

**SUTTER BASIN RICE FARM/DUCK CLUB**  
**160 ACRES, M/L,**  
**SUTTER COUNTY, CALIFORNIA**

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**LOCATION:** In the heart of the Sutter Basin approximately twenty-five minutes southwest of Yuba City, California (refer to location map).

**INGRESS & EGRESS:** Everglade road is a Sutter County maintained road. There presently exists, two 20 ft. wide road easements from Everglade Road to this property. One easement is on the west boundary and one is on the east boundary (see attached map, legal descriptions and title report).

**SOILS:** According to the Soil Survey of Sutter County, California (1982) the farm is comprised of: 112 Clearlake Clay, 0 to 2 percent slope. (Refer to Sutter County Soil Map).

With good management this soil will grow rice, wheat, alfalfa and tomatoes with yields and quality well above the county average.

**IRRIGATION WATER:** The farm has stock shares included in the Sutter Mutual Water Company. The 2008 irrigation rates for rice is \$66.00 per acre. (Please see Sutter Mutual Water Company rates attached).

**RECLAMATION DISTRICT 1500:** The farm is within the boundaries of Reclamation District 1500. For the privilege of irrigation drainage off this property land owners are assessed an annual drainage fee. For crop year 2008 the fee amount for irrigation drainage is \$23.00 per acre.

**USDA/FSA NET FARMABLE ACREAGE:** According to the USDA FSA, the net farmable acreage is 153.8 acres, m/l, or approximately 95% of the total acreage.

**USDA/FSA CROP ACREAGE BASE:** Farm #4312, Tract #7330 currently has 160 acres of farmland, 153.8 acres of cropland with 55.4 acres of rice base @ 70.44 cwt per acre average, and 73.2 acres of wheat base with 86 bushels/acre average.

**ZONING:** Ag/80. Eighty acre minimum.

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(CONTINUED)**

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**MINERAL, OIL,  
& GAS RIGHTS:** 50% of the mineral, oil and gas rights were retained by former owners.

**REAL PROPERTY  
TAXES:** Will be approximately 1% of the sales price.

**CROP AND  
INCOME:** The farm is currently rented for a 25% landlord share, clear of all production costs of the rice crop grown (the landlord pays for his own 25% rice drying and storage). Under the current arrangement the landlord receives 25% of the FSA program payments. The land owner pays the real property taxes, and drainage district assessments. The farm income currently nets approximately \$300/acre (\$46,140).

**RECREATION  
OPPORTUNITES:** This property is an outstanding waterfowl and upland game hunting club. The hunting lease provides an additional \$24,000 annual income.

**IMPROVEMENTS:** There were three (3) new four (4) man duck blinds (model WD4), manufactured by Duck Blinds Unlimited, placed on the property last year replacing the old duck blinds.

**PRICE:** \$1,054,950.

**COMMENTS:** This is an outstanding rice farm that produces very high yields of excellent quality rice. The current tenant farming family is rated the best rice growers in the Sacramento Valley, and are very interested in negotiating a leaseback arrangement with the new owners (buyers).

*Here is a very rare opportunity to own a "premier" rice farm/hunting club in its entirety. Please call and we would be happy to schedule a viewing of this farm and hunting club at your convenience.*