

# Brennan, Jewett, Hackett

Land Management,  
Brokerage and Appraisals

[www.landmba.org](http://www.landmba.org)

# FOR SALE

## "FOOTE" RICE

## (110+ ACRES)

## GLENN COUNTY

### Property Highlights

#### LOCATION

Located along the south side of Highway 162, one mile east of County Road S and five miles east of Willows in Glenn County, California.

#### SIZE

110.78 assessed acres

#### APN(s)

Two (2) Glenn County Assessor Parcels;  
016-140-017 (50.67) and 016-150-009 (60.11 acres)

#### ZONING

Exclusive Agriculture – (AE 80)

#### SOILS

Mostly Class III soil types

#### IRRIGATION

Provident Irrigation District (PID)

#### 2025 Rates

Water Use: \$80 per Acre

Assessment: \$10 per Acre

#### IMPROVEMENTS

(2) active gas well sites operated by CRC Services LLC

#### TERMS

Cash to Seller, mineral rights included

#### PRICE

**\$1,650,000**

### ADDITIONAL INFO

Please call or email us for additional information.

#### JOHN BRENNAN BROKER

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**(530) 870-6625**  
[john@landmba.org](mailto:john@landmba.org)

**Brennan, Jewett,  
Hackett** Land Management,  
Brokerage and Appraisals

*In Association w/ Peter F. Brennan Inc.  
DRE 01944663*

#### MARKUS HACKETT BROKER

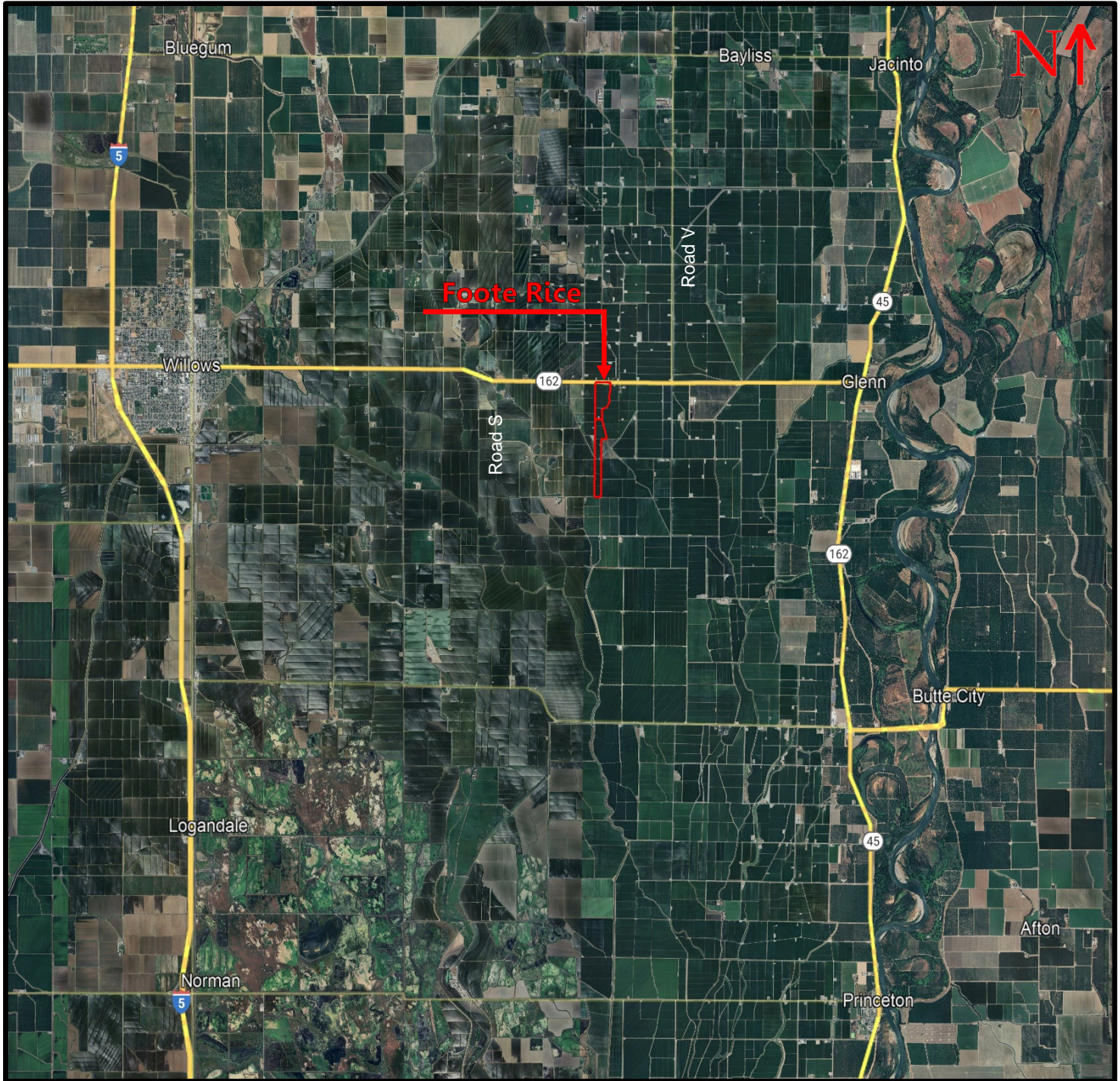
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# PROPERTY LOCATION



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# PROPERTY MAPS - AERIAL



## Property Information

The property is currently planted to rice and reflects approx. 98.5± net planted acres split between seven (7) fields, leveled into straight checks.

Irrigation water is provided by Provident Irrigation District (PID) and surface water is diverted from the PID canal at two points along the eastern boundary of the property, via gravity gates and applied directly to the farmable acreage.

There are two (2) active gas well sites with annual rent and gas royalties collected by the ownership. Information on rents and royalties made available upon request.

The cropland is leased through the 2025 growing season.

**Please NO trespassing, respect the current tenants by scheduling a private showing.**

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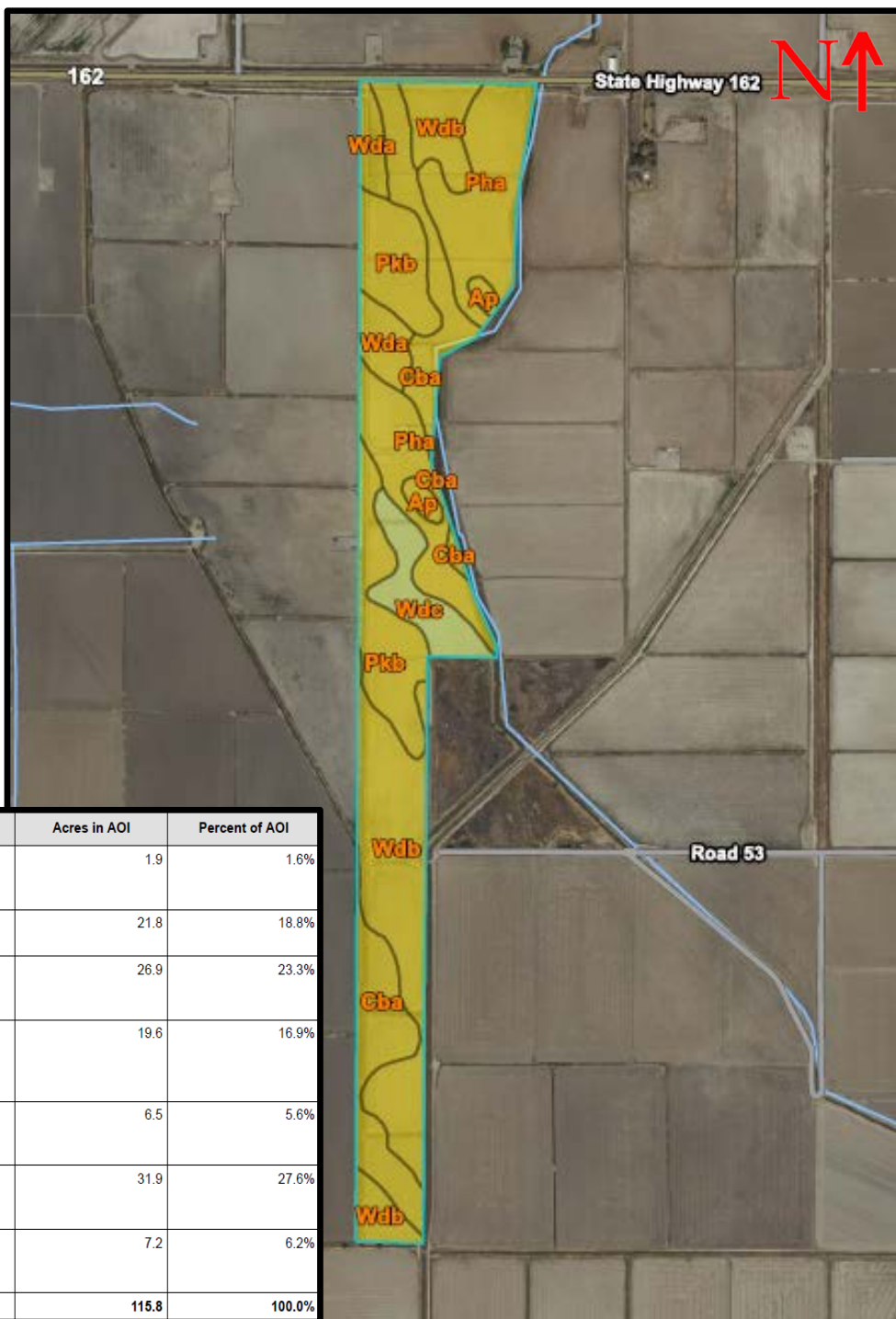
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# PROPERTY MAPS – SOILS MAP

## Soil Classifications

The soils on the property are identified in the soils analysis of Glenn County by the U.S.D.A. Natural Resources Conservation District. The soils and their relative percentage of the property area are summarized as follows:



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ap	Arbuckle gravelly loam, 0 to 1 percent slopes, water table, MLRA 17	3	1.9	1.6%
Cba	Castro clay, slightly saline-alkali	3	21.8	18.8%
Pha	Plaza silt loam, dense subsoil, slightly saline-alkali	3	26.9	23.3%
Pkb	Plaza silty clay loam, dense subsoil, moderately saline-alkali	3	19.6	16.9%
Wda	Willows clay, dense subsoil, slightly saline-alkali	3	6.5	5.6%
Wdb	Willows clay, dense subsoil, moderately saline-alkali	3	31.9	27.6%
Wdc	Willows clay, dense subsoil, strongly saline-alkali	4	7.2	6.2%
Totals for Area of Interest			115.8	100.0%

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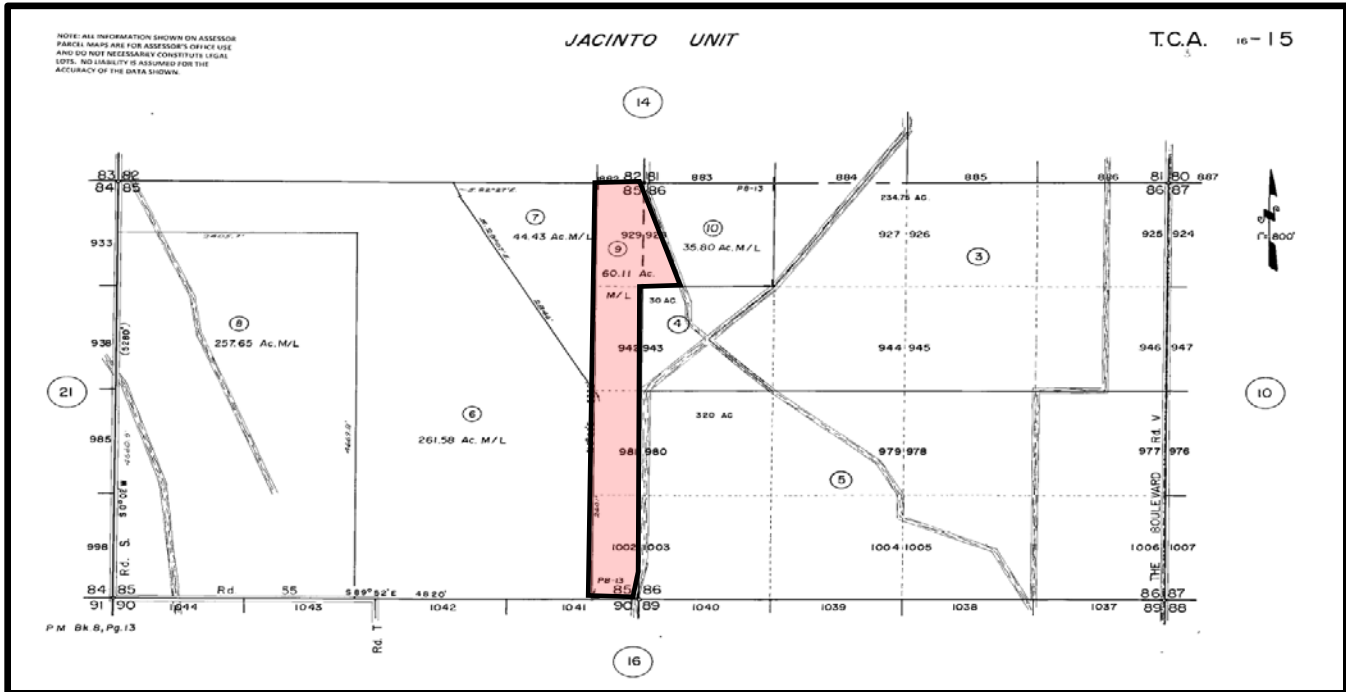
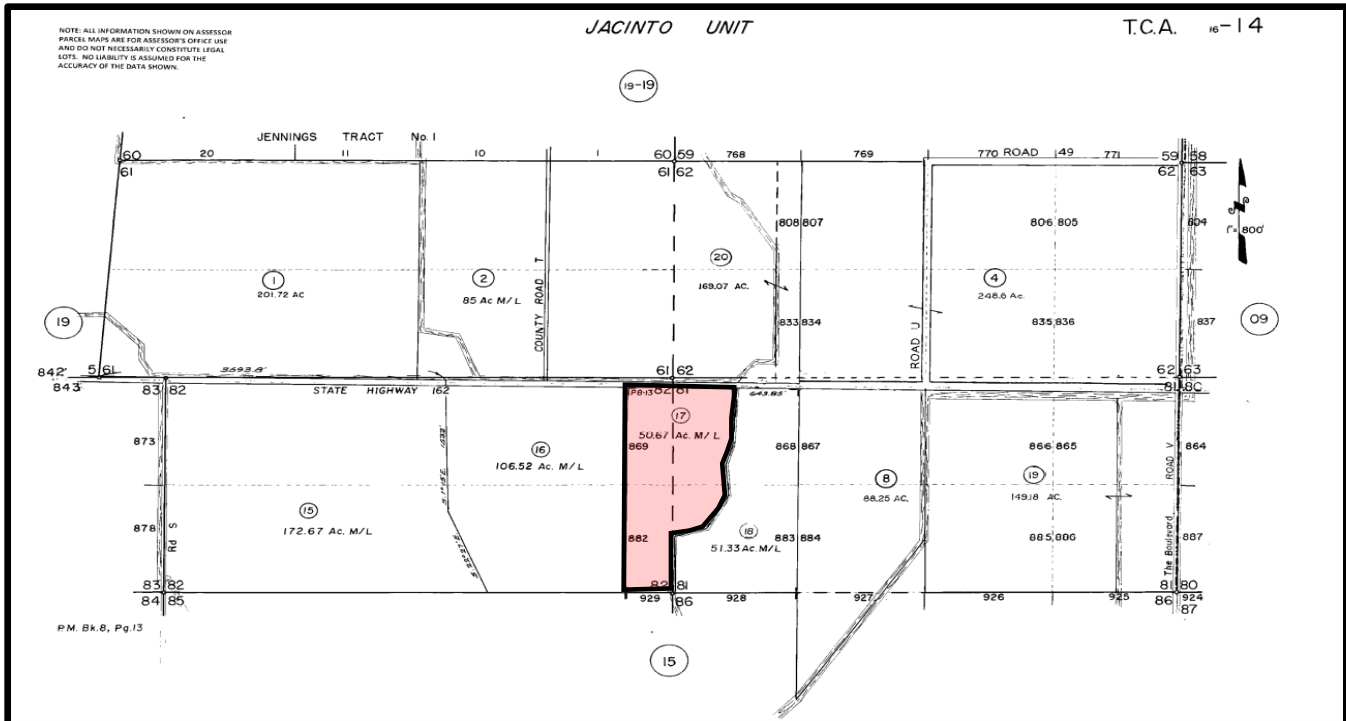
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# PROPERTY MAPS – ASSESOR PARCEL MAPS



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