

# Custom Home & Pasture

## 2576 sqft Home & 40+/- Acres

### Willows, CA



Presented By:

**CHARTER REALTY**

  
www.CharterFarmRealty.com

**(530) 666-7000**



**Custom Home & Pasture  
2576 sqft Home & 40+/- Acres  
Willows, CA**

**Location:** This home & farm is located south of Road 60 & East of I-5. It is located near the North East Corner of the Sacramento National Wildlife Refuge. This section of the refuge is off limits to hunting making this farm prime for spectacular duck hunting.

**APN#:** 013-270-017-9

**Home:** There is a 4 bedroom 2 bathroom 2,576 sqft home on the property. This home was custom built in 1995 and has been extremely well maintained ever since. It flows very nicely and is complete with a mud room, custom kitchen, large bedrooms, walk in closet and more! The fireplace produces enough heat in the winter time to warm the whole house. The huge yard is secluded from the road with eucalyptus trees and the back of the home opens up to the pasture and views that go on forever.

**Shop:** There is a nice shop located adjacent to the home. It's big enough to park a ski boat and some small farm equipment. It's very clean and well kept. It has plenty of room and power for a buyer to either use it as equipment storage or as a working shop.

**Views:** The views of the valley and Sutter Buttes are 2nd to none. The pictures included in this brochure do not do it justice. You have to experience it person to truly appreciate it.

**Pasture:** The irrigated pasture currently has cows on it. The property could easily be converted to either rice or alfalfa. It would probably also qualify for a wetland easement if a buyer chose to convert the property into a duck club. It is in close proximity to the Sacramento National Wildlife Refuge and is in an area known for superb duck hunting.

**Water District:** This farm is irrigated by Glenn Colusa Irrigation District (GCID). It is one of the premier water districts in California. The following were the 2012 water charges for GCID:

Assessment: 14.00/acre  
Water Charge: 66.00/acre

**Taxes:** This farm is not enrolled in the Williamson Act. The property taxes will change with the sale of this farm.

**Price:** \$600,000

**Terms** Cash at the Close of Escrow

**Comments:** You have to see this place to truly appreciate it. The home, landscaping, pasture, and views make this a special place. It has a lot to offer a variety of buyers. It's perfect in its current form of being a custom home overlooking irrigated pasture. It could also easily be converted to either alfalfa or rice and would make an excellent duck club. The home is functional and would make an excellent place to raise a family. It's secluded enough to enjoy the outdoors, yet its 10 minutes from town. Please call Charter Realty for a Private Showing Today!

# Photo Gallery



Views from the back of the house looking over the pasture towards the Sutter Buttes

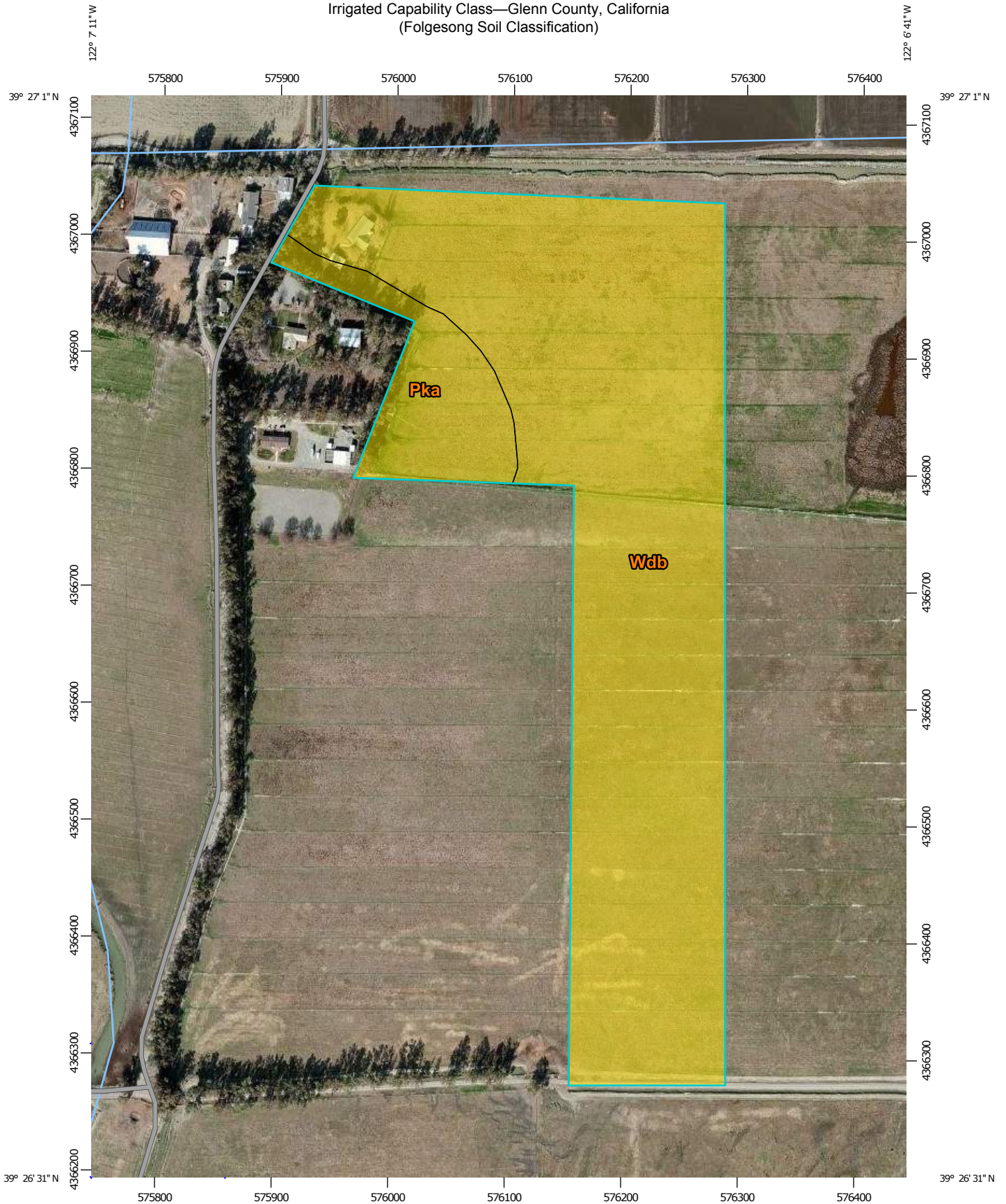
The large living room overlooks the pasture and Sutter Buttes. The fireplace is warm enough to heat the whole house all winter long!



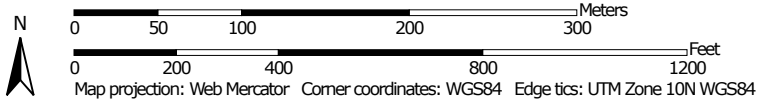
This 2 bay shop is wired, insulated, and large enough to park equipment.



Irrigated Capability Class—Glenn County, California  
(Folgesong Soil Classification)




Map Scale: 1:4,510 if printed on A portrait (8.5" x 11") sheet.



Irrigated Capability Class—Glenn County, California  
(Folgesong Soil Classification)










**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 1:20,000.

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: <http://websoilsurvey.nrcs.usda.gov>  
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: Glenn County, California  
Survey Area Data: Version 10, Sep 25, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 4, 2012—Feb 17, 2012

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.

## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Glenn County, California (CA021)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Pka	Plaza silty clay loam, dense subsoil, slightly saline-alkali	3	4.1	11.4%
Wdb	Willows clay, dense subsoil, moderately saline-alkali	3	32.2	88.6%
<b>Totals for Area of Interest</b>			<b>36.4</b>	<b>100.0%</b>

## 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.

## Rating Options

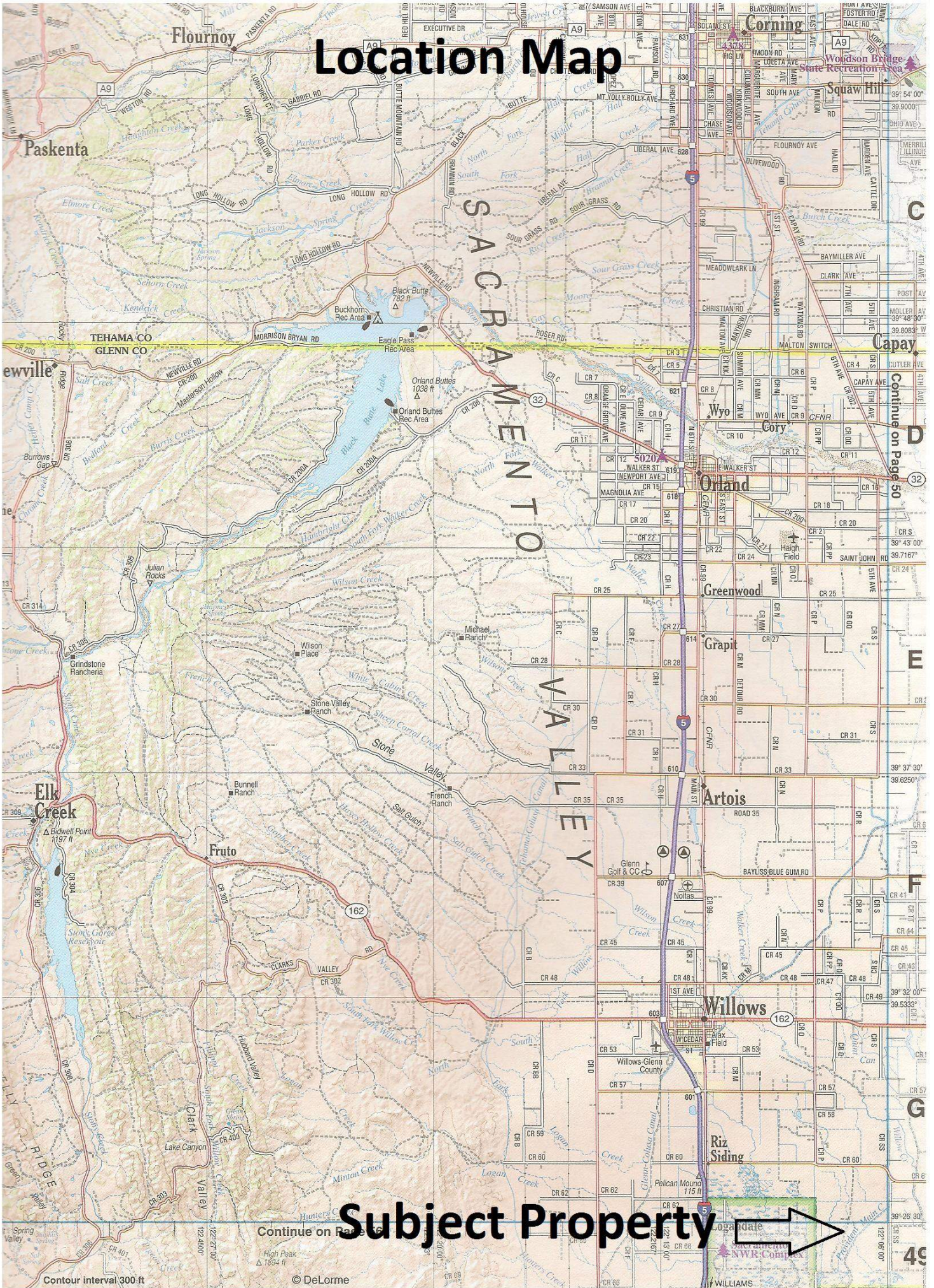
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



# Location Map



Subject Property 