

MRF LANDS REAL ESTATE

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4,663 ACRES - ARTOIS, GLENN COUNTY

TOTAL ACRES:	4,663 Gross Assessed Acres	
LOCATION:	County Road 33, Artois, Glenn County. 5 miles west of HWY 5. Additional access off County Road 35. Next to Tehama Colusa Canal.	
PRICE:	\$11,500,000	ACRE: \$2,466
TERMS:	All Cash to Seller.	
WATER:	One new irrigation well, Depth 1000', producing 2,000+ GPM. There is the potential for additional wells. One new domestic well at HQ area for buildings and livestock. 3 seasonal streams running through the property.	
POTENTIAL SOURCES:	The property is adjacent to the Tehama Colusa Canal offering Class II from Orland-Artois Water District and is accepting applications.	
SOILS:	Arbuckle, Artois, Clear Lake, Corning, Yolo, Tehama Loam Series. See soil map attached.	
TOPOGRAPHY:	From level to gently sloping (0-3%), to major sloping areas (4-15%)	
CROPS:	Over 3,300 acres has organic dry land wheat and barley history. The balance of acreage is used for winter and spring pasture.	
	USDA/FSA Crop Base transferred with sale is approximately 800 acres of Wheat and Barley.	
POTENTIAL USES:	Portions of the property may lend themselves to permanent crops. There are almonds, walnuts, pistachios, grapes & olives in the surrounding area.	
IMPROVEMENTS:	HQ Area, Barn area, perimeter & interior fencing. No PG&E at this time.	
UTILITIES:	PG&E service at Road 33 & Road 35. Major powerlines on east boundary.	
ZONING:	AP 80 Intensive Agriculture (May qualify for irrigated status) AP 160 Agriculture Forestry Foothill	

PROPERTY TAXES: \$22,737 for 2023. 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 Portion to be conveyed with sale is presently 50%. 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 WITHDRAWL, CHANGE OR PRIOR SALE WITHOUT NOTICE. CONSULT YOUR LEGAL, FINANCIAL & ENVIRONMENTAL ADVISOR FOR ADVICE AND GUIDANCE.

“Over 45 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/I/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				

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

4,963.54 ACRES

CROPLAND

3,221.60 ACRES

WHEAT/BARLEY CROP BASE

800 +- ACRES

NRCS MAP

PRIME FARMLAND (IF IRRIGATED)

470 ACRES

FARMLAND STATEWIDE IMPORTANCE

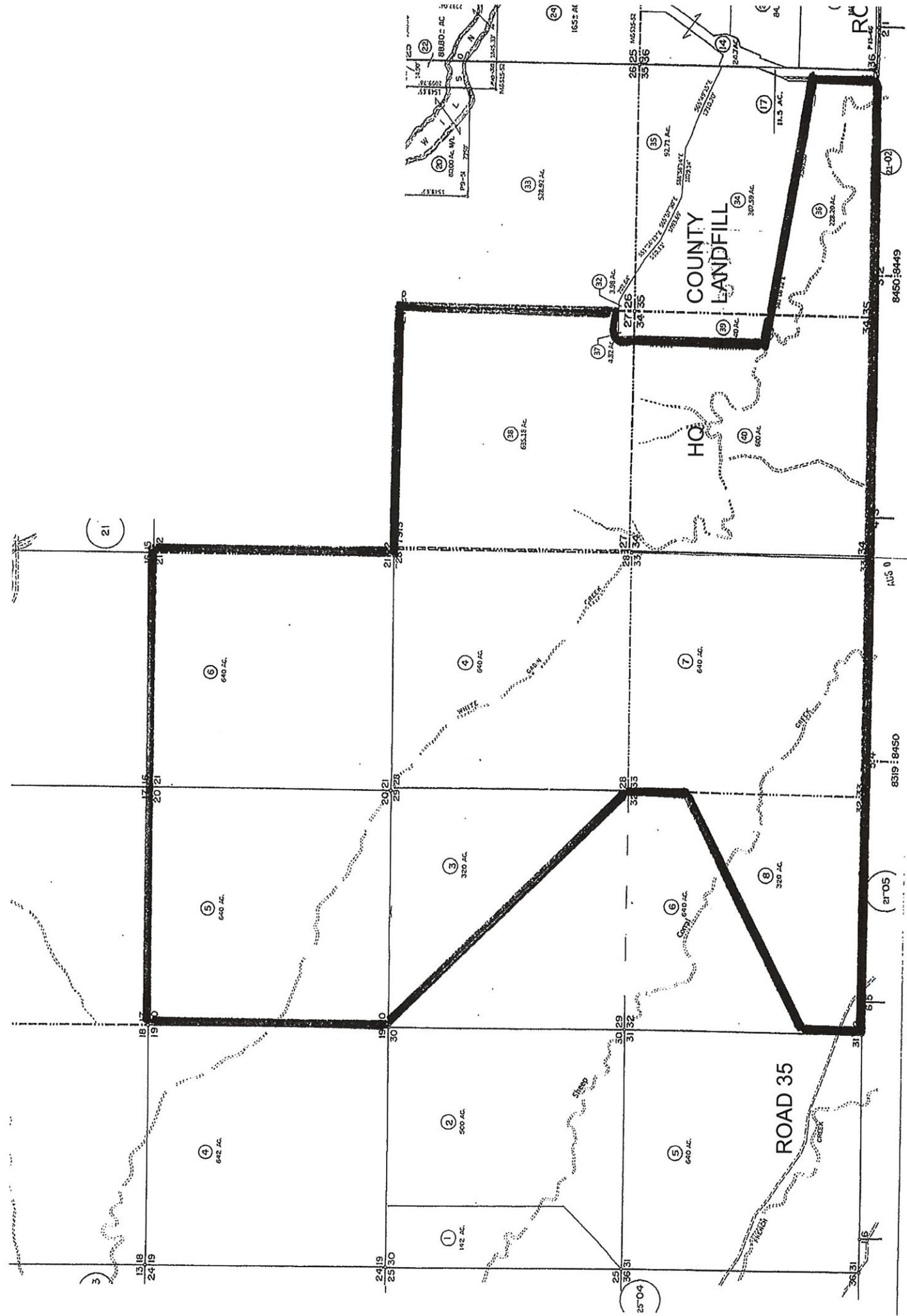
820 ACRES

BUREAU OF RECLAMATION

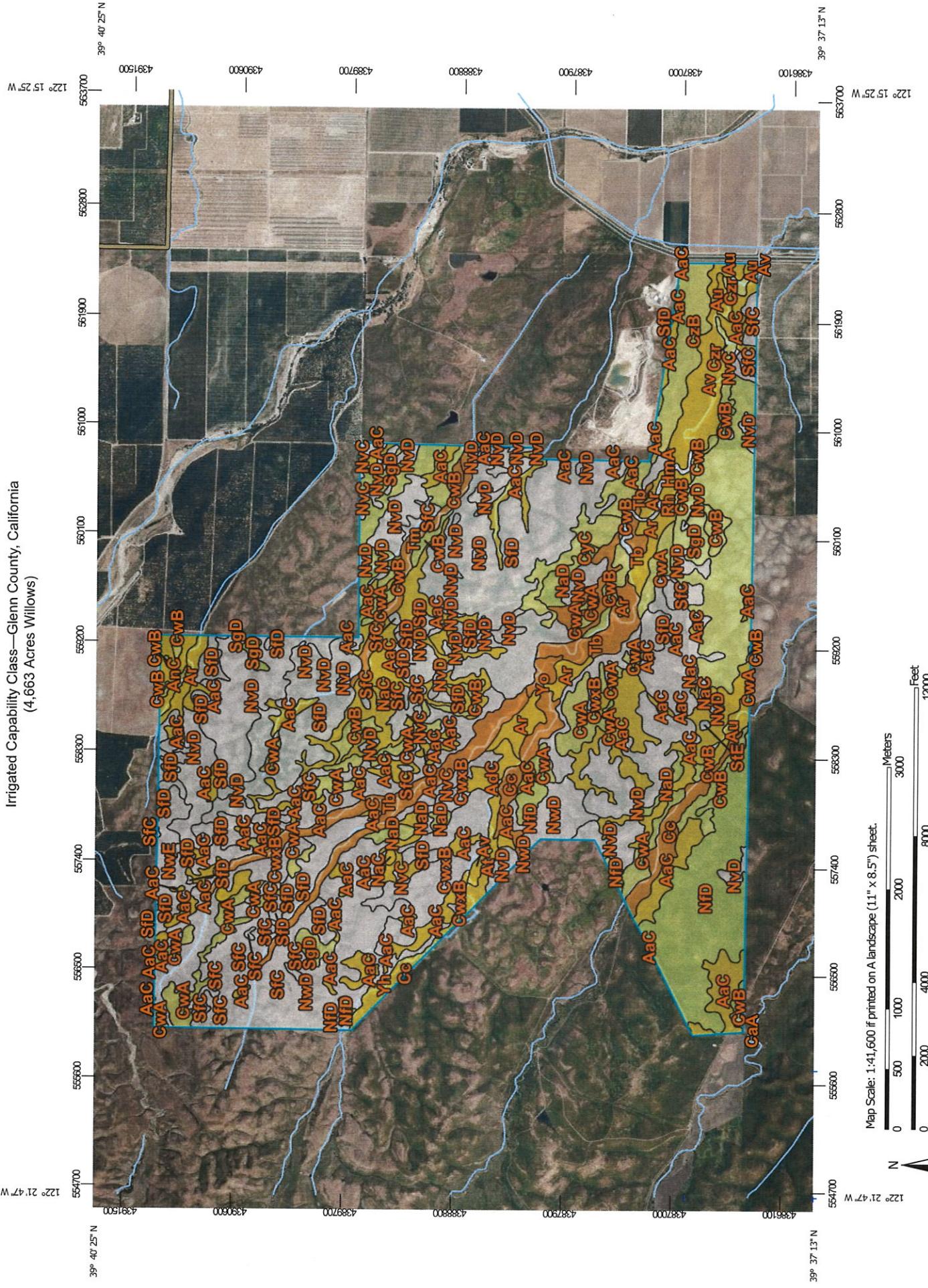
CVC PLACE OF USE

1,100 +- ACRES

ORLAND ARTOIS WATER DISTRICT



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



USDA

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

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.





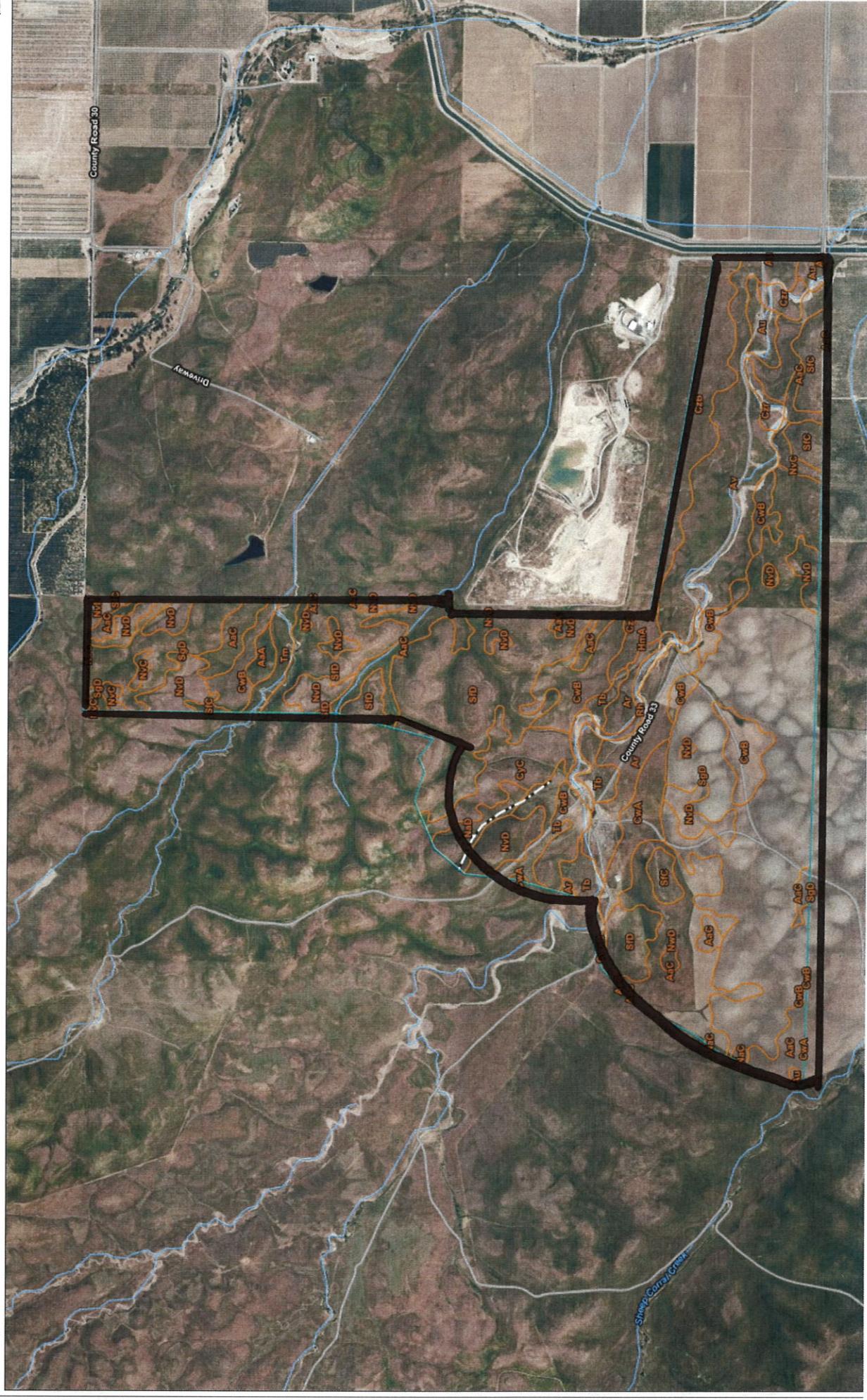
A A A

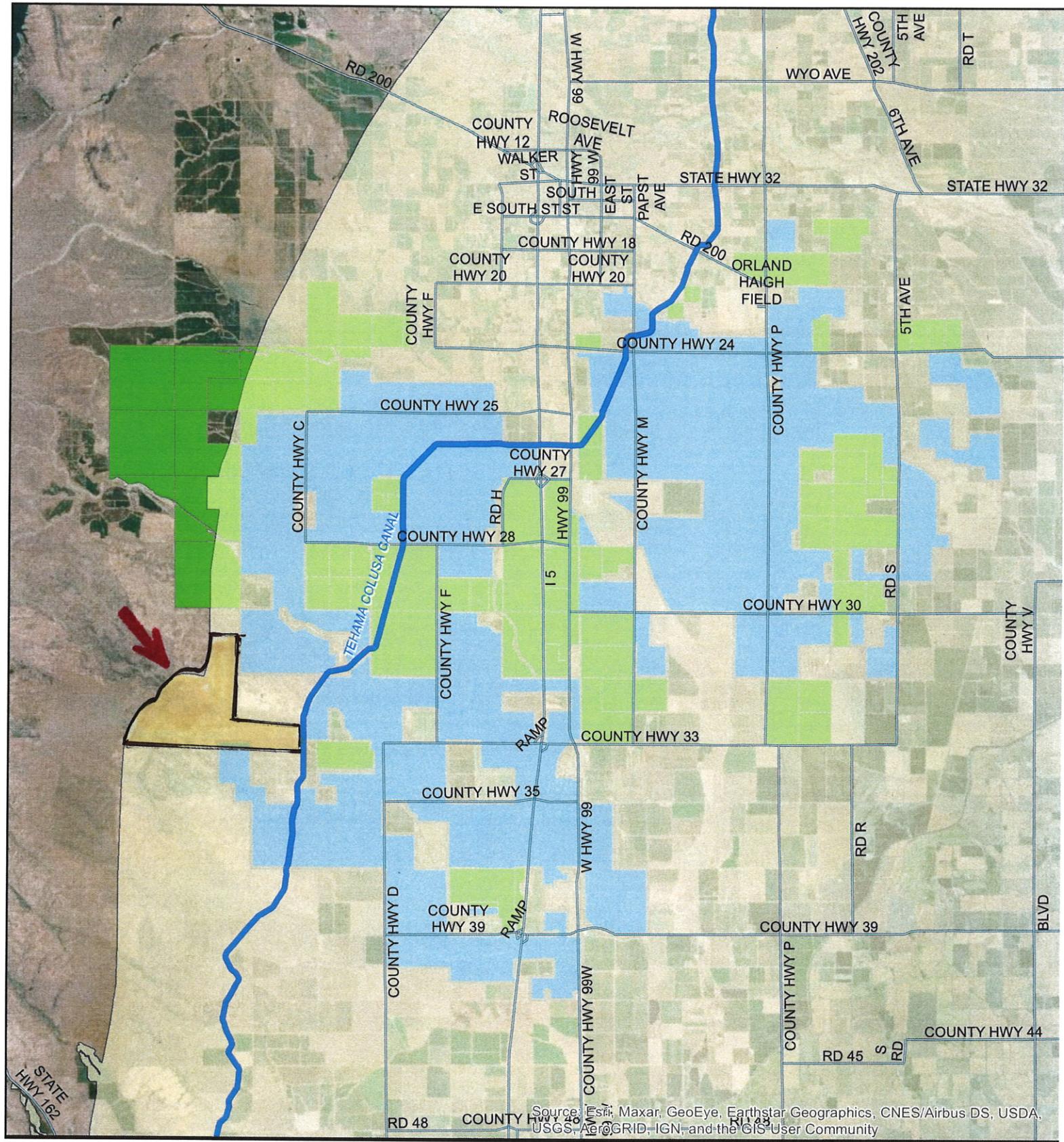
Soil Map

[Scale](#) [\(not to scale\)](#)

CVP Place of Use - 1,100 Acres

[Printable Version](#) [Add to Shopping Cart](#)





Legend

	CVP Place of Use
	2021_07_29_Parcels_ProposedAnnex_OAWD
	orland_artois_district_boundary 0 1

Orland-Artois WD 2021 Annexation Map

0 1 2 4 Miles



2021-07-29

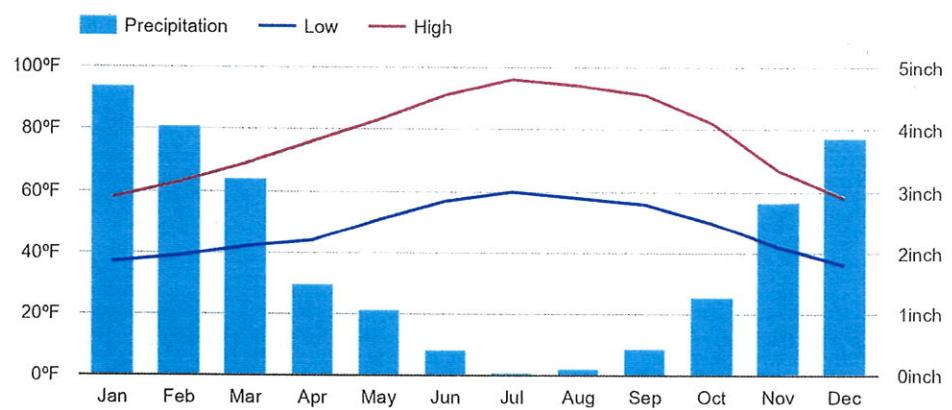
Willows weather averages

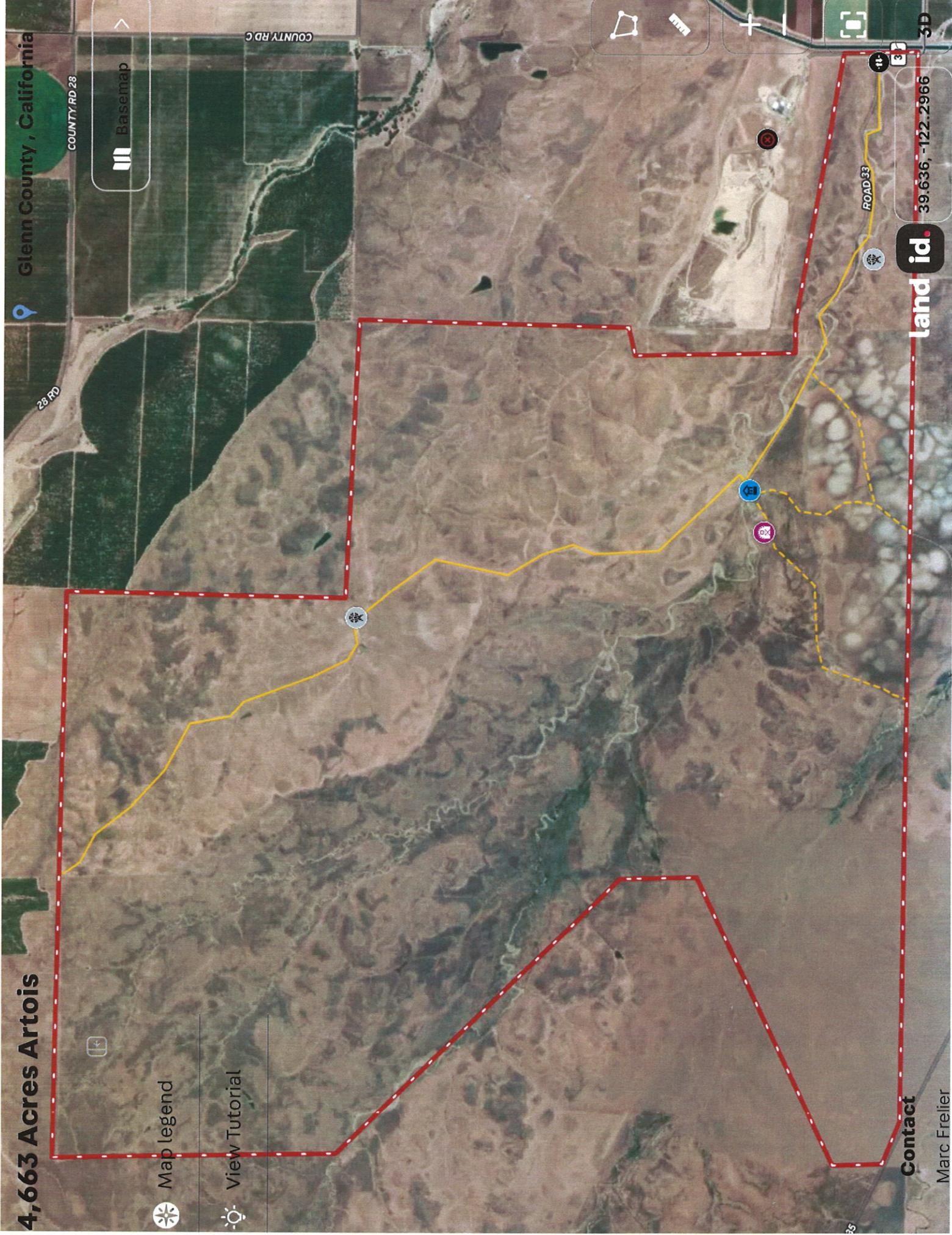
Annual high temperature	77°F
Annual low temperature	48°F
Average annual precip.	23.53 inch

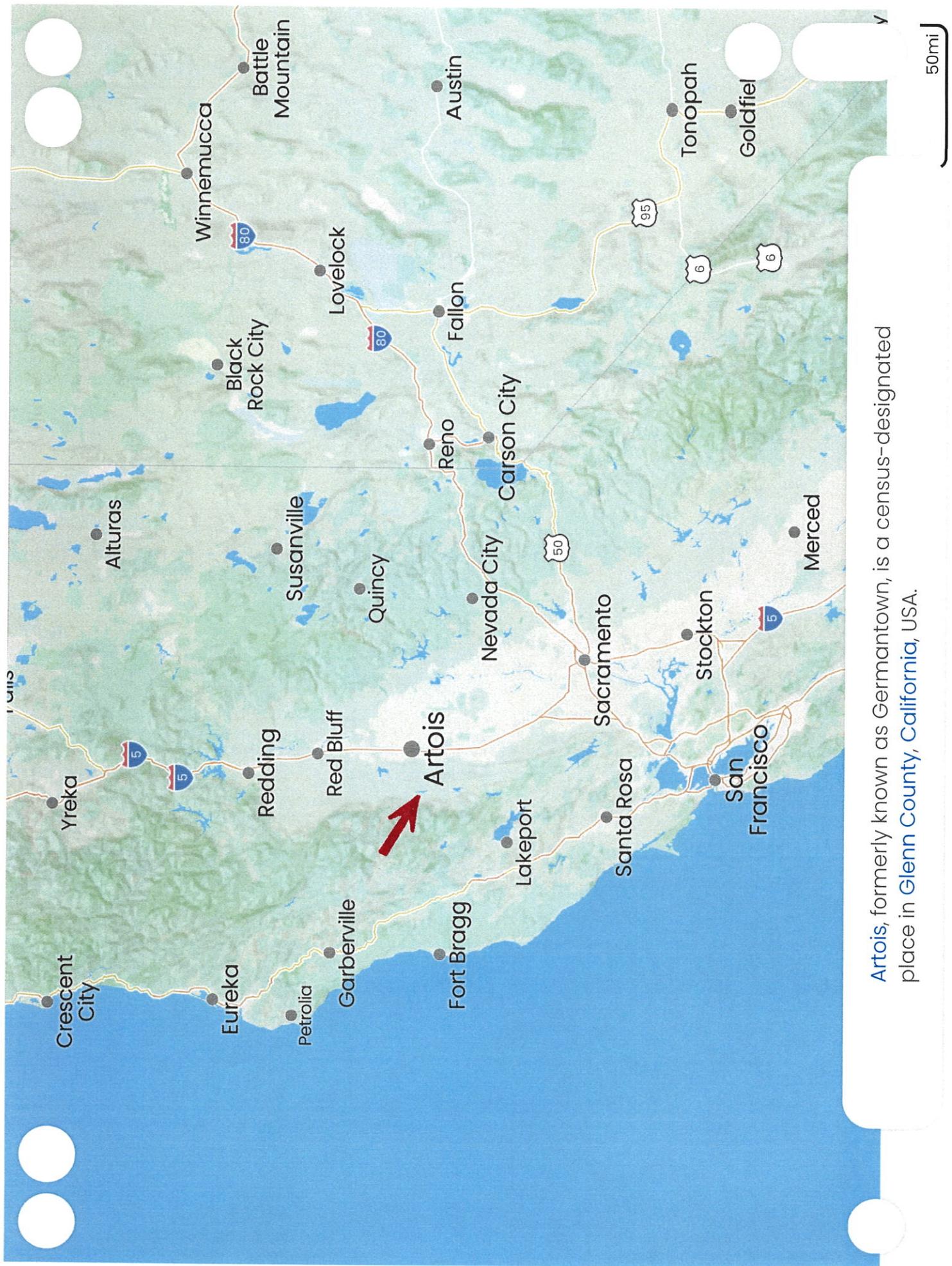
	Jan (January)	Feb (February)	Mar (March)	Apr (April)	May (May)	Jun (June)
Av. high	58	63	69	76	83	91
Av. low	37	39	42	44	51	57
Av. precip.	4.70	4.05	3.21	1.50	1.07	0.42

	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







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

