

Robinson Ranch

CHARTER REALTY

www.CharterFarmRealty.com

(530) 666-7000

1989+/- Acres

Winter Cattle Ranch & Hunting Club

Stonyford, CA



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

Location:	From Interstate 5 take Exit 586 (Maxwell, CA) and go west on Maxwell-Sites Road for 8.7 miles. Make a right at the stop sign and go 8.9 miles. Go Right on Rail Canyon Road for 0.8 miles. The property gate entrance will be on the left hand side of the road. This ranch is shown by appointment only. DO NOT DISTURB THE OCCUPANTS
APN#:	Colusa County APN#'s: 010-120-011, 016, 017, 010-260-003, 004, 005, 006, 007, 010, 011-010-014, 011-070-001
Use:	Ranch has a carrying capacity of approximately 200-250 head on a seasonal basis
Soils:	The entire farm is comprised of soils typical for cattle ranches on the west side of the Sacramento Valley.
Improvements:	1 bedroom 1 bathroom 1,056 Sqft Home with a 352 Sqft Deck 120x60 Shop Built in 2002 with a living quarters inside 40x44 Horse Barn Perimeter fence & cross fencing are in very good condition.
Water:	2 domestic wells that supply the home & shop 6 stock wells 8 seasonal ponds
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.
Leases:	There is a year to year cattle lease and a year to year recreational lease. The current tenants would like to remain, but also understand that in the event of the sale their respective leases would terminate and be available for the new buyer.

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close
Prices:	\$2,600,000
Terms:	Cash at the close of escrow
Comments:	Good quality winter cattle ranch & hunting club. The ranch lies along the east bank of East Park Reservoir. Deer, pigs, and elk can be found. It is also a candidate for a rocky mountain elk foundation easement. It has newer perimeter & cross fencing, solar wells & metal shop with cement floors. It's well kept and will provide the next owner years of productivity without very many capital improvements needed.

One of the solar wells found on the ranch



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The ranch has long valleys with cross fencing to keep the cattle in their respective areas



The ranch headquarters has a home, shop, and horse barn amongst the other outbuildings



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1 bedroom 1 bathroom home overlooks a portion of the ranch

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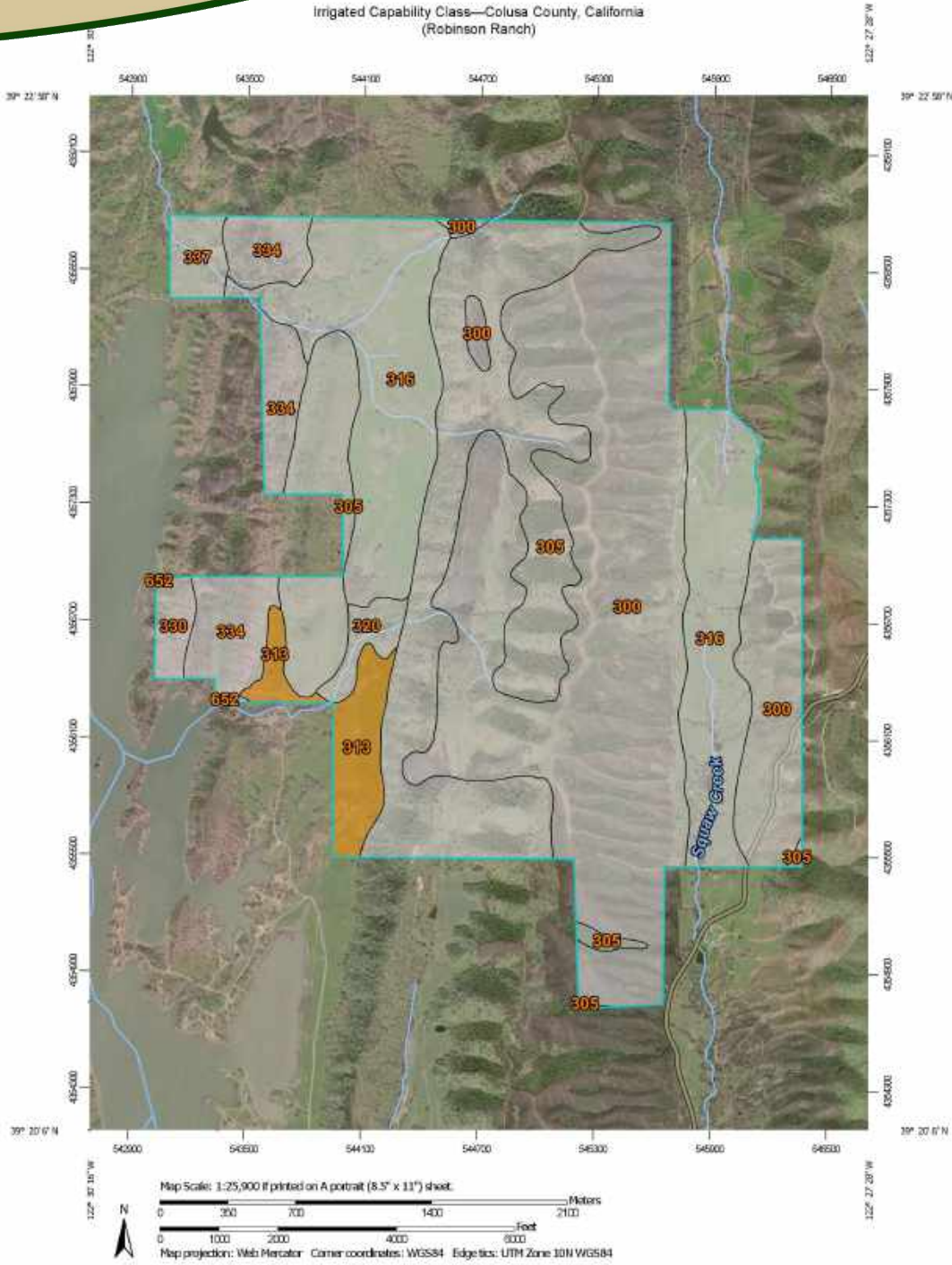
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Irrigated Capability Class—Colusa County, California
(Robinson Ranch)



 **Natural Resources
Conservation Service**





























Web Soil Survey
National Cooperative Soil Survey

2/7/2020
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MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p>		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Colusa County, California Survey Area Data: Version 15, Sep 16, 2019</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Mar 4, 2015—Nov 4, 2017</p> <p>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.</p>
<p>Soils</p> <p>Soil Rating Polygons</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>		
<p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>		

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
300	Contra Costa-Millsholm complex, 50 to 75 percent slopes		908.5	42.1%
305	Contra Costa loam, 50 to 75 percent slopes		531.2	24.6%
313	Saltcanyon loam, 5 to 9 percent slopes	2	74.6	3.5%
316	Hillgate loam, 5 to 9 percent slopes		431.1	20.0%
320	Millsholm loam, 0 to 30 percent slopes, MLRA 15		25.5	1.2%
330	Millsholm-Contra Costa complex, 15 to 30 percent slopes		23.1	1.1%
334	Millsholm-Contra Costa association, 30 to 75 percent slopes		133.3	6.2%
337	Millsholm-Saltcanyon association, 5 to 15 percent slopes		29.6	1.4%
652	Water		1.1	0.0%
Totals for Area of Interest			2,158.0	100.0%

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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.

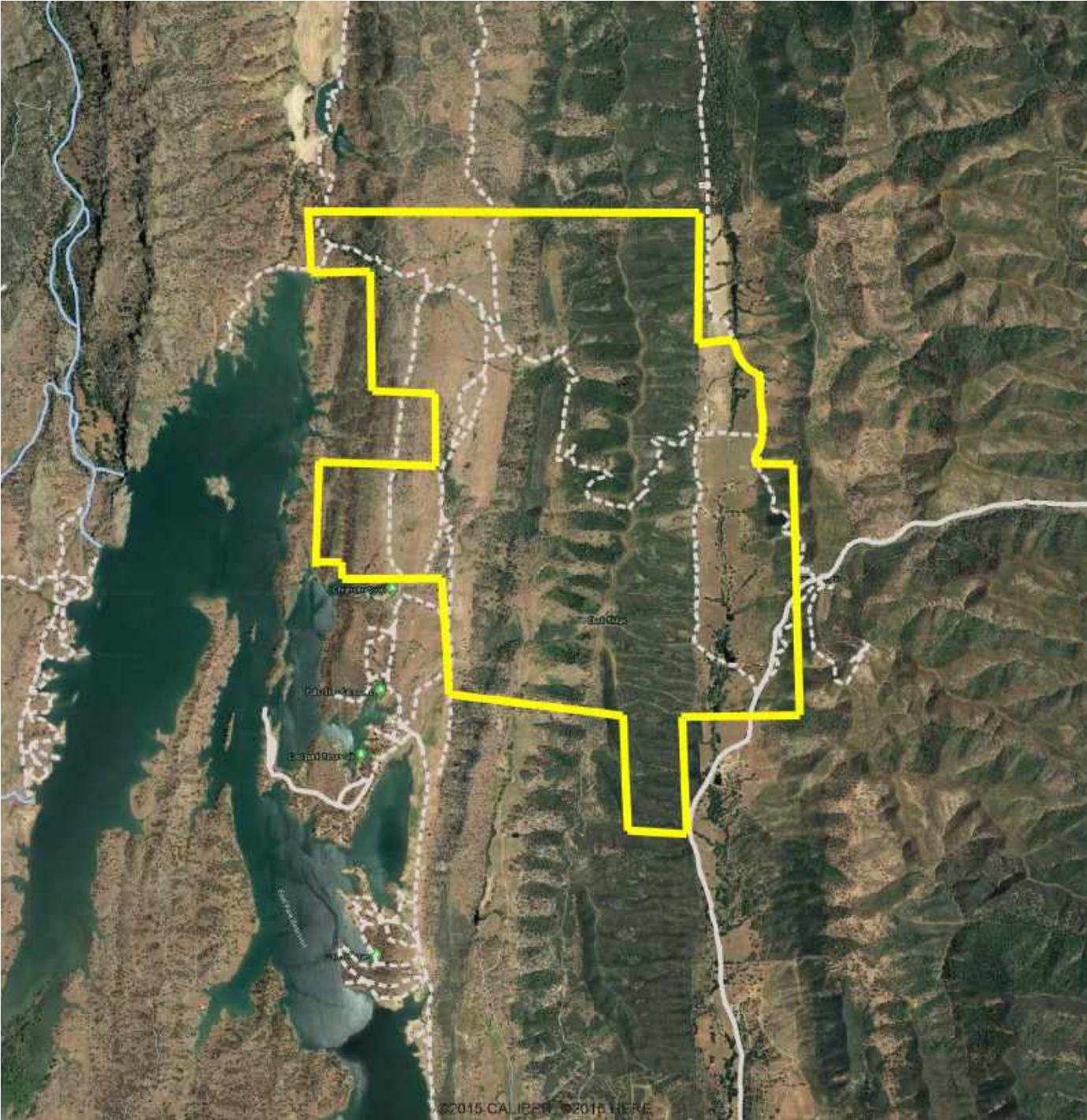
Rating Options

Aggregation Method: Dominant Condition

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