

For Sale

## Bianchi Rice Farm

1635 Acres, Nelson CA

Rice with orchard potential, rice dryer, homes, Western Water District, water, water, water!!



# J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill  
530.304.7889  
BRE 01399530

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX  
hilljustint@gmail.com | jhillland.com

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### Location

This farm is located at the corner of Midway & Nelson Roads near Richvale, CA. Please do not Trespass! Farm is shown by appointment only!

### APN

To be determined, 3 parcels.

### Use

One of the largest contiguous tracts of rice ground to come up for sale in many years. A large portion of the property is suitable for walnuts or other permanent crops. This property is located in the most coveted rice growing region in California. The combination of high yields & low cost and reliable water make it unique relative to the majority of the rice grown in California.

### Soils

The entire farm is comprised of primarily Class V Soils. 520 clay is the top layer, 1-18 inches followed by complex loam sand and gravel in the next 4 feet. There are a number of examples of high yielding walnut orchards grown on the same soils type. Please review the attached soils map for more information.



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### Water

The property is supplied by approximately 28,000 gallons per minute of surface flood water via Western Canal Water District. The Western Canal water rights are pre 1914. There are additionally 8 deep wells located on the subject property. All irrigation tail water can also be picked up and reused on the farm with a tail water recovery system. Please review the well information sheet in this brochure for horsepower and production.

### Leases

There are no leases on the subject property

### Oil, Gas & Mineral Rights

The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

### Pricing

\$26,160,000 or \$16,000 per acre for the land. Plus \$3,473,283 for the improvements.

Total purchase price: \$29,633,283



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### Taxes

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

### Terms

Cash at the close of escrow

### Comments

Extremely difficult farm to find. Western Canal offers some of the most reliable and inexpensive water in California. If a property does come up in this area, it is usually between 50-150 acres. This is a once in a generation opportunity to buy a large farm in one of the best water districts in Northern California. The opportunity to be able to grow rice on half of the farm and walnuts on the other half is a unique attribute. Please call Justin Hill (530) 304-7889 for a private tour.



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### Equipment

Equipment is not included in the listed price, but is available to purchase.

The above information was obtained from sources deemed reliable, but J Hill Land Company does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent and due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only and, while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.



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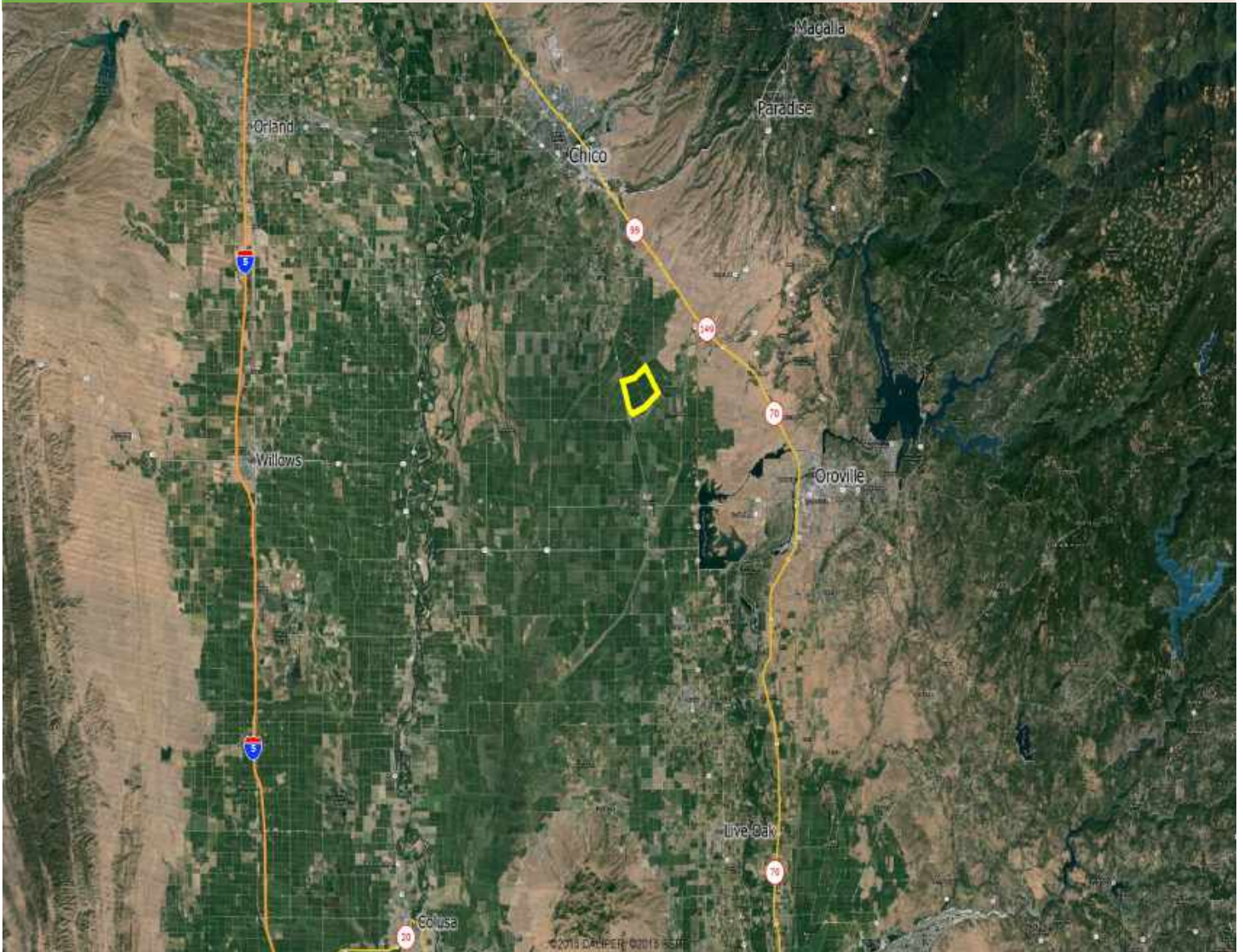


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# Bianchi Ranch

## Headquarters Improvement List

Airplane Hanger	3,600 sqft
Shop & Equipment Shed	37,000 sqft
Three Car Garage	900 sqft
Labor House	968 sqft
Main Residence	4,000 sqft
Duplex	2,688 sqft
Light House	1,800 sqft
Office	476 sqft
Old Shop	2,880 sqft
All Fuel Tanks	10,000 ga
Aqua Tanks	22,500 ga
Drier & Storage Complex	205,500 cwt
Scales Fairbanks	50 ton
Domestic Pump, Well, & Septic System	

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# Bianchi Ranch

## Well & Lift Pump Info

<b>Well#</b>	<b>Horsepower Gallons/Minute</b>
Well#1	Variable HP 3500-5500
Well#2	Variable HP 3500-5500
Well#3	Variable HP 3500-5500
Well#4	Variable HP 3500-5500
Well#5	Electric 1200
Well#6	Variable HP 3500-5500
Well#7	Improved for water monitoring since 1992
Well#8	Cased, but not improved
Lift Pump#1	Not described

## Butte County Basin Monitoring Objective Program Preliminary 2020 Water Quality Results for Temperature, pH, and Electrical Conductivity

**Table 1. Annual groundwater temperature per site (°C)**

Well / Area	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Biggs-West Gridley	18.5	18.5	18.1	20.5	18.2	18.3	18.7	19.0	19.2	20.1	18.0	18.4	19.0	18.5	18.4	18.6	19.3	18.9	19.0
Cherokee	22.4	21.9	21.2	21.4	21.1	20.7	21.0	20.9	21.9	21.8	21.8	21.3	21.9	21.2	20.8	21.2	21.3	21.1	21.2
Chico Urban Area						18.4	20.1	18.2	18.8	19.5	21.6	18.0	NM	18.4	17.8	19.0	22.6	18.0	18.5
Durham Dayton	18.8	19.9	21.8	20.4	17.4	NM	19.3	NM	18.9	18.0	NM	18.5	19.1	18.1	18.0	18.8	19.9	18.0	18.1
Esquon	19.7	18.9	19.6	20.1	20.7	19.0	19.6	19.0	19.1	20.0	21.4	18.1	20.2	18.9	18.0	19.1	18.6	18.4	18.3
Llano Seco							20.8	20.6	20.7	20.6	21.7	20.4	23.5	19.9	20.0	19.9	20.1	20.0	20.0
M & T	17.6	18.2	17.8	19.2	18.6	18.0	17.7	18.6	17.8	NM	18.3	17.9	NM	17.1	17.2	17.2	17.9	17.5	17.7
Pentz						22.2	21.5	21.3	21.5	23.9	21.9	21.9	21.9	21.5	21.5	21.6	22.1	21.2	22.2
*Pentz-Butte Valley	27.0	26.4	26.7	23.2															
Thermalito	18.3	17.9	17.1	17.1	18.4	17.7	18.9	17.6	NM	NM	17.8	17.3	17.5	17.3	17.4	17.5	17.8	17.6	18.1
Thermalito (domestic)							19.4	19.4	19.4	NM	NM	19.8	NM	19.9	19.8	20.0	20.3	22.6	20.2
Vina	19.6	20.3	19.2	19.2	19.6	18.9	19.6	18.9	18.8	22.8	18.8	20.2	21.4	19.5	19.8	19.5	20.5	19.6	20.0
Western Canal (East)	18.4	18.2	19.9	20.5	18.6	18.6	19.1	19.0	18.8	19.0	NM	18.3	18.9	18.5	19.1	18.6	20.1	18.5	19.0
Western Canal (West)	19.0	18.1	19.8	20.8	18.5	20.6	21.8	18.5	19.1	20.5	20.1	19.1	20.2	18.6	18.8	NM	NM	18.7	19.0

\*Pentz-Butte Valley well discontinued in 2006

**Table 2. Groundwater temperature average and ranges per site (°C)**

Well / Area	Years Measured	Average (°C)	2020 Results (°C)	Historic Range (°C)
Biggs-West Gridley	19	18.8	19.0	18.0 - 20.5
Cherokee	19	21.4	21.2	20.7 - 22.4
Chico Urban Area	13	19.1	18.5	17.8 - 22.6
Durham Dayton	16	18.9	18.1	17.4 - 21.8
Esquon	19	19.3	18.3	18.0 - 21.4
Llano Seco	13	20.6	20.0	19.9 - 23.5
M & T	17	17.9	17.7	17.1 - 19.2
Pentz	14	21.9	22.2	21.2 - 23.9
*Pentz-Butte Valley	4	25.8	n/a	23.2 - 27.0
Thermalito	17	17.7	18.1	17.1 - 18.9
Thermalito (domestic)	10	20.1	20.2	19.4 - 22.6
Vina	19	19.8	20.0	18.8 - 22.8
Western Canal (East)	18	19.0	19.0	18.2 - 20.5
Western Canal (West)	17	19.5	19.0	18.1 - 21.8

\*Pentz-Butte Valley well discontinued in 2006

**Table 3. Annual groundwater pH per site**

Well / Area	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Biggs-West Gridley	7.6	7.5	7.5	7.0	7.6	7.6	7.7	7.9	7.9	7.2	7.9	7.9	7.1	7.6	7.6	7.7	7.7	7.5	7.7
Cherokee	7.5	7.5	7.1	7.4	7.4	7.3	7.3	7.3	7.2	7.6	7.3	7.3	6.9	7.2	7.2	7.1	6.9	7.2	7.2
Chico Urban Area						6.9	6.9	6.9	7.0	7.5	7.3	7.1	NM	6.9	7.0	7.0	7.1	7.0	6.8
Durham Dayton	7.7	7.2	7.6	7.6	7.5	NM	7.5	NM	7.4	7.7	NM	7.5	NM	7.5	7.5	7.3	6.7	7.2	7.2
Esquon	7.3	7.5	7.1	7.4	7.5	7.4	7.2	7.4	7.4	7.6	7.2	7.3	5.9	7.4	7.2	7.3	6.9	7.2	7.1
Llano Seco							7.9	8.1	8.2	8.1	7.9	8.0	7.0	7.8	7.8	7.7	7.8	8.1	7.9
M & T	7.2	7.5	6.9	7.8	7.9	7.6	7.7	7.6	7.6	NM	7.2	7.9	NM	7.4	7.7	7.6	7.6	7.6	7.4
Pentz						7.6	7.4	7.5	7.4	7.3	7.8	7.5	6.7	7.0	7.4	7.2	7.3	7.2	7.1
*Pentz-Butte Valley	7.1	6.9	7.3	6.2															
Thermalito	7.0	6.5	7.1	7.1	7.9	7.4	7.4	7.4	NM	NM	8.0	7.7	7.5	7.1	7.1	7.1	7.4	7.4	7.4
Thermalito domestic							7.7	7.8	7.7	NM	NM	7.8	NM	6.9	7.6	7.6	7.4	7.5	7.6
Vina	7.5	7.6	6.9	6.2	7.7	7.5	7.5	7.4	7.6	8.0	7.3	7.8	7.9	7.1	7.4	7.3	7.4	7.6	7.5
Western Canal (East)	7.0	6.6	6.8	6.9	7.3	6.9	7.0	7.0	7.1	7.0	NM	7.2	6.5	7.1	7.0	7.0	7.0	6.9	6.9
Western Canal (West)	7.8	8.1	7.1	6.9	7.9	7.9	7.8	6.6	7.8	7.5	7.7	7.5	7.1	7.5	7.4	NM	NM	7.7	7.7

\*Pentz-Butte Valley well discontinued in 2006

**Table 4. Historic Groundwater pH average and range per site**

Well / Area	Historic Average	2020 Results	Historic Range
Biggs-West Gridley	7.6	7.7	7.0 - 7.9
Cherokee	7.3	7.2	6.9 - 7.6
Chico Urban Area	7.0	6.8	6.8 - 7.5
Durham Dayton	7.4	7.2	6.7 - 7.7
Esquon	7.2	7.1	6.9 - 7.6
Llano Seco	7.9	7.9	7.0 - 8.2
M & T	7.6	7.4	6.9 - 7.9
Pentz	7.3	7.1	6.7 - 7.8
*Pentz-Butte Valley	6.9		6.2 - 7.3
Thermalito	7.3	7.4	6.5 - 8.0
Thermalito domestic	7.6	7.6	6.9 - 7.8
Vina	7.4	7.5	6.2 - 8.0
Western Canal (East)	7.0	6.9	6.5 - 7.3
Western Canal (West)	7.5	7.7	6.6 - 8.1

\*Pentz-Butte Valley well discontinued in 2006



**Table 5. Annual groundwater Electrical Conductivity ( $\mu\text{S}/\text{cm}$ ) per site**

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Biggs-West Gridley	346	370	323	361	351	382	354	331	343	320	300	291	326	288	296	290	297	306	296
Cherokee	222	232	215	266	242	267	268	243	270	275	245	260	330	255	261	284	293	299	295
Chico Urban Area						280	291	260	249	250	248	217	NM	214	221	254	295	243	266
Durham Dayton	315	348	259	340	322	NM	327	NM	307	315	NM	298	304	322	316	322	355	358	343
Esquon	388	526	470	557	607	480	430	410	427	415	408	512	443	417	499	416	529	515	545
Llano Seco							204	195	196	198	192	164	240	190	182	179	186	186	183
M & T	418	551	678	504	465	451	667	445	592	NM	427	391	NM	362	333	498	337	360	385
Pentz						216	229	227	225	224	204	204	231	210	204	207	218	221	214
*Pentz-Butte Valley	195	166	211	240															
Thermalito	132	164	149	150	162	242	205	158	NM	NM	292	179	181	166	159	186	204	306	249
Thermalito domestic							374	350	354	NM	NM	342	NM	320	324	327	333	364	324
Vina	197	225	180	216	192	224	203	200	199	194	174	169	201	200	166	181	190	191	188
Western Canal (East)	447	344	400	524	492	471	482	488	465	459	NM	447	442	449	444	441	422	418	448
Western Canal (West)	464	248	407	501	309	477	469	462	465	460	630	629	695	428	581	NM	NM	450	425

\*Pentz-Butte Valley well discontinued in 2006

**Table 6. Historic Groundwater EC ( $\mu\text{S}/\text{cm}$ ) average and range per site**

Well / Area	Years Measured	Historic Average ( $\mu\text{S}/\text{cm}$ )	2020 Results** ( $\mu\text{S}/\text{cm}$ )	Historic Range ( $\mu\text{S}/\text{cm}$ )
Biggs-West Gridley	19	326	296	288 - 382
Cherokee	19	263	295	215 - 330
Chico Urban Area	13	252	266	214 - 295
Durham Dayton	16	321	343	259 - 355
Esquon	19	465	545	388 - 557
Llano Seco	13	194	183	179 - 240
M & T	17	467	385	333 - 678
Pentz	14	217	214	204 - 231
*Pentz-Butte Valley	4	208	0	186 - 240
Thermalito	17	184	249	132 - 306
Thermalito domestic	10	343	324	320 - 374
Vina	19	197	188	174 - 225
Western Canal (East)	18	449	448	344 - 524
Western Canal (West)	17	479	425	248 - 695

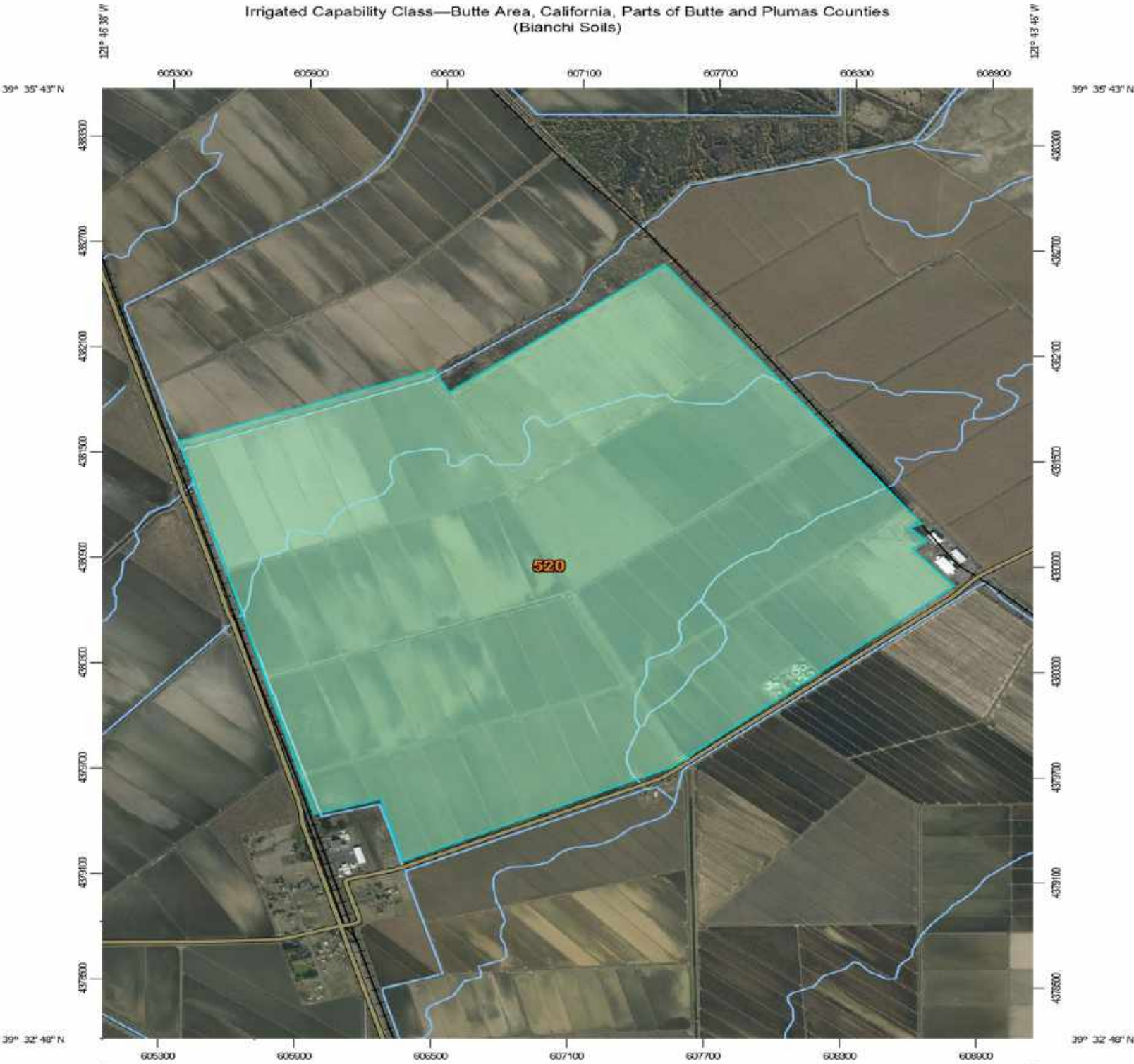
\*Pentz-Butte Valley well discontinued in 2006



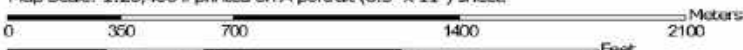
Figure 1. Approximate water quality monitoring locations for the Butte County Basin Management Objective Program



Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties  
(Bianchi Soils)



Map Scale: 1:26,400 if printed on A portrait (8.5" x 11") sheet.



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

2/6/2021  
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## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
520	Esquon-Neerdobe , 0 to 1 percent slopes	5	1,660.4	100.0%
<b>Totals for Area of Interest</b>			<b>1,660.4</b>	<b>100.0%</b>



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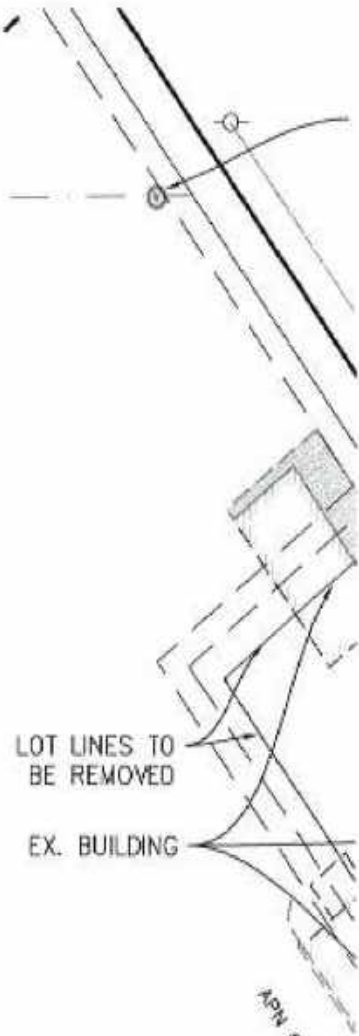
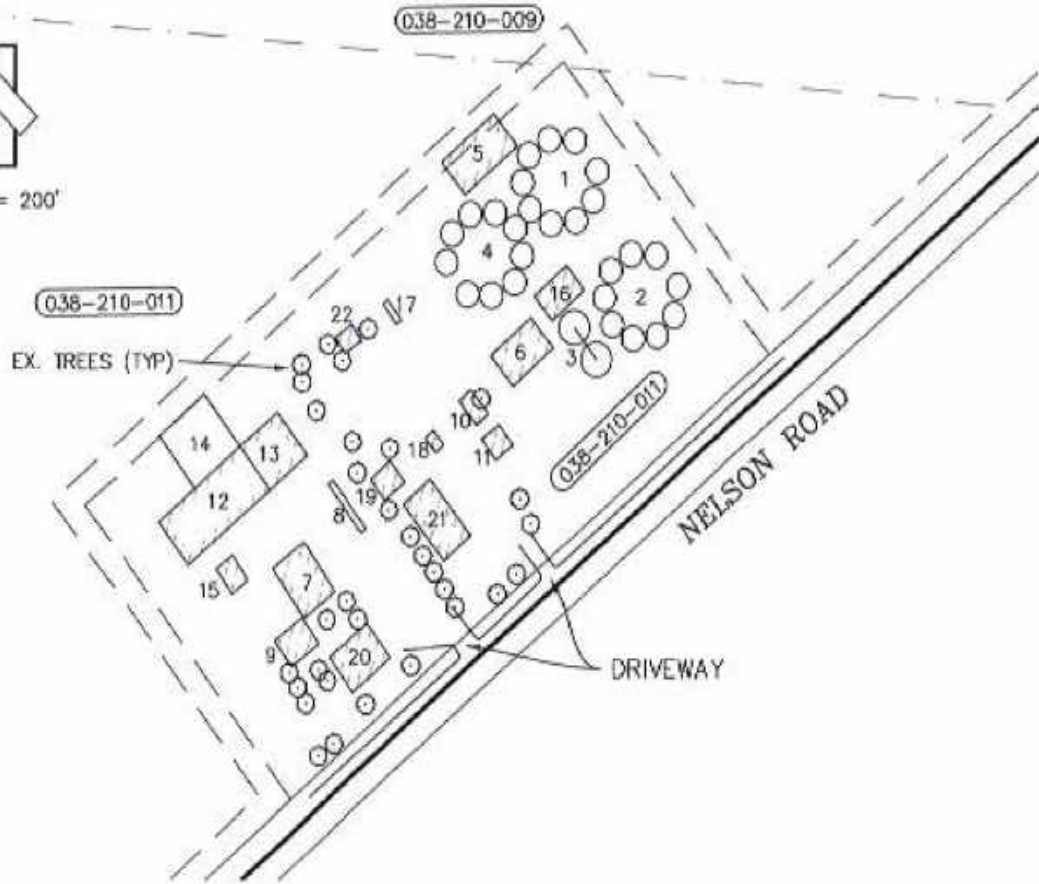
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SCALE: 1" = 200'



### EXISTING STRUCTURE LIST

- |  |   |
|--|---|
| 1. RICE DRYING FACILITY                        | 12. EQUIPMENT SHED                              |
| 2. RICE DRYING FACILITY                        | 13. SHOP  |
| 3. RICE STORAGE                                | 14. CANOPY                                      |
| 4. RICE DRYING FACILITY                        | 15. FUEL TANK CANOPY                            |
| 5. SCALPER SHED                                | 16. CANOPY                                      |
| 6. BARN  | 17. PROPANE TANK                                |
| 7. SHOP  | 18. PUMP HOUSE                                  |
| 8. SCALE                                       | 19. FARM OFFICE                                 |
| 9. SINGLE FAMILY RESIDENCE (AG WORKER HOUSING) | 20. SINGLE FAMILY RESIDENCE (AG WORKER HOUSING) |
| 10. EQUIPMENT GARAGE                           | 21. MAIN HOUSE                                  |
| 11. EQUIPMENT GARAGE                           | 22. JUNGLE GYM                                  |

APN 038-210-011

EX. SEP

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