

# Old Corkill Place

**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

626.79+/- Acres

Irrigated Pasture & Recreational Ranch

Stonyford, CA



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## Property Information

Location:	The address is 359 County Road 306. From Stonyford, CA go 1.5 miles north on Road 306. The property is on the west side of the road.
APN#:	Glenn County Assessor Parcel Numbers: 014-330-015, 014-330-016, 014-330-010
Use:	<p>The property currently runs approximately 120 pair in the summer and has the capacity to run an additional 30 pair in the winter without needing to feed.</p> <p>The irrigated pasture also produces approximately 140 tons of hay annually in the months of April &amp; May before the cows are turned out</p>
Soils:	The ranch is comprised of Class II & III Soils. Please review the attached soils map for more information.
Irrigated Pasture:	<p>The property has 1060 acre/ft of pre-1914 water rights. The irrigation water can be used on approximately 200 designated acres on the ranch. There is a \$450.00 annual assessment.</p> <p>Water is delivered via a siphon system. There is a new solar system &amp; siphon pipe located on Stonycreek that feeds the pipeline. There are no pumping costs for irrigation water.</p> <p>The intake is the 1st of the water users on Stonycreek. This makes the Old Corkill Ranch one of the easiest to irrigate along Stonycreek.</p> <p>Currently the owner irrigates approximately 120 acres. With minimal upgrades the irrigated pasture could be expanded to include 200 acres and increase the summer carrying capacity to approximately 200 pair.</p>
Caretaker & Home Info:	There is a 2 bedroom 1 bathroom 1254 Sqft Home on the property where a caretaker currently resides. He irrigates the entire ranch and does minor fence repairs & doctoring. Compensation terms are available upon request to qualified buyers.
Fences:	The perimeter and cross fences are in good shape. The current owners have spent a lot of time & money upgrading the cross & border fences.

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## Property Information

### Dirt Bike Riding:

Stonyford is a dirt bike riding destination. This ranch offers plenty of space to build a huge dirt bike track and also has private access to the Mendocino National Forest where there are miles & miles of trails.

### Hunting:

The property offers fantastic deer, turkey & pig hunting. Black tail deer and wild pigs come in from the National Forest on a regular basis. There are almost always turkeys on the ranch as well. There are also Tule Elk that come though from time to time. There have been a few in the area that have scored in the B&C 300+ off of nearby ranches.

### Mendocino National Forest:

This property shares its west boundary with the Mendocino National Forest. It has a locked gate for private access to the National Forests 913,306 acres. There are miles & miles of trails that traverse through this massive forest.

### East Park Reservoir:

East Park Reservoir is about 15 minutes away from the ranch. It's a popular waterskiing & bass fishing lake. There is a public boat launch on the east side of the lake. It's open all summer and offers spectacular views of the surrounding mountains.

### Stonycreek:

Stonycreek is a year round stream that has public access just a few miles away from this ranch. It's the same stream that delivers irrigation water to the property. It's a great place to go trout fishing. One of the last hidden gems in California. The fishing is very good, but isn't crowded.

### Hay Storage:

There is enough hay storage at the ranch headquarters to store about 3.5 truck loads.

### Ponds:

The irrigated pasture drains into 6 ponds. 5 of these ponds hold water year round. The bottom pond would be a great place to stock bass. It's deep enough to sustain a fish population year round.

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## Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$1,750,000
Terms:	Cash at the close of escrow
Comments:	Great all around ranch! Excellent water rights, carrying capacity, and operational costs! This is truly a turn-key operation with some upside for a potential buyer. There are very few ranches that boast nearly free irrigation water. Please call 530-666-7000 for a private showing today!

Pasture being irrigated via pop-up valves in September of 2018





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The irrigated pasture drain into a series of ponds



Cattle grazing during a beautiful Stonyford sunset!



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Wild Boars & Turkey taken from the ranch!



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This ranch gets one cutting of hay each spring prior to the cows being turned loose!



Big bails in the irrigated pasture!

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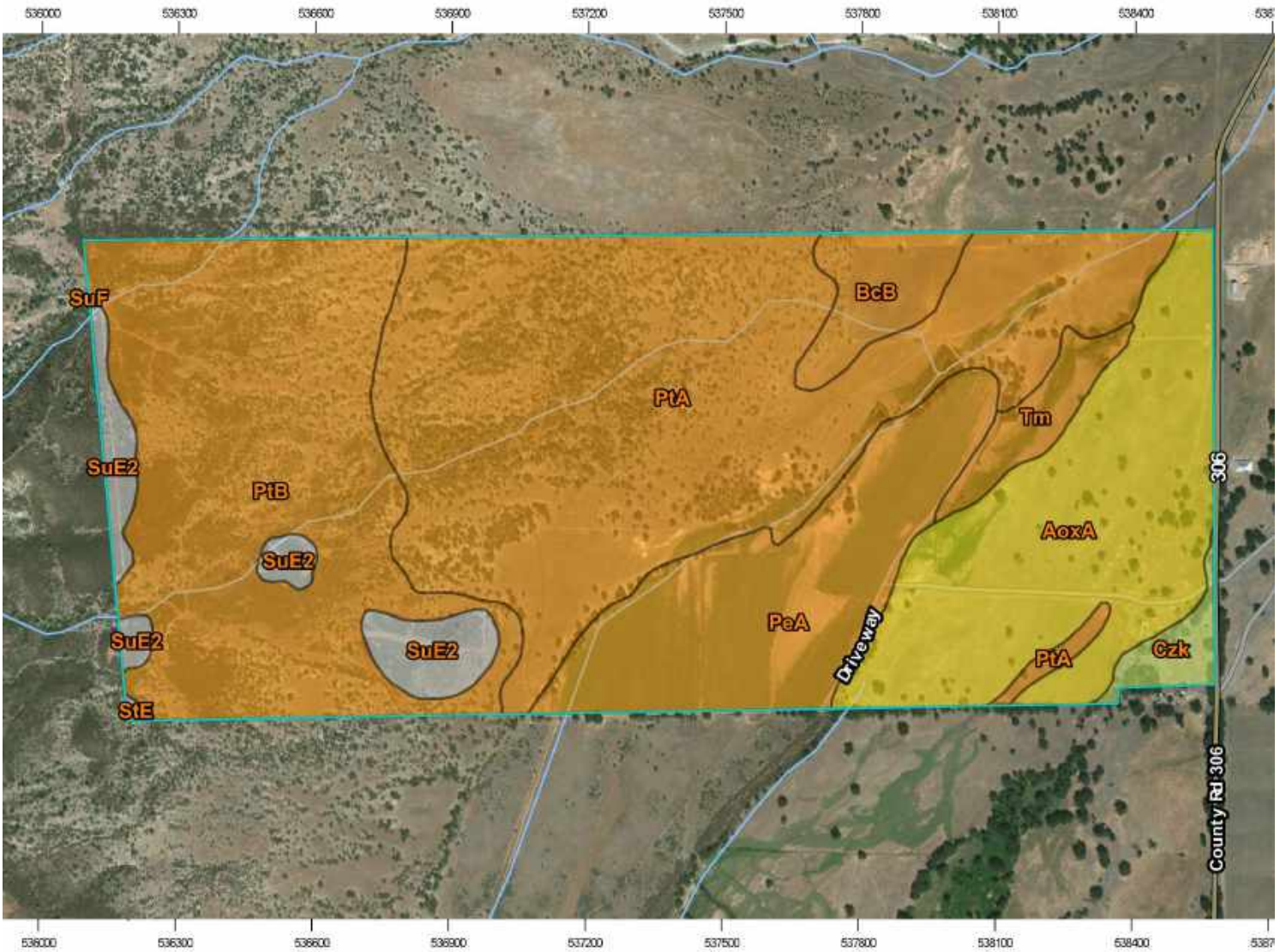
(530) 666-7000

626.79+/- Acres

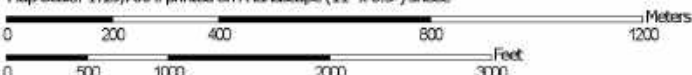
Irrigated Pasture & Recreational Ranch

Stonyford, CA

Irrigated Capability Class—Glenn County, California  
(Old Corkill Place)



Map Scale: 1:13,700 if printed on a landscape (11" x 8.5") sheet.



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

Natural Resources  
Conservation Service




































Web Soil Survey  
National Cooperative Soil Survey



# Old Corkill Place

**626.79+/- Acres**  
**Irrigated Pasture & Recreational Ranch**  
**Stonyford, CA**

Irrigated Capability Class—Glenn County, California  
 (Old Corkill Place)

MAP LEGEND		MAP INFORMATION	
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></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><b>Soil Rating Lines</b></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><b>Soil Rating Points</b></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><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p><b>Background</b></p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</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: Glenn County, California                  Survey Area Data: Version 13, Sep 14, 2017</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: Feb 21, 2015—Oct 18, 2016</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>

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## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AoxA	Arbuckle cobbly loam, 0 to 3 percent slopes	3	104.6	16.7%
BcB	Burris clay, 1 to 8 percent slopes	2	17.8	2.8%
Czk	Cortina gravelly fine sandy loam, shallow	4	7.8	1.2%
PeA	Perkins loam, 0 to 3 percent slopes, MLRA 17	2	76.2	12.1%
PtA	Porterville clay, 0 to 2 percent slopes	2	228.3	36.4%
PtB	Porterville clay, 2 to 10 percent slopes	2	157.3	25.0%
StE	Stonyford clay, 30 to 65 percent slopes		0.5	0.1%
SuE2	Stonyford gravelly clay loam, 20 to 50 percent slopes, eroded		23.0	3.7%
SuF	Stonyford gravelly clay loam, 50 to 65 percent slopes		0.0	0.0%
Tm	Tehama silt loam, 0 to 3 percent slopes, MLRA 17	2	12.6	2.0%
<b>Totals for Area of Interest</b>			<b>628.1</b>	<b>100.0%</b>



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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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**1,060 Ac/Ft Annual Allocation Pre-1914 Water Rights  
1,254 sqft 2 Bedroom 1 Bath Home**



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