

# Fairview 140

140+/- Acres  
Rice Farm  
Maxwell, CA

**CHARTER REALTY**  
  
www.CharterFarmRealty.com  
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## Property Information

Location:	The subject property is at the intersection of Lyons and Fairview Road. DO NOT TRESSPASS! Shown by Appointment Only!
APN#:	Colusa County APN#: 014-110-019
Soils:	The farm is comprised of Class III Soils. Please review the attached soils map for more information.
Use:	140+/- Total Acres 132.13 +/- Plantable Acres 128.8+/- FSA Base Acres with a 80.64 FSA Base Yield History 90cwt+/- Yield History. Yields are available for qualified buyers upon request.
Water:	GCID Water 2025 Assessments: \$7.63 Per Deeded Acre GCID Water 2025 Rice Irrigation Charge: \$107 Per Irrigated Acre
Overpass:	There is an interstate 5 overpass located on the SW corner of the subject property. Although there aren't current plans, this would be an ideal location for an on/off ramp to route the public to Sites Reservoir once it's built.
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will be reserved by the seller at the close of escrow.
Leases:	The property is free and clear of any agricultural leases. The farm is available for the 2025 growing season.

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Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price.
Price:	\$1,960,000 or \$14,000 Per Acre
Terms:	Cash at the close of escrow
Comments:	Well maintained rice farm. Property has square checks that have recently been leveled. It has Glenn-Colusa Irrigation District water rights, which are some of the highest priority water rights in California. It's a high yielding rice farm in an excellent rice growing region. It has easy access with freeway frontage! Please call Charter Realty for more info and a tour!

Lazer Leveled Rice Ground



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Very Little Unfarmable Ground



GCID Gravity Fed Inlet



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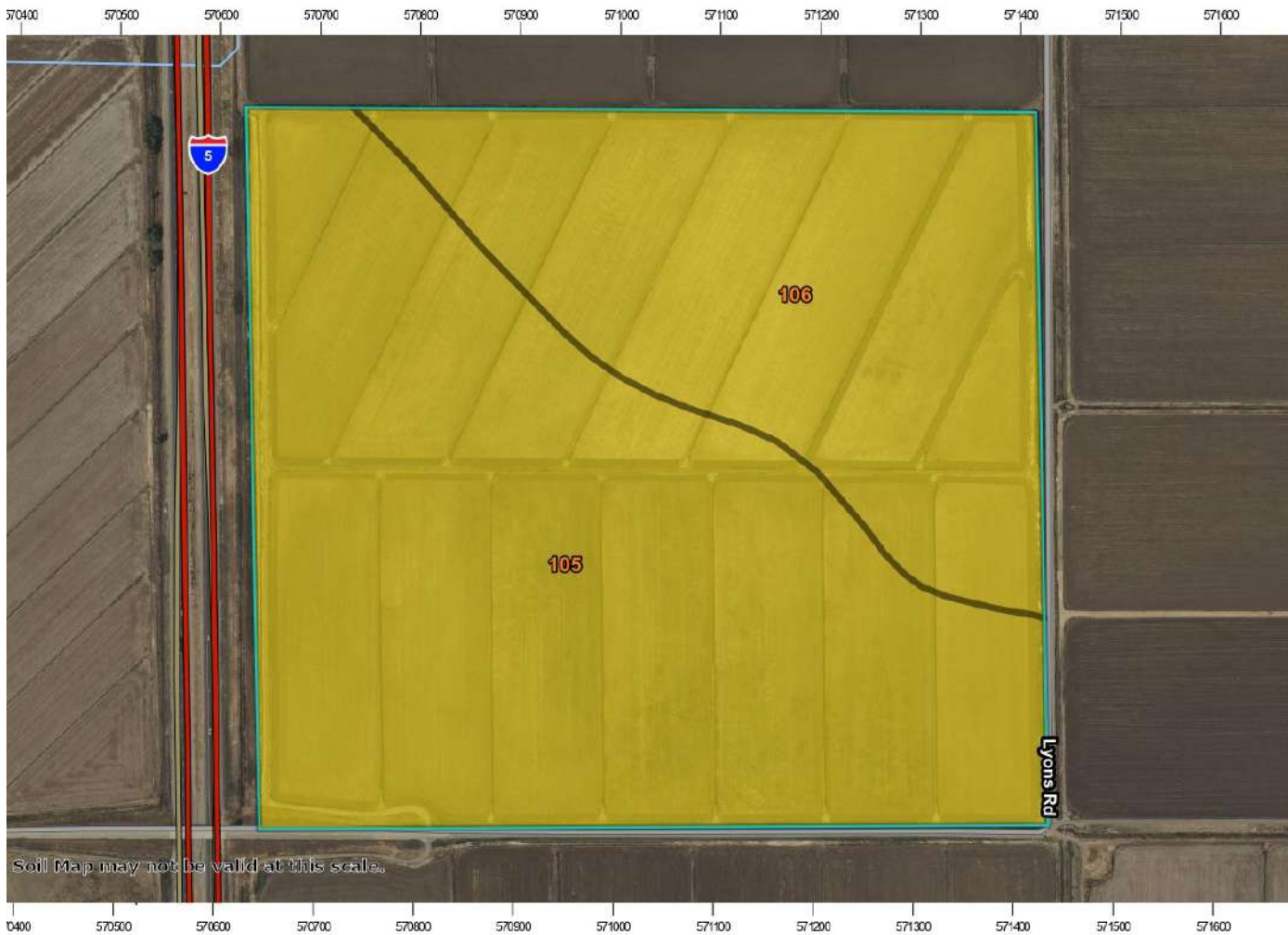


Decomped Rice Straw

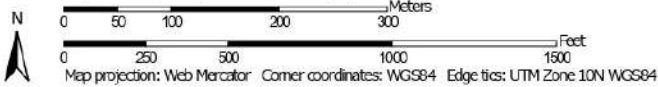
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Irrigated Capability Class—Colusa County, California  
(Fairview Rice Soils)



Map Scale: 1:5,100 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources**  
**Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey




































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Irrigated Capability Class—Colusa County, California  
 (Fairview Rice Soils)

## 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
- Capability Class - III** 
- Capability Class - IV** 
- Capability Class - V** 
- Capability Class - VI** 
- Capability Class - VII** 
- Capability Class - VIII** 
- Not rated or not available** 
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

## 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 of the version date(s) listed below.

Soil Survey Area: Colusa County, California  
 Survey Area Data: Version 20, Aug 28, 2024

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

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

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.

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## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Willows silty clay, 0 to 1 percent slopes, occasionally flooded	3	90.4	64.5%
106	Willows silty clay, 0 to 1 percent slopes	3	49.6	35.5%
<b>Totals for Area of Interest</b>			<b>140.0</b>	<b>100.0%</b>



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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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