

**FOR
SALE**

MAXWELL PROPERTY ±7,356.96 AC.

4753 Maxwell-Sites Road :: Maxwell, California

**FOR MORE INFORMATION
PLEASE CONTACT**

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Edwards, Lien & Toso, Inc.
Agricultural Appraisers and Consultants

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PROPERTY LOCATION:

Situated along both sides of Maxwell – Sites Road, being along the west side of Danley Road, ±3 miles west of the community of Maxwell and Interstate 5 within Colusa County, which is in the northern portion of the Sacramento Valley of California

Specifically at 4753 Maxwell - Sites Road, Maxwell, CA 95955.

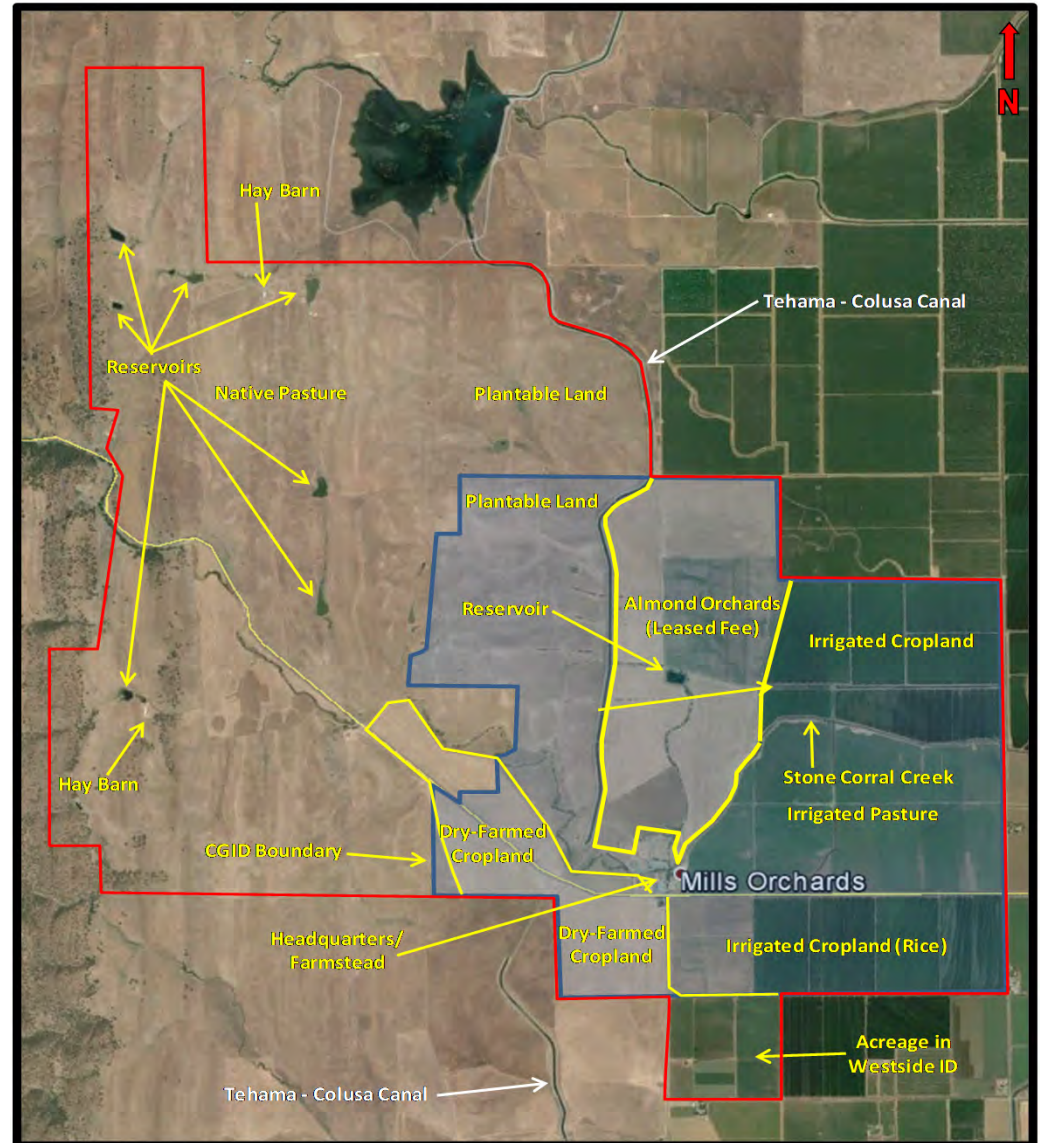
PROPERTY DESCRIPTION:

The property contains 7,356.96 acres, of which 4,487.30 acres are currently used as rangeland and dry-farmed, located west of the Tehama Colusa Canal. The remainder of the acreage is irrigated cropland and/or pasture. Topography ranges from level to undulating east of the TC Canal and rolling to steep hill land to the west. Irrigated land is served primarily by Glenn Colusa Irrigation District and 150 acres by Westside Water District.

Following is a summary of the property's uses?

- 1,600.0 Acres – Open irrigated cropland/pasture
- 700.00 Acres – Almond orchards (land only) – Subject to lease
 - 350 acres 4th leaf Nonpareil, Wood Colony, Aldrich
 - 350 acres 3rd leaf Nonpareil, Wood Colony, Carmel
- 45.00 Acres – Farmstead (east of the TC Canal)
- 1,300 Acres – Non-farmed pasture in Glenn-Colusa ID, but lacks irrigation infrastructure.
- 3,523.80 Acres – Rangeland Pasture (Plantable & Non-Plantable)
- 188.16 Acres – Roads, creeks, pond, edges, etc. – east of TC

The majority of the property is owner operated. There are 700 acres of cropland encumbered by a long-term almond orchard development lease and 135.90 subject to an annual farming lease. Sales price includes 20% ownership in the leasehold position on the almond lease.



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PRICE: \$49,900,000 (±\$6,600/ACRE)

**COLUSA COUNTY ASSESSOR'S PARCEL
TAX ASSESSMENTS:**

APN	Acres	Land	Improvements	Total	Taxes
011-150-004	320.00	\$51,563	\$0	\$51,563	\$528.48
011-150-012	622.00	\$100,227	\$41,364	\$141,591	\$10,486.12
011-190-019	634.00	\$102,161	\$53,068	\$155,229	\$1,636.36
011-190-021	172.40	\$252,386	\$0	\$252,386	\$2,599.88
011-200-006	599.00	\$96,521	\$66,334	\$162,855	\$1,712.04
011-200-010	160.00	\$25,781	\$0	\$25,781	\$264.24
011-200-012	636.00	\$102,483	\$25,482	\$127,965	\$1,357.08
011-210-004	320.00	\$468,480	\$0	\$468,480	\$4,858.00
011-210-007	641.00	\$938,433	\$110,992	\$1,049,425	\$10,866.94
011-210-008	140.90	\$206,270	\$0	\$206,270	\$2,140.14
011-210-010	465.00	\$680,764	\$42,635	\$723,399	\$7,495.46
011-210-013	81.00	\$118,571	\$0	\$118,571	\$1,231.08
011-210-015	513.60	\$751,917	\$746,382	\$1,498,299	\$15,454.98
011-210-016	274.45	\$44,224	\$0	\$44,224	\$473.46
011-210-017	365.55	\$58,903	\$0	\$58,903	\$630.30
011-210-018	377.83	\$60,882	\$0	\$60,882	\$651.42
011-210-019	246.17	\$39,667	\$0	\$39,667	\$424.78
014-090-002	630.00	\$922,331	\$14,991	\$937,322	\$9,716.04
014-090-046	158.06	\$424,043	\$0	\$424,043	\$4,375.06
TOTALS	7,356.96	\$5,445,607	\$1,101,248	\$6,546,855	\$76,901.86

**COLUSA COUNTY ZONING &
WILLIAMSON ACT:**

The property is zoned Foothill Agriculture (FA)(approximately 4,235 acres), and Exclusive Agriculture (EA)(approximately 3,121 acres). The 2030 General Plan designates the area east of the Tehama Colusa Canal to be General Agriculture (A-G), while the area to the west is designated Upland Agriculture (A-U). The EA and FA zoning designations and minimum parcel sizes are in conformance with the A-G and A-U land designations.

The majority of the rangeland is encumbered by a California Land Conversation Contract (Williamson Act).

CROP PRODUCTION

Available upon request.

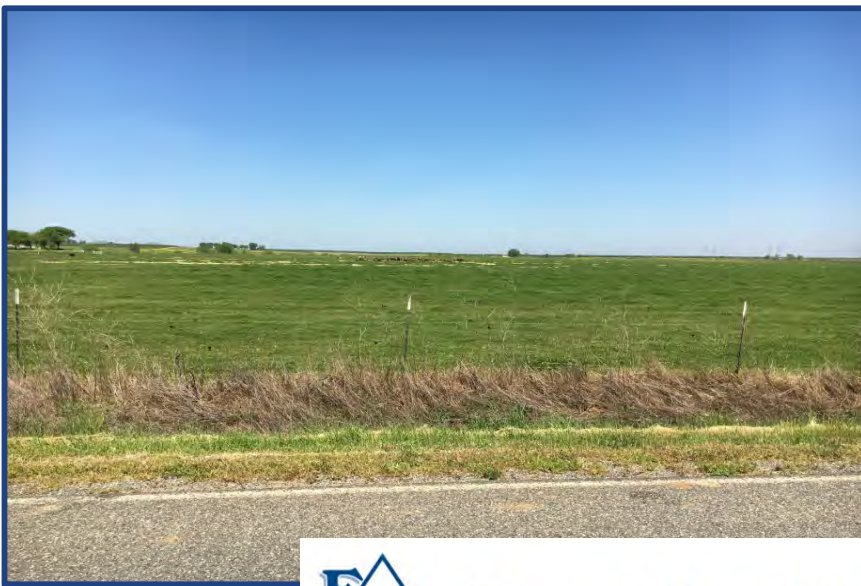


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WATER SOURCE, DISTRIBUTION & COST

According to the Glenn-Colusa Irrigation District, ±3,327.61 acres of the subject property are located within the district and available to receive surface water deliveries. However, only ±2,212 acres are currently irrigated with the remaining ±1,115.61 acres being located on the west side of the Tehama Colusa Canal and is currently vacant.

The Glenn-Colusa Irrigation District is a state sponsored irrigation district with long established riparian right to the Sacramento River. It is currently the largest irrigation district in the Sacramento Valley covering approximately 175,000 acres with 140,000 irrigable acres and an annual allotment of 720,000 acre feet, which equates to ±5.14 acre feet per acre. However, the district has provided varying water allocations based on cropping. For example, alfalfa is allocated 4.5 acre-feet per year while mature almonds on drip system are allocated 3.1 acre-feet per year, rice is allocated 6.9 acre-feet per acre and irrigated pasture is allocated 4.9 acre-feet per acre. During “critical years” when Shasta Reservoir is less than 3.2 million acre feet, GCID’s total supply is reduced by 25%, to 618,000 acre feet. GCID’s only diversion point from the Sacramento River is located near Hamilton City. The district’s 65-mile long main canal conveys water into a complex system of nearly 1,000 miles of canals, laterals and drains, much of it constructed in the early 1900s. District owned pump/wells are also available which can supply ±5,000 acre feet per year in addition to privately owned wells which can add 45,000 acre feet to the district supply.

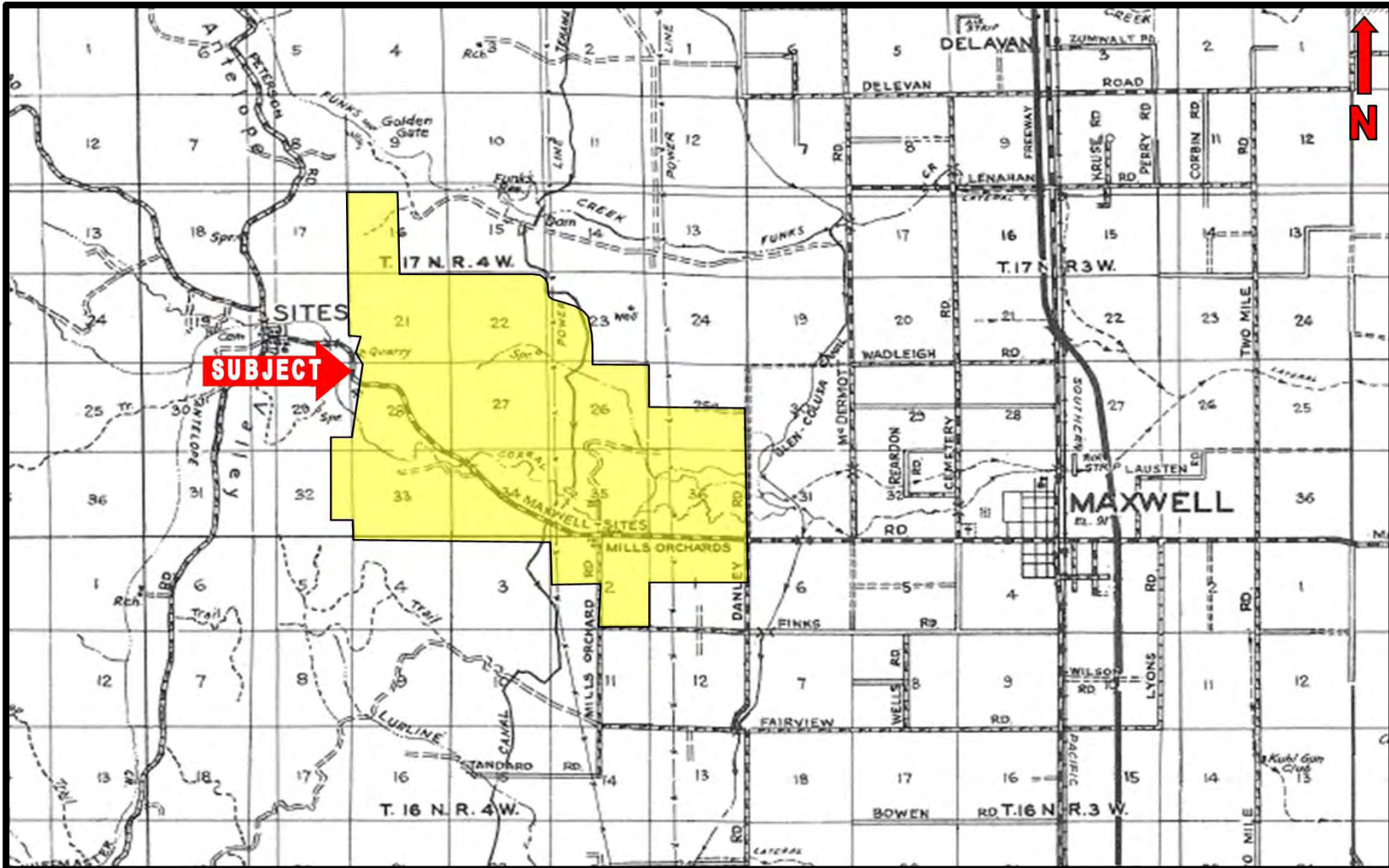
Irrigation water is delivered to the property via a canal that crosses the neighbor to the east to a gate within the GCID Main Canal. Water is gravity released into a main lateral canal traveling east, bisecting the subject cropland acreage. Water is then lifted by two lift pumps with electric motors and diverted to other open dirt ditches that provide water to the various fields, including under Maxwell – Sites Road to the south. Subject cropland fields utilize a combination of underground pipelines and portable above ground steel gated pipelines.

The district is historically regarded as a reliable supplier of relatively inexpensive irrigation water. Adequacy of GCID water supply is evident by the subject and surrounding land uses.

The Westside district supplies water to approximately 150 acres. It is a relatively newer and smaller district and does not have access to water like GCID. Its water flows through the Tehama Colusa Canal (TC canal) built in the 1970’s by the Bureau of Reclamation and is operated by the local TC canal authority. You will see that this concrete lined canal runs through the property from North to South. There is a TC canal funks reservoir that abuts the property on the north side.

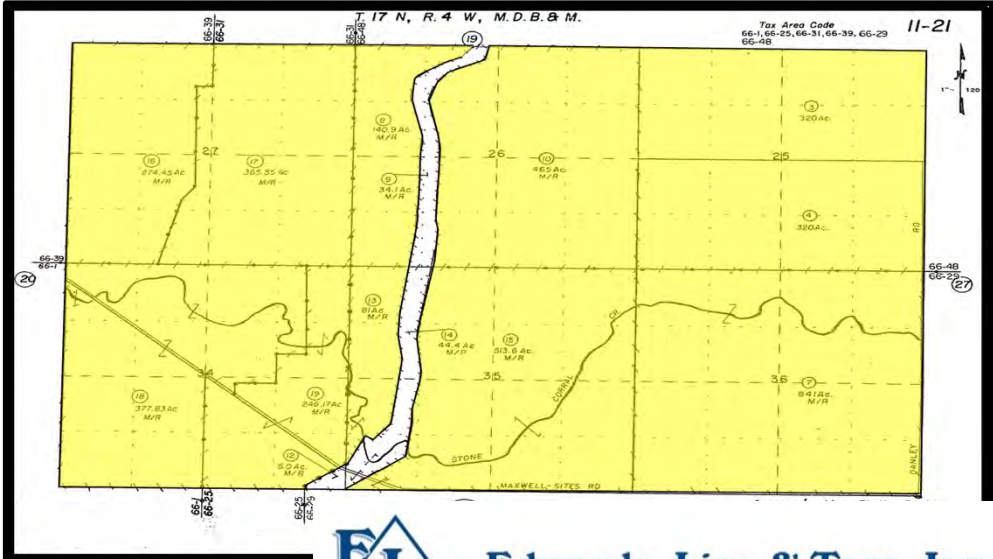
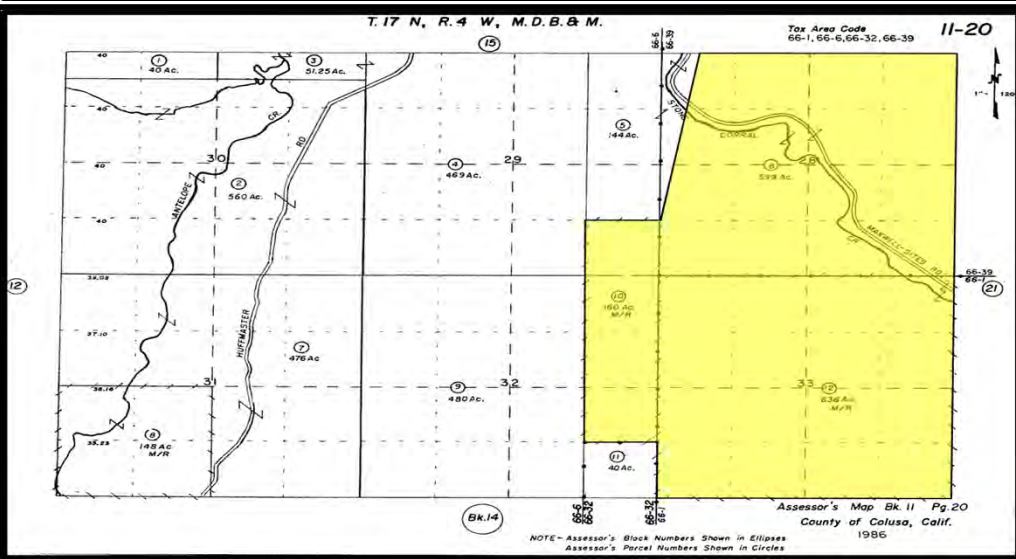
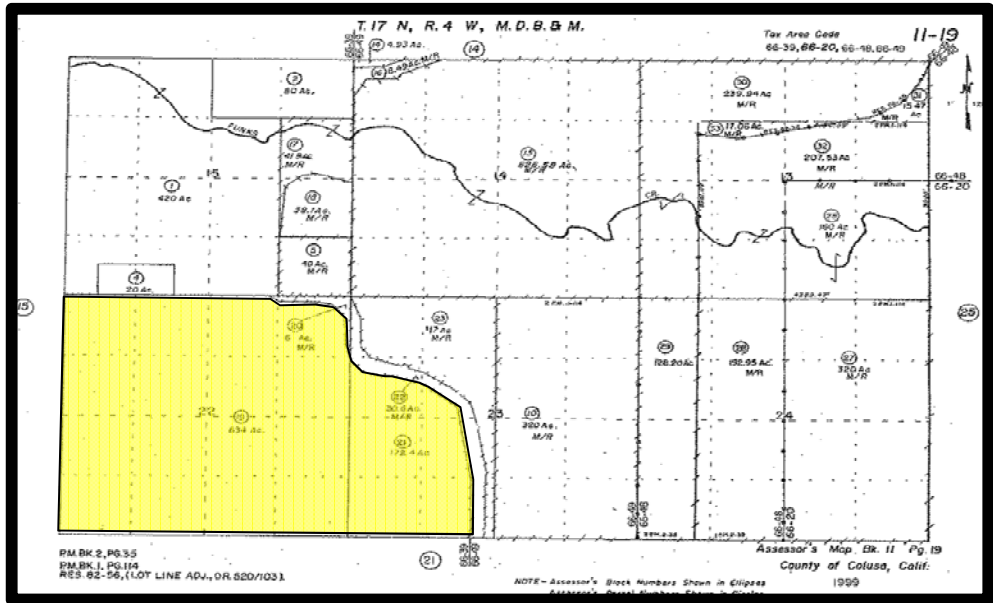
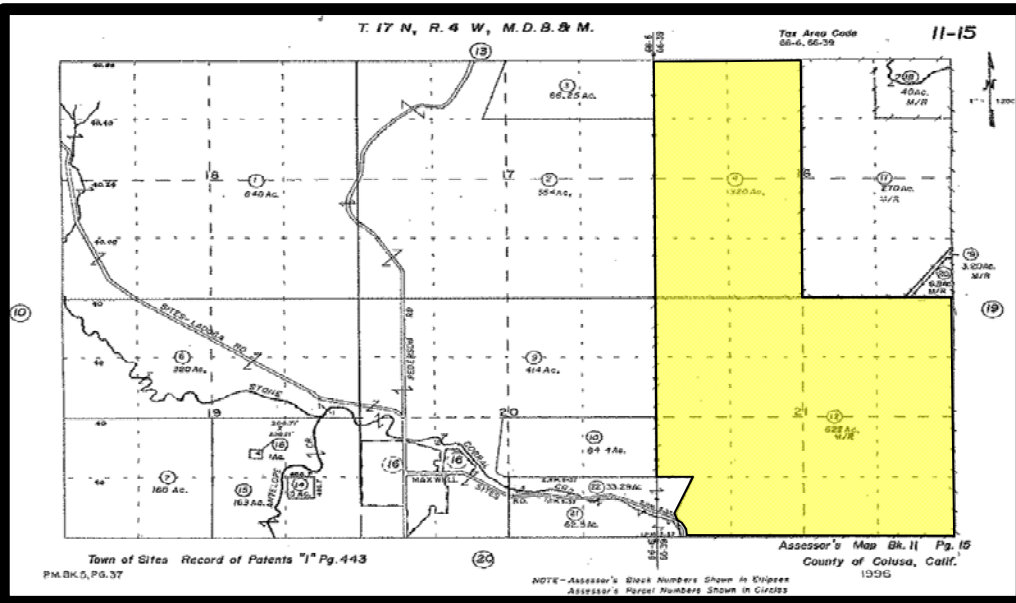


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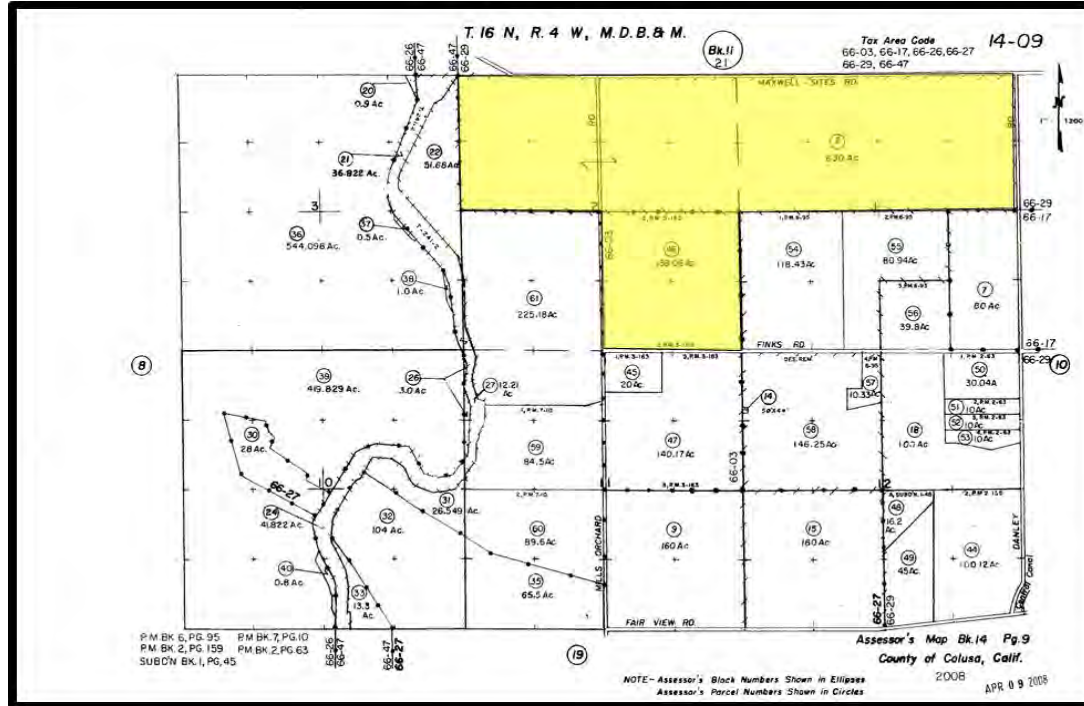
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RESIDENCES & STABLES

The **Main Dwelling** occupies ±2,400 SF. It was built in the 1960's with three bedrooms, three bathrooms, office, living room, dining room, laundry room and mud room. There is also a ±10'x10' concrete storage basement. Interior temperature is controlled by HVAC units.

The **Secondary Dwelling** appears to have been built in the 1940's, but has been extensively remodeled with all new counters, interior paint and floor coverings. It has a raised concrete perimeter and pier foundation with two bedrooms and two bathrooms. Interior temperature is controlled by an HVAC unit.

The **Labor Dwelling** is a slightly larger unit, but has not had the recent updating of the secondary dwelling. It includes three bedrooms with two bathrooms and a non-finished bonus room.

The **Paddocks** building is a steel framed structure with wood siding and galvanized iron roofing. This structure provides stalls for boarding horses.



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ADDITIONAL BUILDINGS

The **Old Paddocks Shed** is located within the main yard area. It is an older horse stall building that is currently used for general storage.

The **Shop building** appears to have been built in the 1960's with a wood frame, enameled steel siding and roofing over a concrete slab foundation. It features electric service and a large sliding door for equipment access with ±16' eaves.

There is an **Equipment Shed** attached to the east side of the shop. The shed is built with very similar quality as that of the shop, but has a dirt floor.

There are four **Hay Barns** situated on the property. All have wood pole and frame construction with steel siding on one side and both ends, and steel roofing. The flooring is dirt.

Additional buildings not pictured include an old barn and storage building, both with wood frames and wood siding.



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SOIL MAP AND INFORMATION



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
100	Capay clay loam, 0 to 1 percent slopes, occasionally flooded	109.0	1.5%
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	227.7	3.0%
144	Hillgate clay loam, 0 to 2 percent slopes	688.1	9.2%
145	Hillgate loam, 0 to 2 percent slopes, MLRA 17	701.9	9.4%
204	Capay clay, 0 to 3 percent slopes, occasionally flooded	126.9	1.7%
205	Capay clay, 0 to 3 percent slopes	247.8	3.3%
206	Capay clay, 5 to 9 percent slopes	389.7	5.2%
210	Corval loam, 0 to 3 percent slopes	12.5	0.2%
211	Corval clay loam, 0 to 3 percent slopes	658.1	8.8%
213	Ayar clay, 15 to 30 percent slopes	199.7	2.7%
215	Altamont-Sehom complex, 15 to 30 percent slopes	455.4	6.1%
216	Altamont-Sehom complex, 9 to 15 percent slopes	924.5	12.3%
218	Sehom-Altamont complex, 30 to 50 percent slopes	312.0	4.2%
220	Altamont silty clay, 5 to 9 percent slopes	298.2	4.0%
221	Altamont silty clay, 9 to 15 percent slopes	14.6	0.2%
230	Coming clay loam, 1 to 5 percent slopes	8.7	0.1%
255	Millsholm-Rock outcrop complex, 9 to 30 percent slopes	616.9	8.2%
257	Millsholm-Capay complex, 3 to 9 percent slopes	240.3	3.2%
330	Millsholm-Contra Costa complex, 15 to 30 percent slopes	4.2	0.1%
332	Millsholm-Rock outcrop association, 30 to 75 percent slopes	1,023.0	13.7%
334	Millsholm-Contra Costa association, 30 to 75 percent slopes	196.4	2.6%
652	Water	38.1	0.5%
Totals for Area of Interest		7,493.7	100.0%

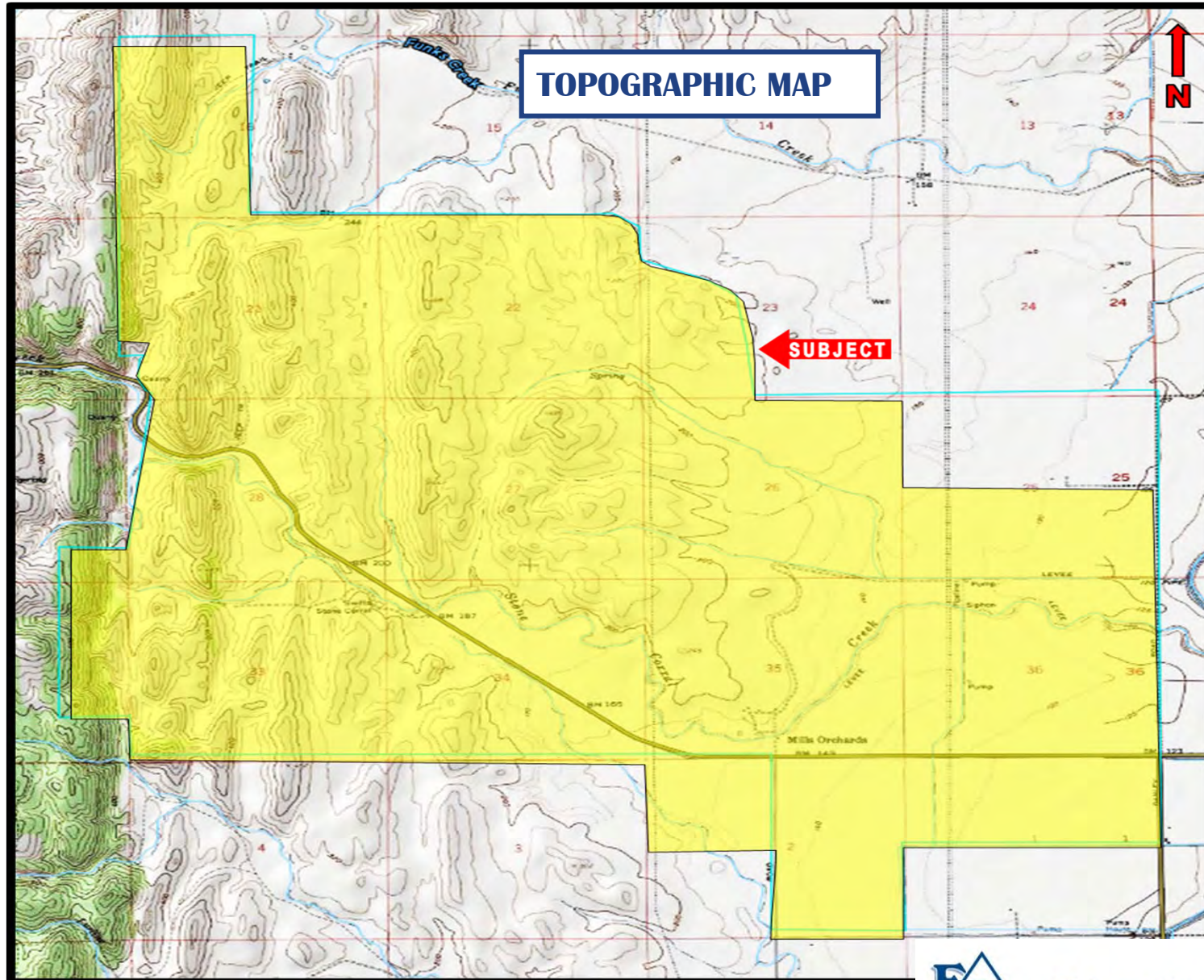
SUBJECT →



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