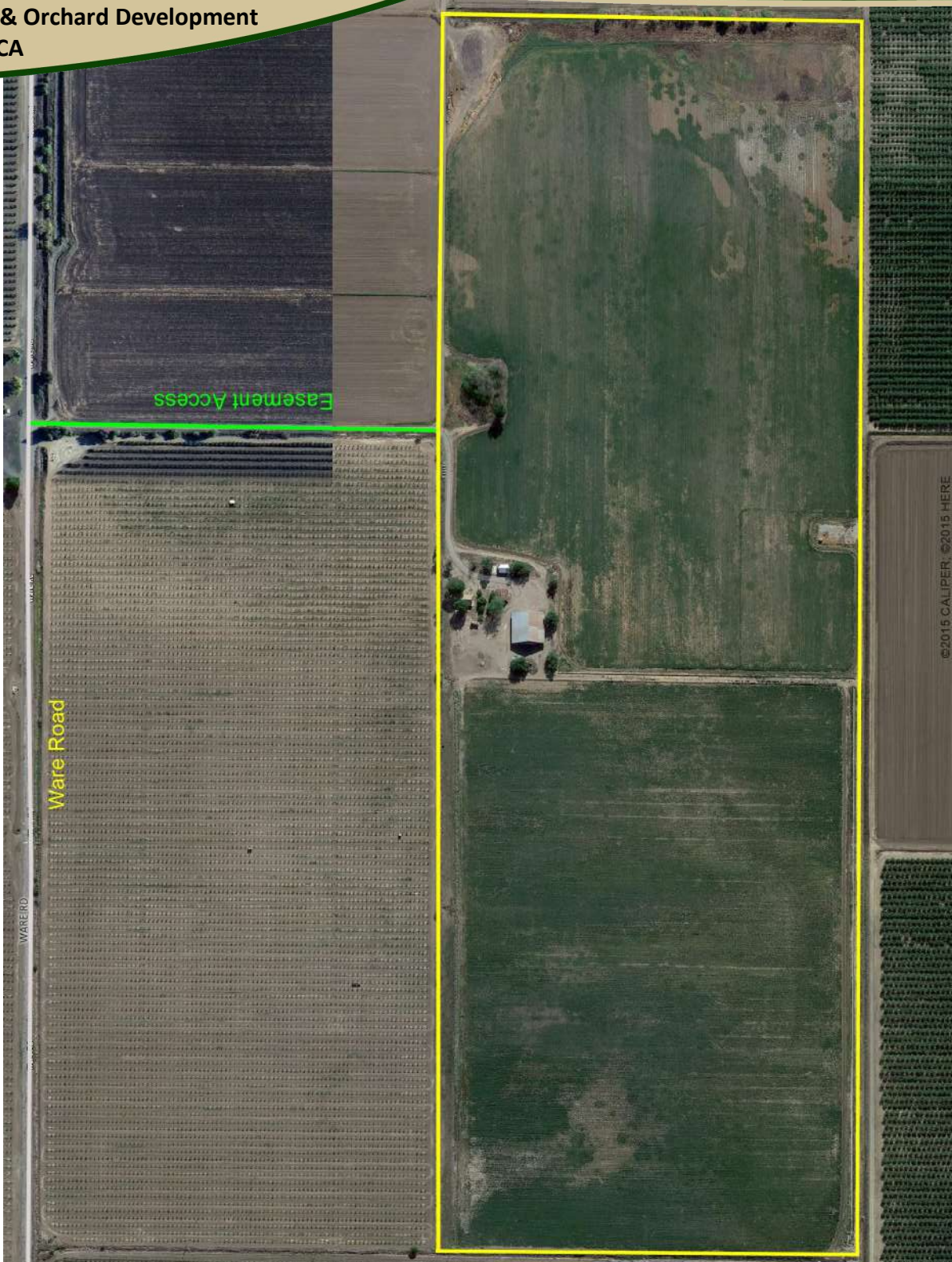
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