Cornerstone
Land Company

66.54±
Total Acres

We **SELL** California farms **with** a **HEART** to change lives

High Yielding
Princeton Rice Farm
Colusa County, CA

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46.54 Ac

20 Ac

Spencer Rd

Boggs Rd

Onemile Creek

Norman

Delevan

Delevan National Wildlife Refuge

Glenn

Butte City

Princeton

SUBJECT

PINTAIL II 4

Stegeman
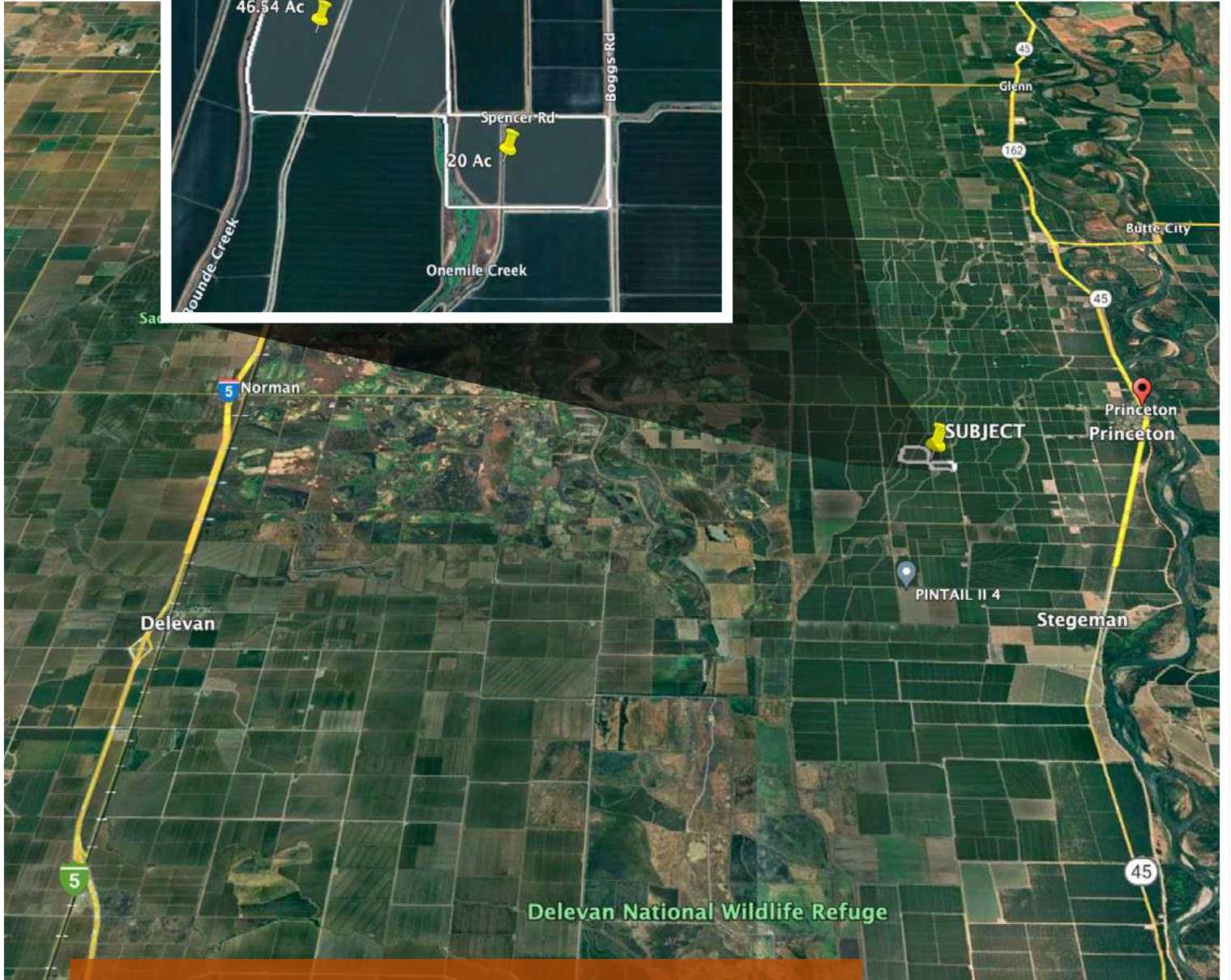
PRICE
$930,000

66.54 Acres± – Colusa County, CA
High Yielding Princeton Rice Farm

Description:

For the first time in over 70 years this high yielding Princeton rice farm is being offered for sale. The property has a long-standing history of high-quality rice production in the highest yielding county for rice production in California. In addition, throughout the years, this property has offered income from waterfowl hunting and sporting enjoyment for the owners. Rice is a food commodity that will continue to be a world staple. Don't miss the opportunity to invest in this high-quality farm asset.

Legal:

The property is made up of 2 parcels which total 66.54 assessed acres and are further described as Colusa County APN #'s:

012-080-017 – 46.54 assessed acres +/-
012-110-003 – 20.00 assessed acres +/-

Location:

This property is located two miles to the west of the little town or Princeton, California. The property can be easily accessed by turning south on Boggs Road from Norman Road and traveling one mile to the northeast corner of the property.

Zoning:

The zoning for this property is Agriculture. The property is not enrolled in the Williamson Act.

Use:

The property has a long history of operating as a high yielding rice farm. USDA records show that there are 58.31 acres of crop land and 55.7 acres of rice base. The yields on this farm are excellent and are described below:

2023 – 98 sacks per acre
2022 – Preventative Plant
2021 – 99 sacks per acre
2020 – 87 sacks per acre
2019 – 94 sacks per acre

The property will be sold free of all leases at the close of escrow.

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High Yielding Princeton Rice Farm

Soils:

The soils on this ranch are 100% described as Willows Silty Clay and are perfectly conducive for high yield rice production. (See included soil map)

Water:

The property is located within the boundaries of and receives its water delivery from the Princeton-Codora-Glenn Irrigation District (PCGID), which was formed in 1916. This district services approximately 11,700 acres of land and 125 landowners. The PCGID holds water rights on the Sacramento River which are senior to those of the Central Valley Project. The district executed a water rights Settlement Contract with the United States in 1964. The contract quantifies PCGID's water rights water (Base Supply) at 52,810-acre feet. The cost of water to grow rice in 2024 was $160 per acre.

Mineral Rights:

Any mineral rights owned by the Seller will transfer to the new Buyer in a sale.

Soil Map

66.54 Acres± – Colusa County, CA – High Yielding Princeton Rice Farm

Map Scale: 1:5,280 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0   50   100   200   300

Feet
0   250   500   1000   1500

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

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	67.1	99.6%
652	Water		0.3	0.4%
Totals for Area of Interest			**67.4**	**100.0%**

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

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 as of the version date(s) listed below.

Soil Survey Area: Colusa County, California
Survey Area Data: Version 19, Aug 28, 2023

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.

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.
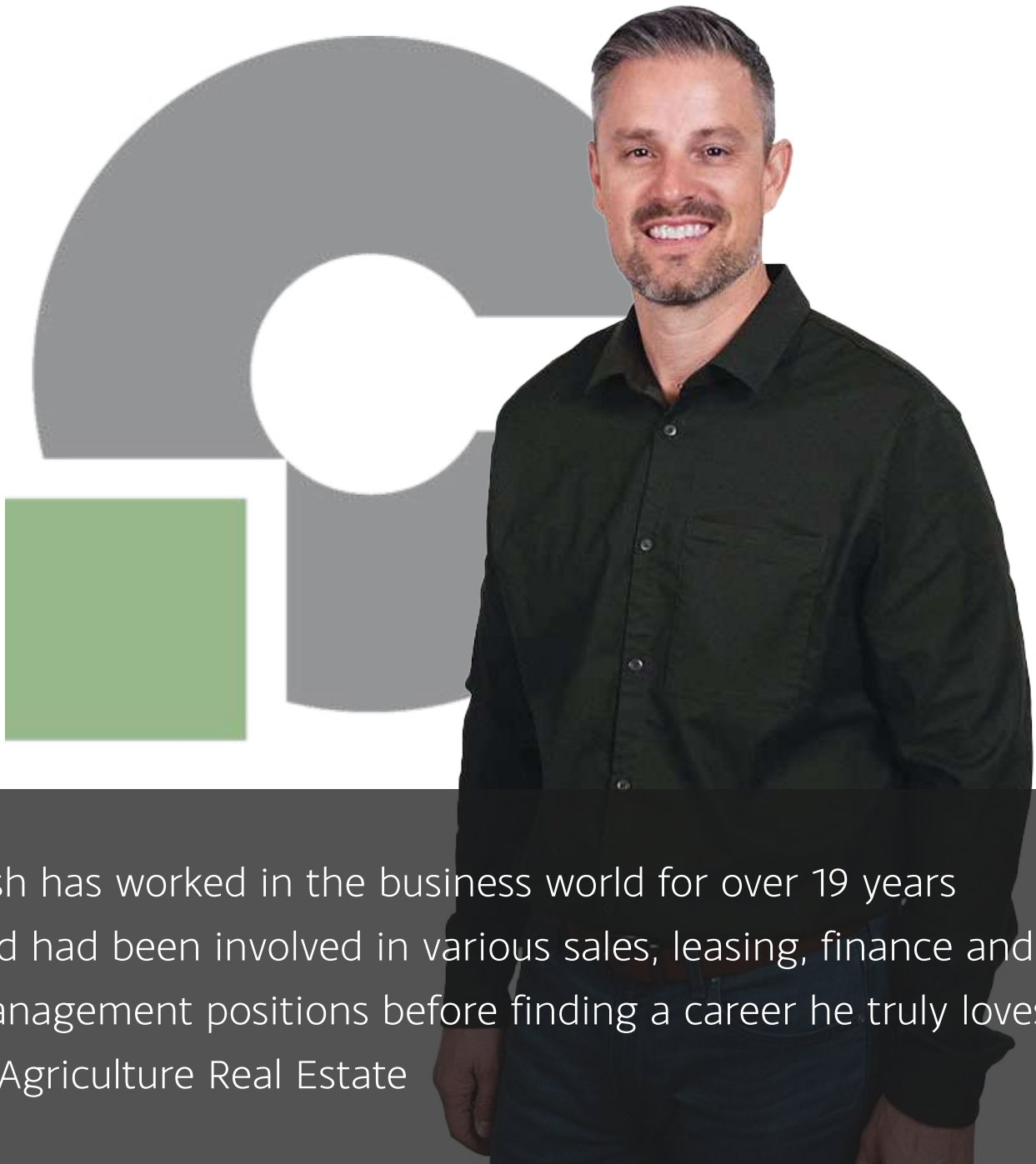
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High Yielding Princeton Rice Farm

Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 19 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate