

PROPERTY TAXES: Approximately \$24,000/year. The property is in the Williamson Act.

ASSESSOR PARCELS:

024-220-036	228.20 Acres
024-220-038	635.18 Acres
024-220-040	600.00 Acres
024-240-005	640.00 Acres
024-240-006	640.00 Acres
024-250-003	320.00 Acres
024-250-004	640.00 Acres
024-250-007	640.00 Acres
024-250-008	320.00 Acres

TOTAL ACRES: 4,663.38 Acres

MINERAL RIGHTS: Seller's 50% portion to be conveyed with the sale.
Balance of 50% is under a life estate.

REMARKS: This property offers an opportunity to develop permanent plantings such as almonds, pistachios, grapes and olives on a large scale. Acreage to be determined by Buyer's review and choice of crops.

WATER DISCLOSURE: The Sustainable Groundwater Management Act (SGMA) requires water basins in California to be sustainable over the next two decades. This property lies in the Glenn Groundwater Authority (GGA) and the Colusa Groundwater Authority (CGA) Groundwater Sustainability Agency located in the Colusa Subbasin. Ground water pumping from local aquifers may be regulated in the future under a proposed Groundwater Sustainability Plan (GSP). All parties should consult their attorney, engineer or environmental professional for advice and direction. Visit the California Department of Water Resources for more information at: <https://sgma.water.ca.gov>. 916-653-5791.

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM MULTIPLE SOURCES WE DEEM RELIABLE, HOWEVER, WE DO NOT GUARANTEE ITS ACCURACY OR COMPLETENESS. WE ASSUME NO RESPONSIBILITY FOR ANY ERRORS, OMISSIONS, OR MISREPRESENTATIONS. THIS OFFER IS SUBJECT TO WITHDRAWAL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONSULT YOUR LEGAL, FINANCIAL & ENVIRONMENTAL ADVISOR FOR ADVICE AND GUIDANCE.

“Nearly 50 Years of Real Estate Experience”

California
 Glenn
 Report ID: FSA-156EZ

U.S. Department of Agriculture
 Farm Service Agency
 Abbreviated 156 Farm Record

FARM: 217
 Prepared: 5/4/20 5:30 PM
 Crop Year: 2020
 Page: 1 of 2

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name: J & T LOHSE FARMS
 Farm Identifier:

Farms Associated with Operator:
 75

ARC/PLC G//F Eligibility: Eligible

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
19518.6	11640.64	11640.64	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP				
0.0	0.0	11640.64	0.0	0.0				

PLC		ARC/PLC		ARC/PLC	
PLC	ARC-CO	ARC-IC	PLC-Default	ARC-CO-Default	ARC-IC-Default
WHEAT, BARLY	NONE	NONE	NONE	NONE	NONE

USDA/FSA

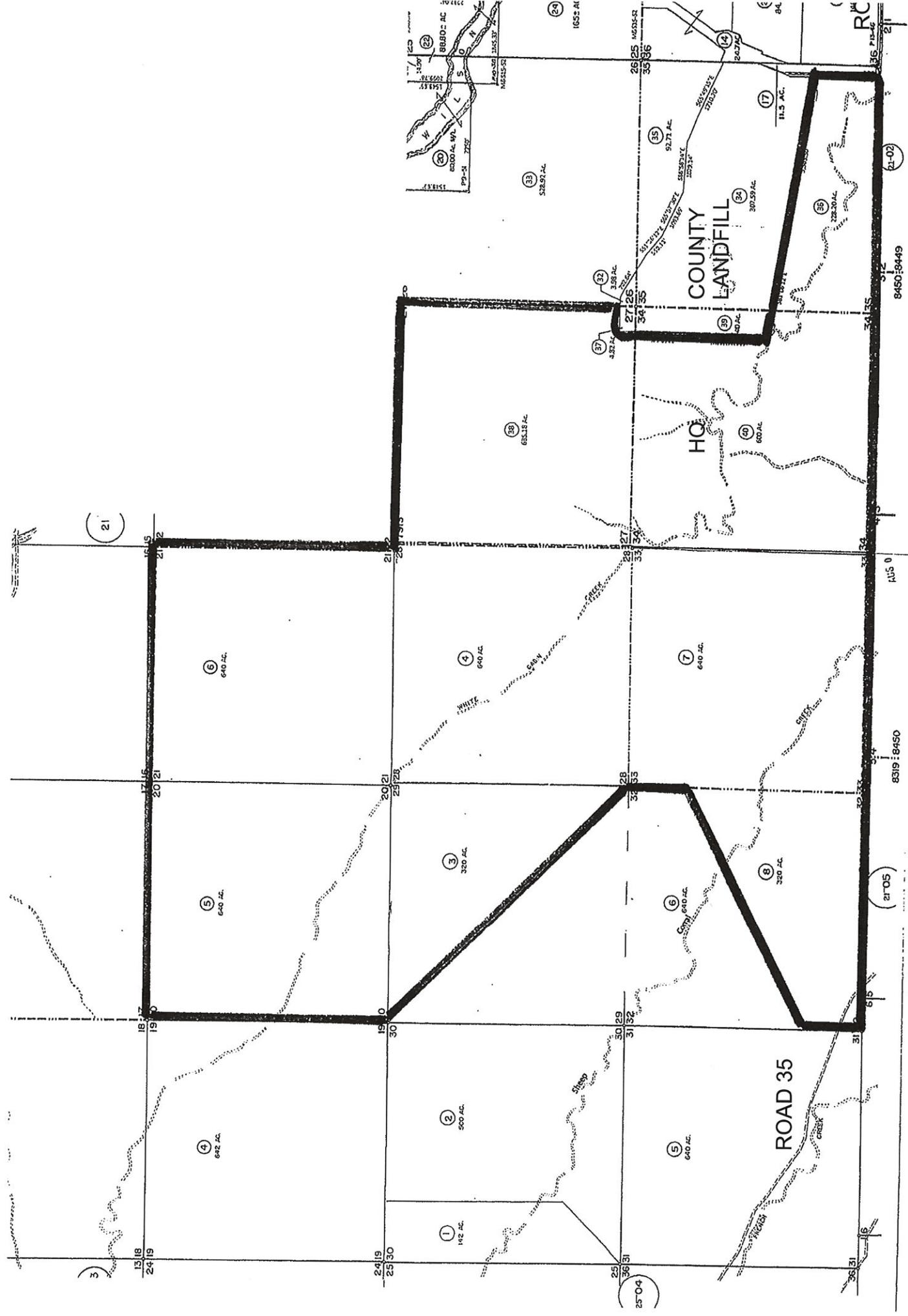
FARMLAND	CROPLAND
4,963.54 ACRES	3,221.60 ACRES
WHEAT/BARLEY CROP BASE	800 +- ACRES

NRCS MAP

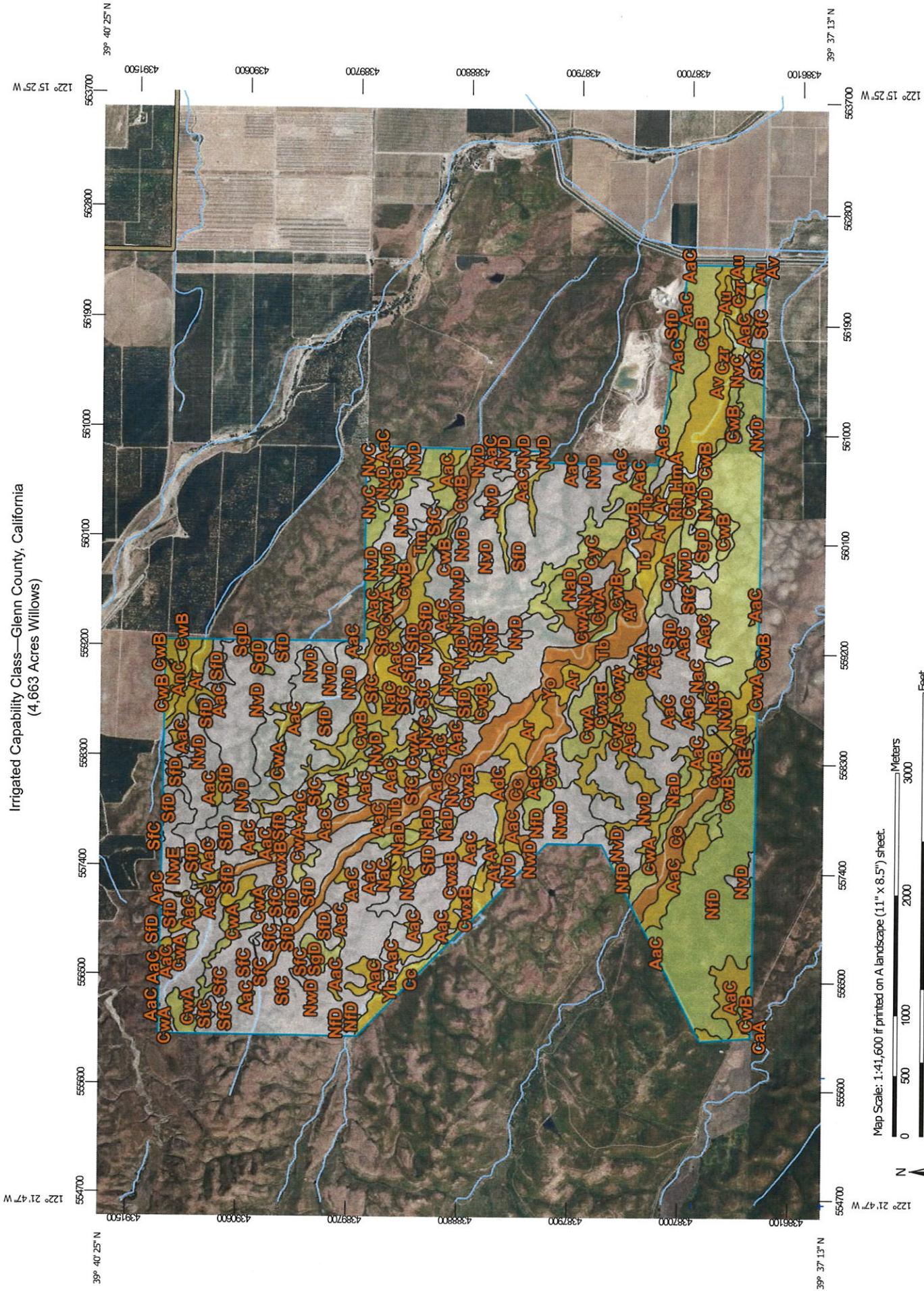
PRIME FARMLAND (IF IRRIGATED)	470 ACRES
FARMLAND STATEWIDE IMPORTANCE	820 ACRES

BUREAU OF RECLAMATION

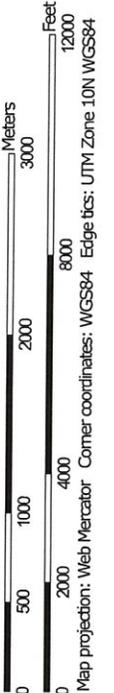
CVC PLACE OF USE	1,100 +- ACRES
ORLAND ARTOIS WATER DISTRICT	



Irrigated Capability Class—Glenn County, California
(4,663 Acres Willows)



Map Scale: 1:41,600 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



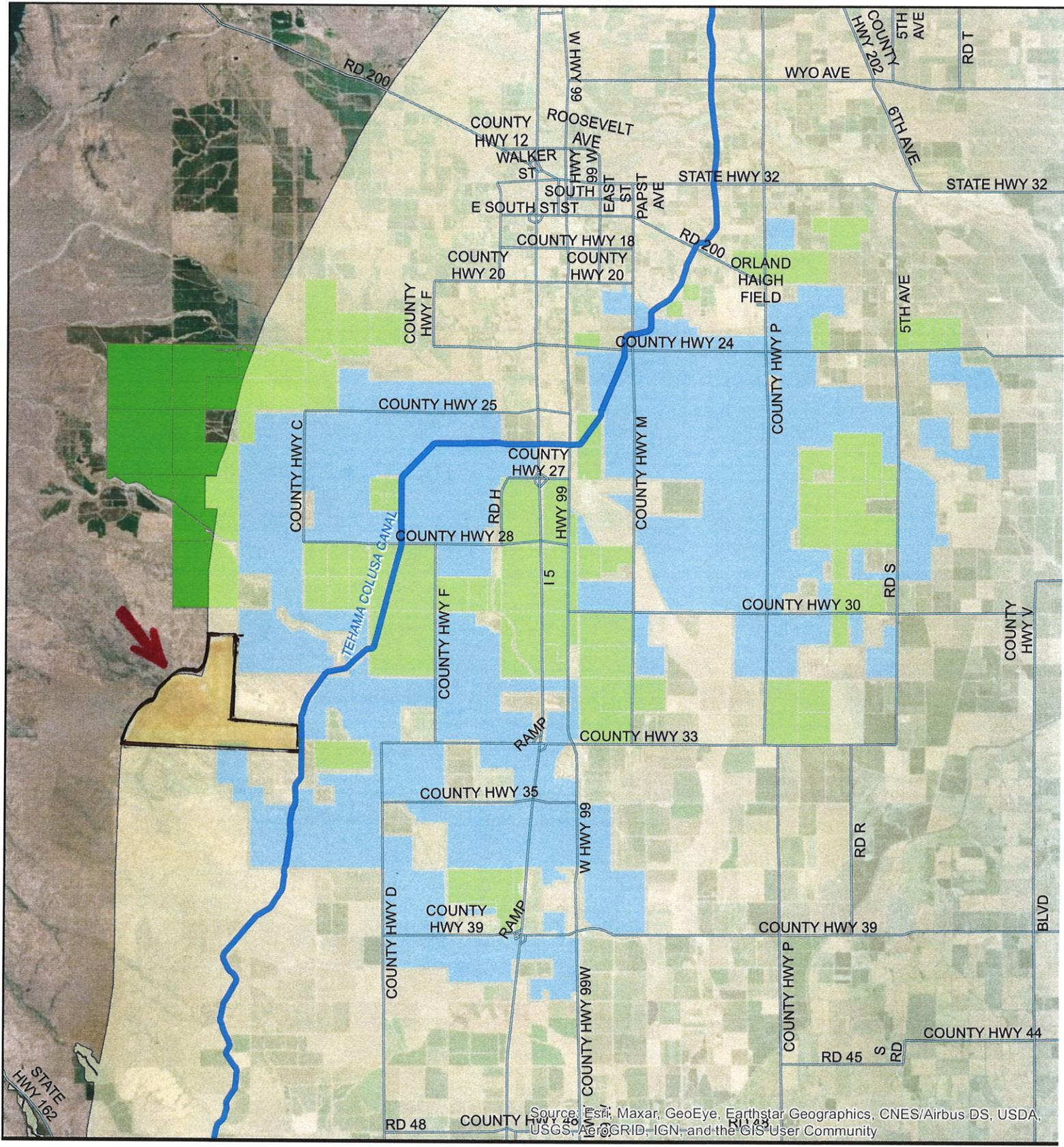
Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AaA	Altamont clay, 0 to 3 percent slopes	Prime farmland if irrigated	5.2	0.1%
AaC	Altamont clay, 3 to 15 percent slopes	Farmland of statewide importance	615.3	12.9%
AdC	Altamont soils, 3 to 15 percent slopes	Farmland of statewide importance	20.5	0.4%
AnC	Altamont-Shedd association, 3 to 15 percent slopes	Not prime farmland	22.8	0.5%
Ar	Arbuckle gravelly loam, clayey substratum, 0 to 2 percent slope	Prime farmland if irrigated	100.4	2.1%
At	Artois loam	Farmland of statewide importance	26.2	0.5%
Au	Artois clay loam	Farmland of statewide importance	26.7	0.6%
Av	Artois gravelly loam	Farmland of statewide importance	109.5	2.3%
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	Prime farmland if irrigated	0.0	0.0%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	Prime farmland if irrigated	64.9	1.4%
CwA	Corning gravelly loam, 0 to 2 percent slopes	Not prime farmland	219.9	4.6%
CwB	Corning gravelly loam, 2 to 8 percent slopes	Not prime farmland	162.9	3.4%
CwxB	Corning-Gullied land complex, 2 to 10 percent slopes	Not prime farmland	346.8	7.3%
CyC	Corning-Newville-Gullied land complex, 3 to 15 percent slopes	Not prime farmland	44.3	0.9%
CzB	Corning-Redding gravelly loams, 1 to 3 percent slopes	Not prime farmland	82.9	1.7%
Czr	Cortina very gravelly sandy loam, 0 to 3 percent slopes	Not prime farmland	11.1	0.2%
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	Farmland of statewide importance	7.4	0.2%
NaC	Nacimiento clay, 3 to 15 percent slopes	Farmland of statewide importance	17.3	0.4%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
NaD	Nacimiento clay, 15 to 30 percent slopes	Not prime farmland	45.4	1.0%
NfD	Nacimiento-Altamont association, 10 to 30 percent slopes	Not prime farmland	275.3	5.8%
NvC	Newville gravelly loam, 3 to 15 percent slopes	Not prime farmland	44.9	0.9%
NvD	Newville gravelly loam, 15 to 30 percent slopes	Not prime farmland	466.9	9.8%
NwD	Newville-Gullied land complex, 8 to 30 percent slopes	Not prime farmland	619.5	13.0%
NwE	Newville-Gullied land complex, 30 to 50 percent slopes	Not prime farmland	49.1	1.0%
Rh	Riverwash	Not prime farmland	13.8	0.3%
SfC	Shedd silty clay loam, 3 to 15 percent slopes	Not prime farmland	66.0	1.4%
SfD	Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15	Not prime farmland	685.1	14.4%
SgD	Shedd-Altamont association, 10 to 30 percent slopes	Not prime farmland	320.8	6.7%
StE	Stonyford clay, 30 to 65 percent slopes	Not prime farmland	1.5	0.0%
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	Prime farmland if irrigated	202.9	4.3%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	Prime farmland if irrigated	42.3	0.9%
Yh	Yolo clay loam, shallow over clay	Prime farmland if irrigated	20.7	0.4%
Yo	Yolo silt loam, silty clay loam substratum	Prime farmland if irrigated	33.7	0.7%
Totals for Area of Interest			4,772.2	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.



Legend

- CVP Place of Use
- 2021_07_29 Parcels_ProposedAnnex_OAWD
- orland_artois_district_boundary

**Orland-Artois WD
2021 Annexation
Map**



2021-07-29

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

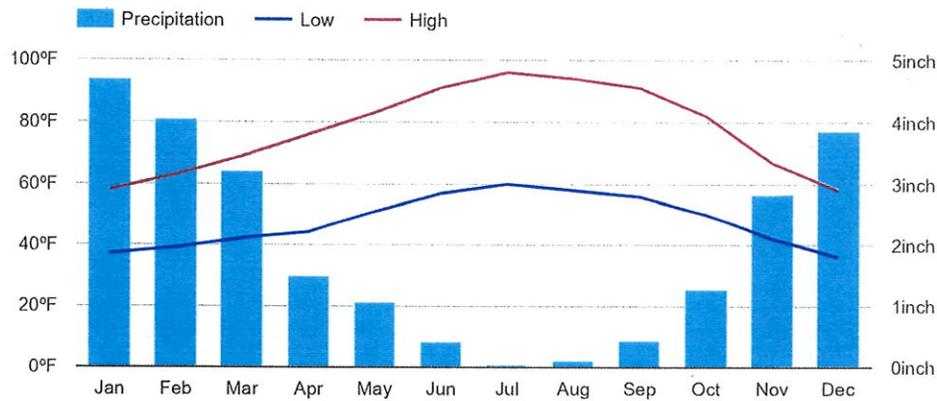
Willows weather averages

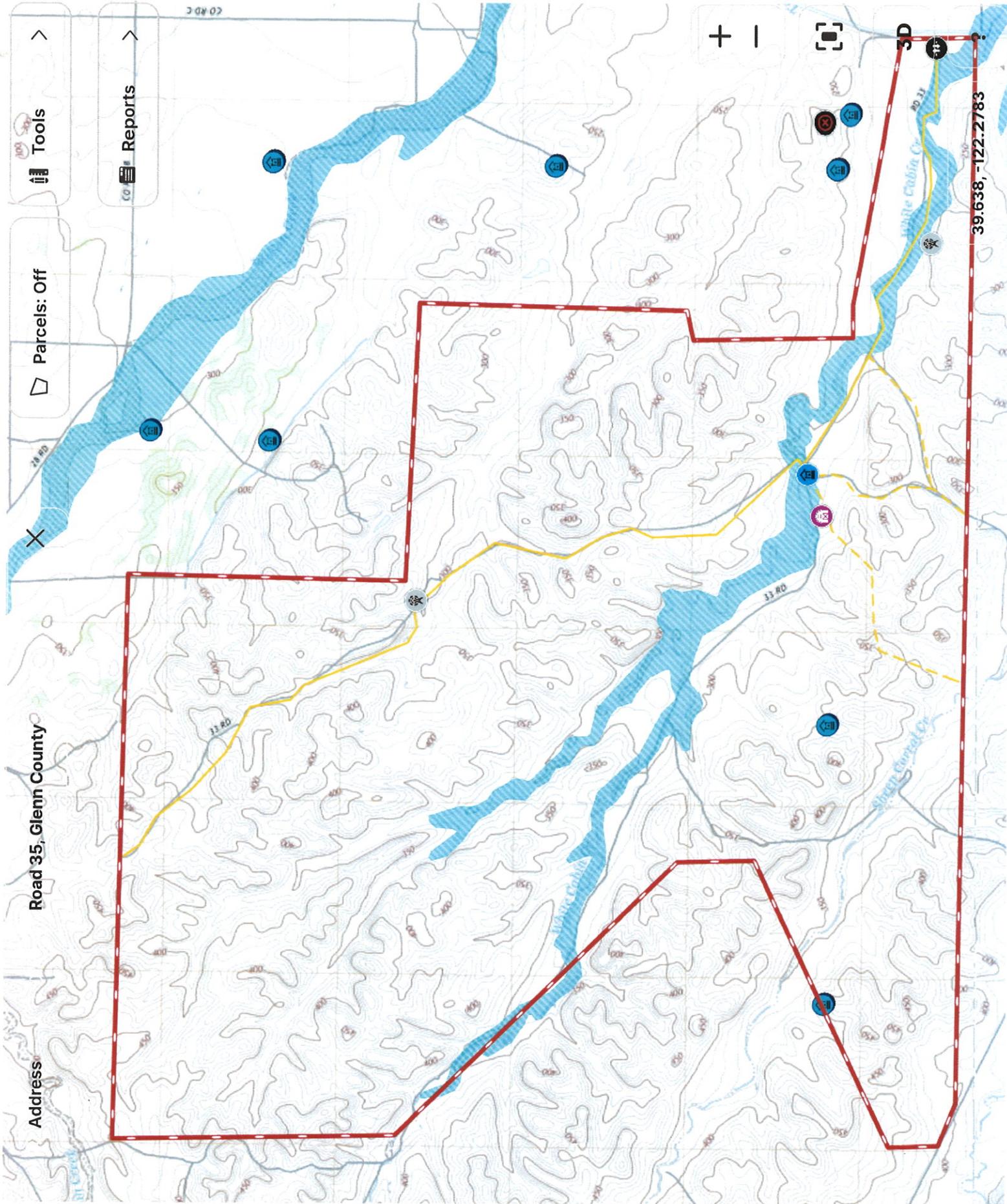
Annual high temperature	77°F
Annual low temperature	48°F
Average annual precip.	23.53 inch

	Jan (January)	Feb (February)	Mar (March)	Apr (April)	May (May)	Jun (June)
Av. high	58	63	69	76	83	91
Av. low	37	39	42	44	51	57
Av. precip.	4.70	4.05	3.21	1.50	1.07	0.42

	Jul (July)	Aug (August)	Sep (September)	Oct (October)	Nov (November)	Dec (December)
Av. high	96	94	91	82	67	58
Av. low	60	58	56	50	42	36
Av. precip.	0.04	0.12	0.44	1.27	2.84	3.87

Willows Climate Graph - California Climate Chart

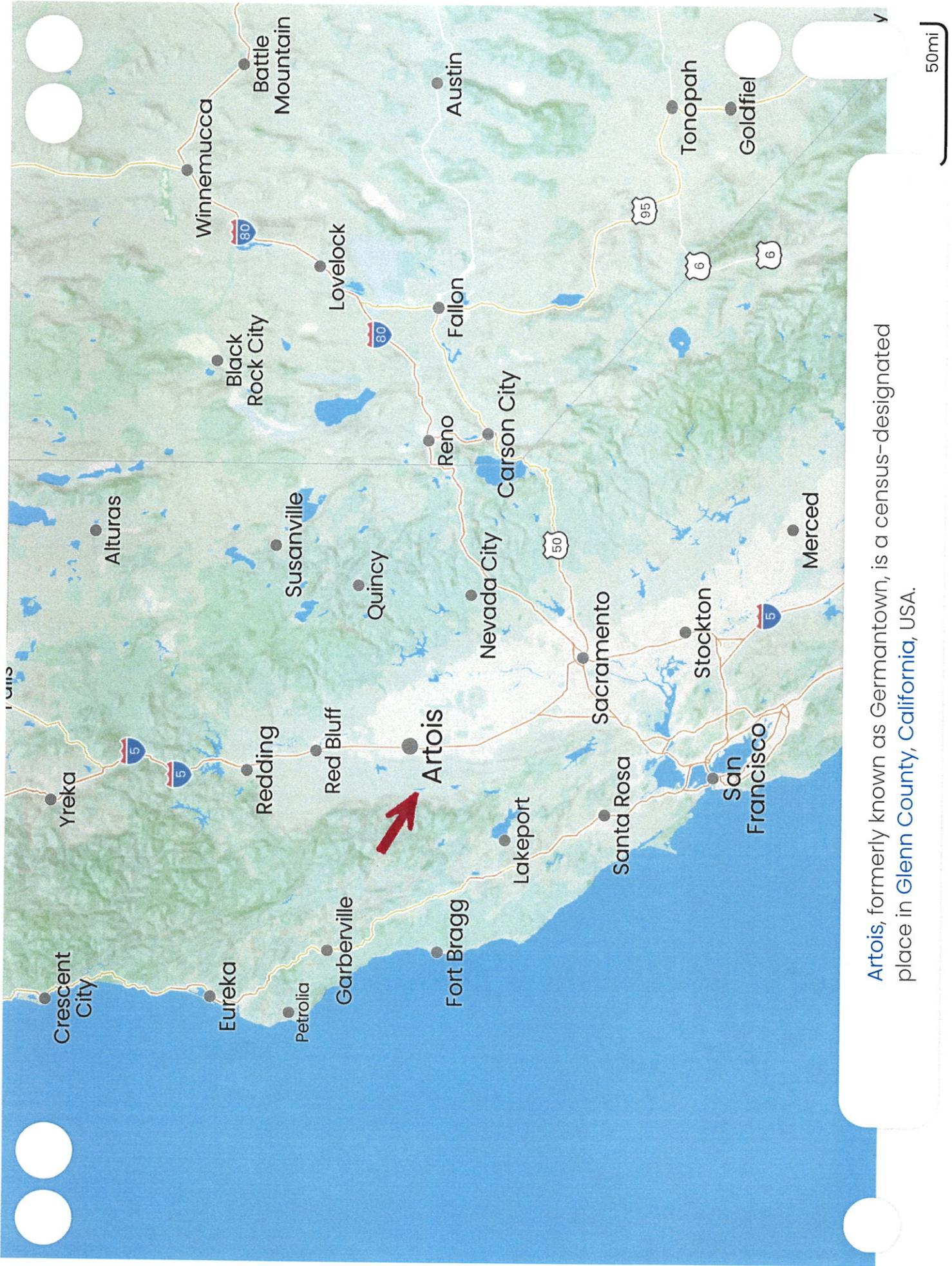




Road 35, Glenn County

Address

39.638, -122.2783



Artois, formerly known as Germantown, is a census-designated place in Glenn County, California, USA.

