Stromer
REALTY COMPANY OF CALIFORNIA

— RANCH REALTORS —
SPECIALIZING IN AGRICULTURAL REAL ESTATE SINCE 1947
www.stromerrealty.com

Lic. 01050665
591 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

MILLER DAIRY
RICE FARMING/WATERFOWL HUNTING
GLENN COUNTY, CALIFORNIA
294.38 GROSS ASSESSED ACRES, M/L

Stromer Realty Company
of California
591 Colusa Ave., Yuba City, CA 95991
Phone: (530) 671-2770 Fax: (530) 674-0651

MILLER DAIRY
Rice Farming/Waterfowl Hunting
Glenn County, CA
294.38 Gross Acres, M/L

LOCATION:
7175 County Road #68 (Norman Road). This property is situated in Glenn County, California located ¼ mile east of the Sacramento National Waterfowl Refuge Sanctuary.

INGRESS AND EGRESS:
From the town of Willows, California travel south on Hwy I-5 seven (7) miles to Road 68 (Norman Road). Turn east on the Norman Road three (3) miles, then North one (1) mile (on a private road) to the property.

PROPERTY DESCRIPTION:
Glenn County assessor parcel number 013-280-002-000 containing 294.38 acres, m/l.

CURRENT LAND USES ARE:
Approximately 82 acres, m/l are laser leveled and is currently in ***organic*** rice production which pays a premium ($). The soils on this ranch are predominantly Willows silty clays, and are excellent rice production soils. Typical rice yields on this type of soil are 9,000 to 10,000 lbs. per acre. ***This farm is identified by the USDA Farm Service Agency, Farm # 4775, Tract #25643 that contains 261.85 cropland acres. There is also 80 acres of irrigated pasture land that can easily be converted into a productive farm land. This pasture currently rents for $20,000 a year to one tenant.***

U.S. FISH & WILDLIFE EASEMENT:
100.00 acres is enrolled in the U.S. Fish & Wildlife Service perpetual easement program. This easement language states that the property cannot be farmed but must be dedicated to wetlands and waterfowl habitat. The easement allows the owner to graze livestock and retain the hunting rights. The "easement" lands have been converted to wetlands and upland wildlife areas. There are five duck hunting blinds on the wetland area, and two blinds in the rice field.

WATER:
The 294.38 acre "Miller Dairy" irrigation water is supplied by two (2) agricultural wells. The main well was redeveloped three years ago top to bottom, and the owner believes this well produces greater than 3,000 GPM. The 50 h.p. pump motor and all parts below have been rebuilt. The second well is a 20 h.p. submersible pump that generates around 900 GPM and is used as a booster for rice and wetland flooding.

The 2016 total cost of water to irrigate the 261.85 cropland acres on the rice field, duck club and irrigated pasture was $29,430 or $74.00 per acre average. This also included a full wetland summer flood. There is also one additional well that is capped and not presently needed for Ag service, and one domestic well servicing all the homes and water for the cows. ***Well records available on request.***

MILLER DAIRY
Rice Farming/Waterfowl Hunting
Glenn County, CA
294.38 Gross Acres, M/L

INVESTMENT CONSIDERATIONS:
This property, with its' approximate 82 acres of organic rice production, will generate a good annual income. The new owner may rent out the rice lands for cash rent or share crop; or may decide to contract with a local farmer to have the fields "custom farmed". Farm lease arrangements can be completed during the escrow due diligence period, before the close of escrow. ***Rice farm yields plus income will be provided upon request.***

RECREATION UNLIMITED:
This property is located in one of the best waterfowl hunting areas (hot spot!) in the State. This is an area long recognized by avid waterfowlers, and the Federal and State wildlife agencies as a critical wintering area for waterfowl as they make their way down the Pacific flyway during their annual migration cycle. Because of this property's location, east of the Sacramento National Waterfowl Refuge Sanctuary, this long established quality duck club will always experience a very **high** quality hunting success.

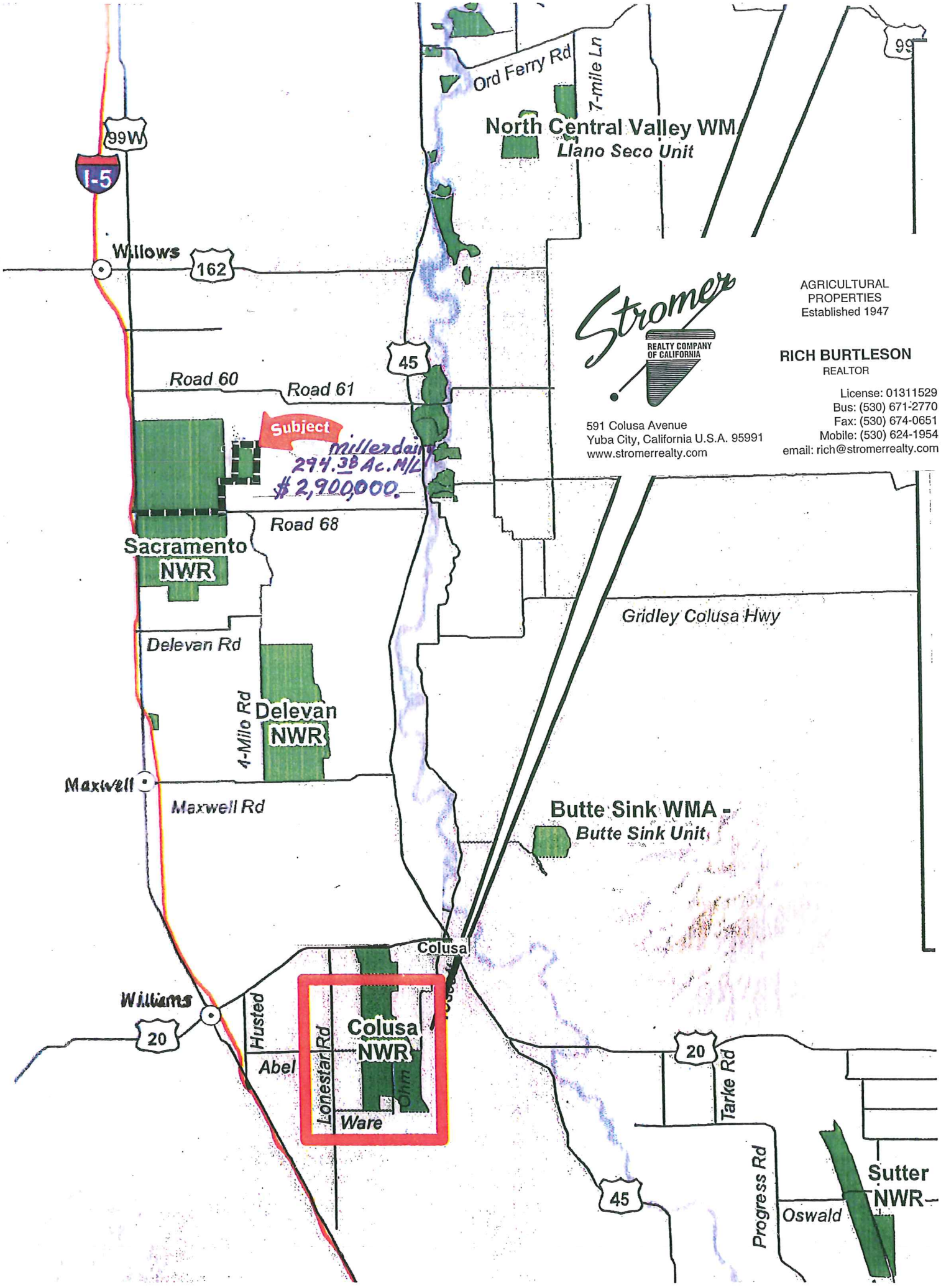
HOUSING AND STRUCTURES:
"Miller Dairy" comes with three homes, one of which is the main hunting lodge, with the other two homes currently being leased (rented). There are also two mobile home sites on this property and several shops and barns which all add to the improvements value.

There is nothing better than walking off your marsh to the warmth of a large fireplace, located in your own personal hunting lodge.

PRICE:
$2,900,000.

COMMENT:
This is a truly unique, very private, and totally undisturbed, premier waterfowl hunting club that is among the "best in the State of California". The opportunity to purchase this very attractive recreational and income property is a once in a lifetime opportunity.

Please contact Stromer Realty Company of California at (530) 671-2770 or Rich Burtleson on his cell phone at (530) 624-1954.



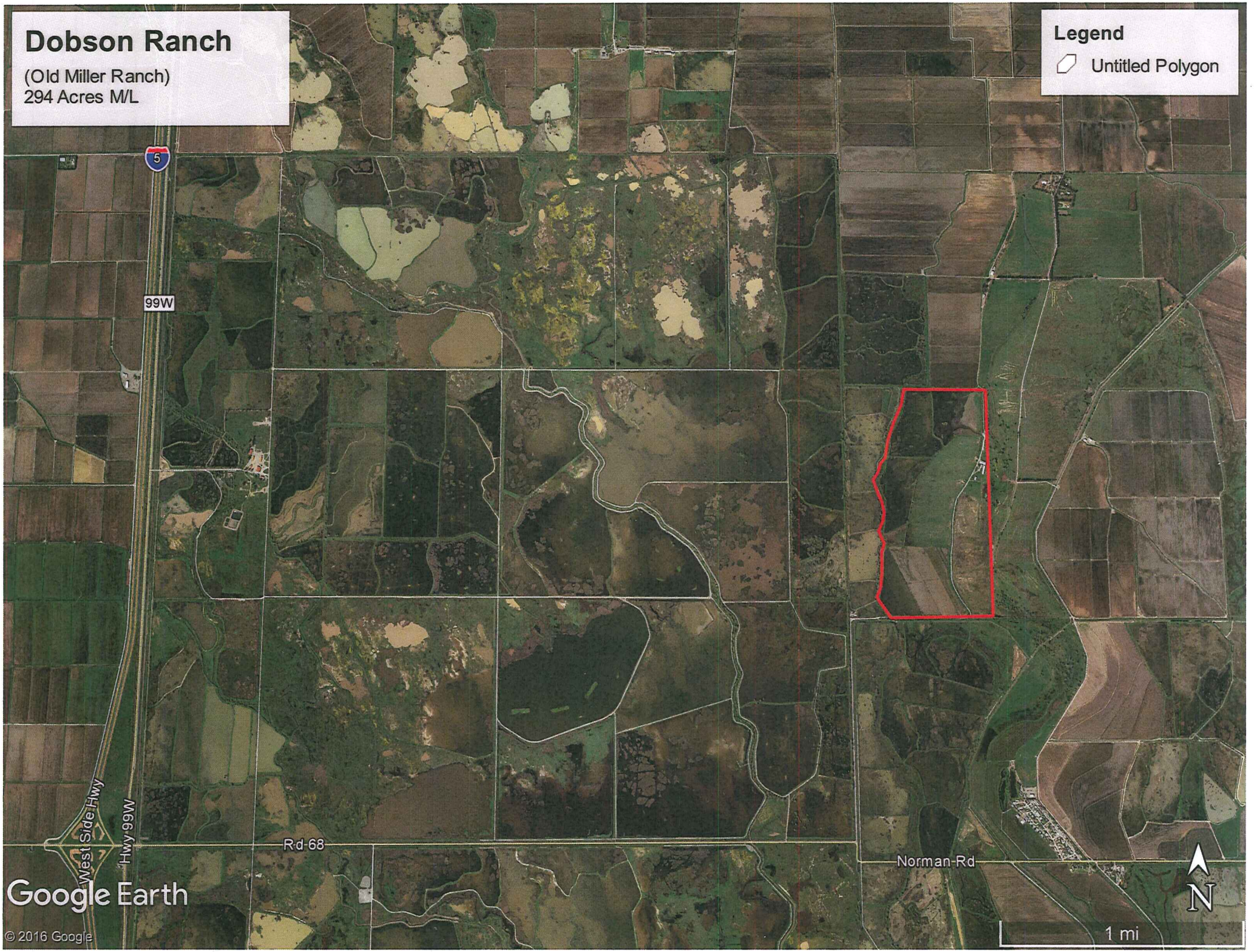
Stromer
REALTY COMPANY OF CALIFORNIA

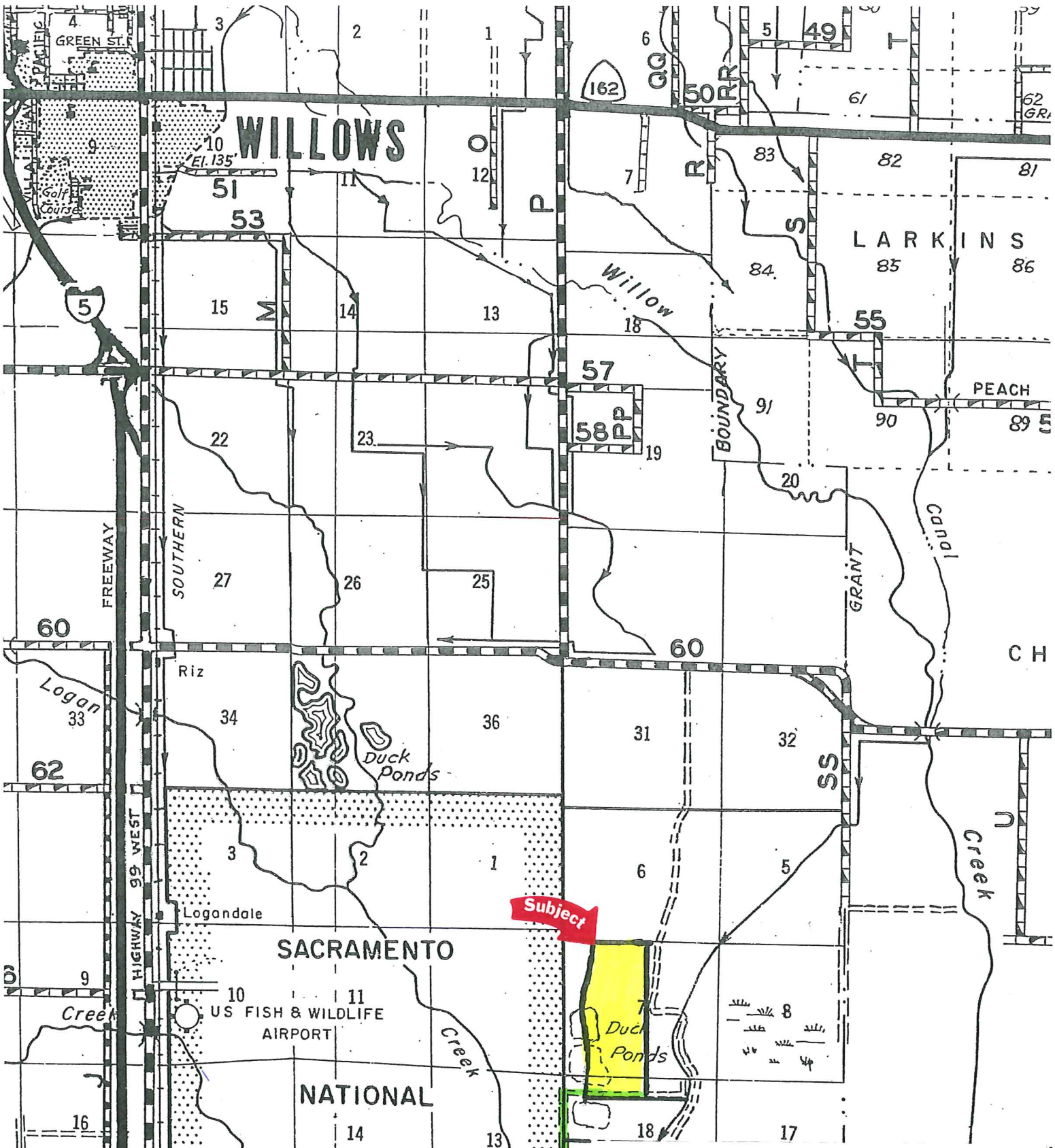
AGRICULTURAL PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

License: 01311529
Bus: (530) 671-2770
Fax: (530) 674-0651
Mobile: (530) 624-1954
email: rich@stromerrealty.com

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com


Dobson Ranch
(Old Miller Ranch)
294 Acres M/L
Legend
Untitled Polygon
5
99W
West Side Hwy
Hwy 99W
Rd 68
Norman Rd
N
1 mi
Google Earth
© 2016 Google



Stromer
REALTY COMPANY OF CALIFORNIA

591 Colusa Avenue
Yuba City, California U.S.A. 95991
www.stromerrealty.com

AGRICULTURAL
PROPERTIES
Established 1947

RICH BURTLESON
REALTOR

License: 01311529
Bus: (530) 671-2770
Fax: (530) 674-0651
Mobile: (530) 624-1954
email: rich@stromerrealty.com

FARM: 4775

California | U.S. Department of Agriculture | Prepared: 4/17/17 5:47 PM

Glenn | Farm Service Agency | Crop Year: 2017

Report ID: FSA-156EZ | **Abbreviated 156 Farm Record** | Page: 1 of 1

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

Operator Name
CHRISTOPHER M & LISA A DOBSON REVOCABLE TRUST

Farm Identifier
Transfered in

Recon Number

Farms Associated with Operator:
None

CRP Contract Number(s): None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
261.85	261.85	261.85	0.0	0.0	0.0	0.0	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	261.85	0.0	0.0

ARC/PLC

ARC-IC	ARC-CO	PLC	PLC-Default
NONE	RICE-MGR	NONE	NONE

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	110.0		7066	0.0
Total Base Acres:	110.0			

Tract Number: 25643 **Description:** Transfered in

BIA Range Unit Number:

HEL Status: HEL Determinations not complete

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP
261.85	261.85	261.85	0.0	0.0	0.0	0.0

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP
0.0	0.0	261.85	0.0	0.0

Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction
RICE-MED GRAIN	110.0		7066	0.0
Total Base Acres:	110.0			

Owners: CHRISTOPHER M & LISA A DOBSON REVOCABLE TRUST

Other Producers: None

Issued May 1968

SOIL SURVEY

Glenn County, California

UNITED STATES DEPARTMENT OF AGRICULTURE
Soil Conservation Service and Forest Service
In cooperation with
UNIVERSITY OF CALIFORNIA AGRICULTURAL EXPERIMENT STATION

TABLE 1.—*Approximate acreage and proportionate extent of the soils*—Continued

Soil symbol	Soil	Acres	Percent
Sxa	Sunnyvale silty clay, slightly saline-alkali	584	(1)
Sy	Sunnyvale silty clay loam	672	(1)
Tm	Tehama silt loam, 0 to 3 percent slopes	30, 737	3. 6
Tb	Tehama loam, deep to gravel, 0 to 3 percent slopes	2, 971	. 4
Ta	Tehama loam, moderately deep over gravel, 0 to 2 percent slopes	321	(1)
TcA	Tehama clay loam, 0 to 2 percent slopes	604	(1)
TcB	Tehama clay loam, 2 to 10 percent slopes	1, 639	. 2
Tf	Tehama fine sandy loam, 0 to 3 percent slopes	996	. 1
Tg	Tehama gravelly loam, 0 to 3 percent slopes	1, 053	. 1
Th	Tehama gravelly loam, moderately deep over hardpan, 0 to 2 percent slopes	452	(1)
Tk	Tehama gravelly fine sandy loam, moderately deep over gravel, 0 to 2 percent slopes	223	(1)
Tn	Tehama silt loam, water table, 0 to 2 percent slopes	199	(1)
ToB	Tehama-Gullied land complex, 2 to 10 percent slopes	1, 186	. 1
TpF	Terrace escarpments	971	. 1
TsC	Toomes extremely rocky silt loam, 5 to 30 percent slopes	333	(1)
TrD	Toomes very rocky silt loam, 10 to 30 percent slopes	245	(1)
TtE	Tyson gravelly loam, 30 to 50 percent slopes	910	. 1
TvE2	Tyson gravelly loam, shallow, 30 to 50 percent slopes, eroded	756	(1)
TvF2	Tyson gravelly loam, shallow, 50 to 65 percent slopes, eroded	13	(1)
TuD	Tyson gravelly loam, deep, 10 to 30 percent slopes	278	(1)
TuE	Tyson gravelly loam, deep, 30 to 50 percent slopes	88	(1)
Wcb	Willows clay, moderately saline-alkali	5, 175	. 6
Wca	Willows clay, slightly saline-alkali	7, 433	. 9
Wcc	Willows clay, strongly saline-alkali	1, 747	. 2
Wda	Willows clay, dense subsoil, slightly saline-alkali	7, 548	. 9
Wdb	Willows clay, dense subsoil, moderately saline-alkali	3, 772	0. 4
Wdc	Willows clay, dense subsoil, strongly saline-alkali	912	. 1
Wd	Willows clay, dense subsoil	406	(1)
Wn	Wyo silt loam	16, 329	1. 9
Wg	Wyo loam, deep over gravel	3, 888	. 5
Wh	Wyo gravelly loam, moderately deep over gravel	1, 477	. 2
Wm	Wyo gravelly clay loam	29	(1)
Wo	Wyo silt loam, moderately deep over clay	36	(1)
Wp	Wyo silt loam, deep over claypan	554	(1)
Wsa	Wyo silt loam, slightly saline-alkali	151	(1)
Wsw	Wyo silt loam, water table	161	(1)
Yc	Yolo clay loam	864	. 1
Yd	Yolo clay loam, moderately deep over clay	1, 730	. 2
Yf	Yolo clay loam, deep over claypan	180	(1)
Yg	Yolo clay loam, moderately deep over hardpan	25	(1)
Yh	Yolo clay loam, shallow over clay	1, 809	. 2
Yma	Yolo clay loam, slightly saline-alkali	251	(1)
Yo	Yolo silt loam, silty clay loam substratum	309	(1)
YvE	Yorkville clay loam, 30 to 65 percent slopes	279	(1)
ZbA	Zamora silty clay loam, 0 to 2 percent slopes	21, 600	2. 6
Za	Zamora silty clay, 0 to 2 percent slopes	711	(1)
ZbB	Zamora silty clay loam, 2 to 8 percent slopes	3, 469	. 4
Zc	Zamora silty clay loam, deep over hardpan, 0 to 2 percent slopes	156	(1)
Zd	Zamora silty clay loam, deep over silty clay, 0 to 2 percent slopes	1, 090	. 1
Zma	Zamora silty clay loam, slightly saline-alkali, 0 to 2 percent slopes	1, 284	. 2
Zmb	Zamora silty clay loam, moderately saline-alkali, 0 to 2 percent slopes	484	(1)
	Intermittent ponds	3, 221	. 4
	Water (lakes, rivers, reservoirs, and so on)	5, 109	. 6
	Miscellaneous (towns, landing fields, and so on)	1, 143	. 1
	Total	846, 080	100. 0

[1] Less than 0.1 percent.

Altamont Series

The Altamont series consists of nearly level to very steep, moderately deep or deep, well-drained soils. These soils formed under annual grasses and forbs in material from hard, interbedded sandstone and shale or from softly consolidated siltstone. They are in the central foothills of the county at elevations of 250 to 2,000 feet. The average annual rainfall is 18 to 25 inches.

The surface layer is brown or dark-brown heavy clay loam or clay that is slightly acid to neutral. It typically is leached of lime. The subsoil is brown, pale-brown, light olive-brown, or light reddish-brown clay that is mildly alkaline to moderately alkaline and is calcareous in the lower part. The content of lime in the subsoil varies, but it rarely is more than 10 percent of a horizon.

These soils are near the Millsholm, Contra Costa, and Sehorn soils, which are shallow and moderately deep and are noncalcareous. In many places they are closely associated with the calcareous Nacimiento and Shedd soils and are mapped in complexes with those soils.

Altamont soils are used for grazing and dryfarmed grain. They are among the best soils in the county for sheep and cattle range and produce annual forage of high quality.

Altamont clay, 3 to 15 percent slopes (AaC).—This deep soil formed in material from softly consolidated beds of siltstone of the Tehama formation. It generally is in the low foothills west of Willows and Artois and near the calcareous Nacimiento and Shedd soils and the gravelly Newville soils. Areas adjacent to the Newville soils generally have cobblestones in places on the surface.

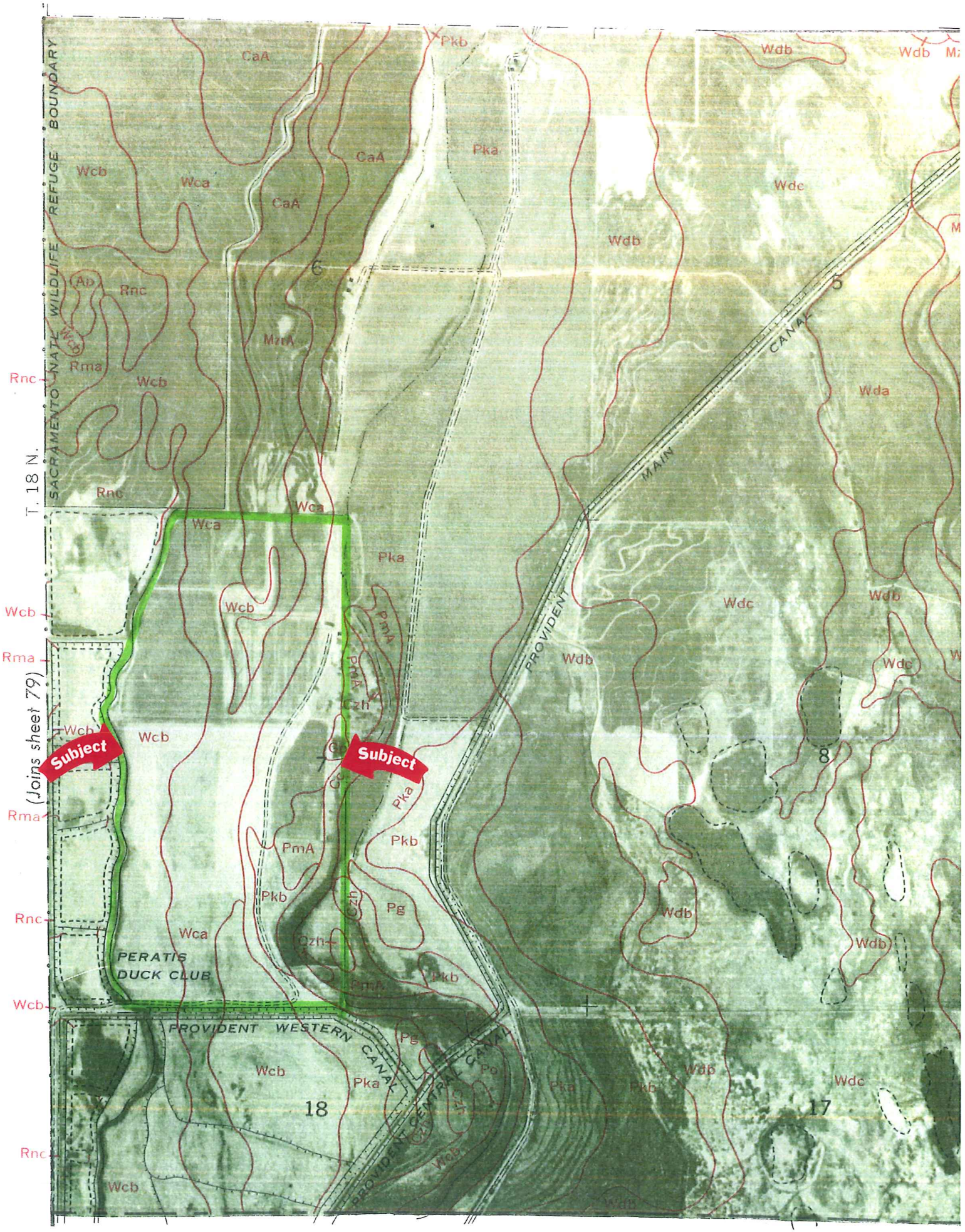
Representative profile:

0 to 18 inches, dark-brown, very hard clay that is dark brown and very firm when moist; a few cobblestones on the surface; structure is granular in the uppermost 1 inch,

TABLE 1.—*Approximate acreage and proportionate extent of the soils*—Continued

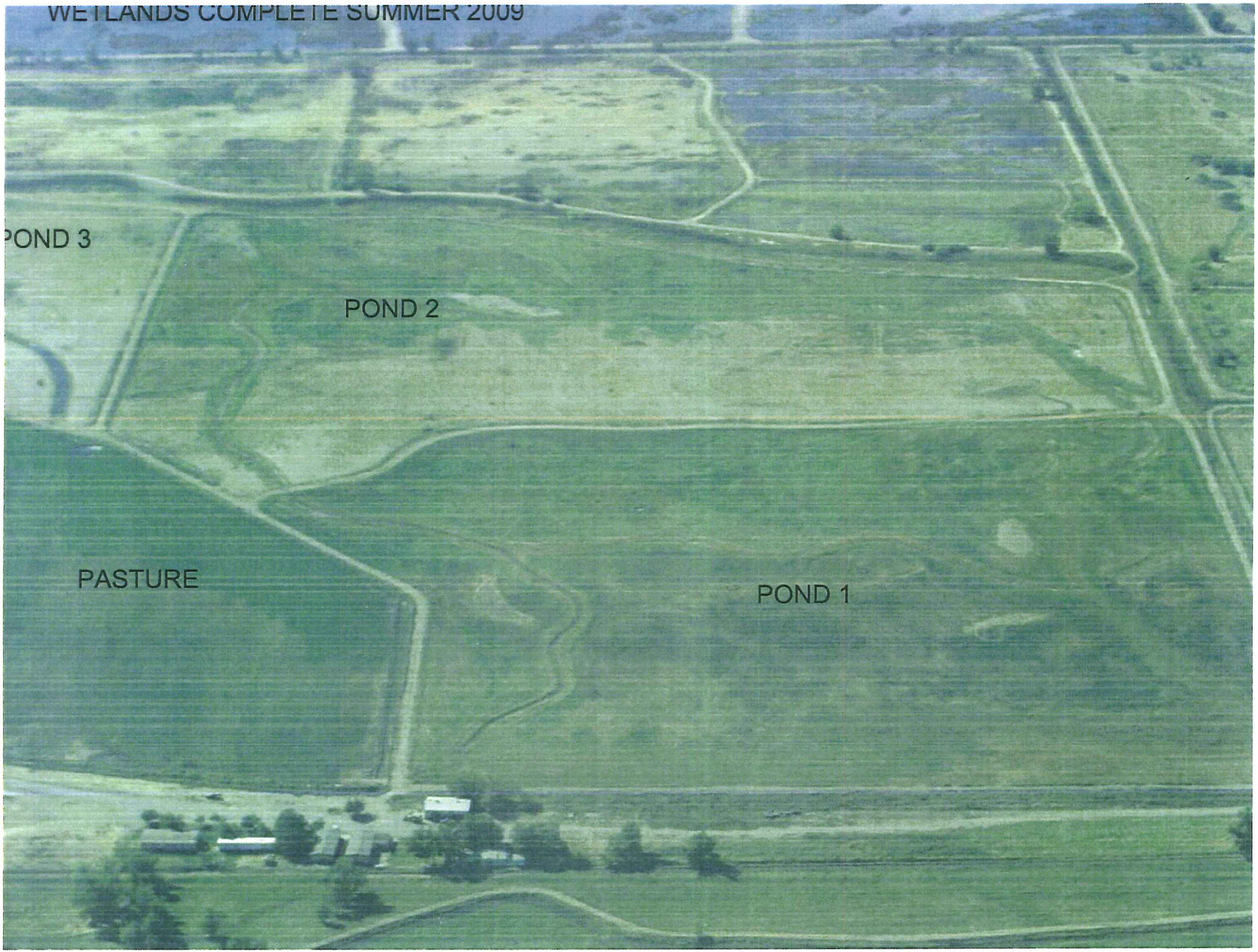
Soil symbol	Soil	Acres	Percent	Soil symbol	Soil	Acres	Percent
Oa	Orland loam	1,603	0.2	RosF	Rock land, sedimentary rocks	753	(1)
Od	Orland loam, very deep	716	(1)	RouF	Rock land, serpentine	406	(1)
Odp	Orland loam, deep over claypan	80	(1)	RovF	Rock land, volcanic rocks	1,763	0.2
Omp	Orland loam, moderately deep over claypan	120	(1)	RpF	Rock outcrop	298	(1)
Omr	Orland loam, moderately deep over gravel	1,539	.2	Sa	Sacramento clay	288	(1)
Oms	Orland loam, moderately deep over gravelly loam	40	(1)	SbE	Sehorn soils, 30 to 65 percent slopes	1,816	.2
Osg	Orland loam, shallow over gravel	473	(1)	SbC	Sehorn soils, 3 to 15 percent slopes	290	(1)
Osm	Orland loam, shallow over gravelly loam	102	(1)	SbD	Sehorn soils, 15 to 30 percent slopes	290	(1)
Owo	Orland loam, shallow over gravel, overflow	586	(1)	ScD	Sehorn-Gullied land complex, 10 to 30 percent slopes	462	(1)
Ox	Orland-Cortina complex	497	(1)	ScE	Sehorn-Gullied land complex, 30 to 50 percent slopes	593	(1)
PaE	Parrish gravelly loam, 30 to 50 percent slopes	1,109	.1	SdE	Sehorn-Millsholm association, 30 to 65 percent slopes	38,268	4.5
PbE	Parrish gravelly loam, shallow, 30 to 50 percent slopes	1,249	.2	SdC	Sehorn-Millsholm association, 8 to 15 percent slopes	495	(1)
PbF	Parrish gravelly loam, shallow, 50 to 65 percent slopes	451	(1)	SdD	Sehorn-Millsholm association, 15 to 30 percent slopes	5,511	.7
PcD	Parrish-Gullied land complex, 10 to 30 percent slopes	216	(1)	SeE	Sehorn-Millsholm-Gullied land complex, 30 to 65 percent slopes	6,738	.8
PcE	Parrish-Gullied land complex, 30 to 50 percent slopes	1,313	.2	SeD	Sehorn-Millsholm-Gullied land complex, 15 to 30 percent slopes	2,316	.3
PdD	Parrish-Yorkville-Gullied land complex, 10 to 30 percent slopes	428	(1)	SfC	Shedd silty clay loam, 3 to 15 percent slopes	543	(1)
PdE	Parrish-Yorkville-Gullied land complex, 30 to 50 percent slopes	142	(1)	SfD	Shedd silty clay loam, 15 to 30 percent slopes	1,411	.2
PeA	Perkins gravelly loam, 0 to 3 percent slopes	1,192	.1	SfE	Shedd silty clay loam, 30 to 50 percent slopes	106	(1)
PeC	Perkins gravelly loam, 3 to 15 percent slopes	803	(1)	SgD	Shedd-Altamont association, 10 to 30 percent slopes	2,019	.2
Pf	Plaza silt loam	7,425	.9	ShC	Shedd-Altamont-Gullied land complex, 8 to 15 percent slopes	98	(1)
Pfa	Plaza silt loam, slightly saline-alkali	164	(1)	SkE	Sheetiron gravelly loam, 30 to 50 percent slopes	6,988	.8
Pg	Plaza silty clay loam	3,668	.4	SkD	Sheetiron gravelly loam, 10 to 30 percent slopes	2,703	.3
Pga	Plaza silty clay loam, slightly saline-alkali	1,583	.2	SkF	Sheetiron gravelly loam, 50 to 65 percent slopes	50,895	6.0
Ph	Plaza silt loam, dense subsoil	1,058	.1	SlD	Sheetiron gravelly loam, shallow, 10 to 30 percent slopes	1,985	.2
Pha	Plaza silt loam, dense subsoil, slightly saline-alkali	654	(1)	SlD2	Sheetiron gravelly loam, shallow, 10 to 30 percent slopes, eroded	614	(1)
Pk	Plaza silty clay loam, dense subsoil	744	(1)	SlE	Sheetiron gravelly loam, shallow, 30 to 50 percent slopes	19,858	2.4
Pka	Plaza silty clay loam, dense subsoil, slightly saline-alkali	2,643	.3	SlE2	Sheetiron gravelly loam, shallow, 30 to 50 percent slopes, eroded	806	(1)
Pkb	Plaza silty clay loam, dense subsoil, moderately saline-alkali	380	(1)	SlF	Sheetiron gravelly loam, shallow, 50 to 65 percent slopes	5,951	.7
PmA	Pleasanton gravelly loam, 0 to 2 percent slopes	932	.1	SlF2	Sheetiron gravelly loam, shallow, 50 to 65 percent slopes, eroded	149	(1)
PmB	Pleasanton gravelly loam, 2 to 10 percent slopes	375	(1)	Sm	Stockton clay	163	(1)
Pn	Pleasanton gravelly sandy clay loam, 0 to 2 percent slopes	170	(1)	Sn	Stockton clay, moderately deep	1,271	.2
Po	Pleasanton very gravelly sandy loam, 0 to 2 percent slopes	232	(1)	So	Stockton clay, very deep	2,624	.3
PpE	Polebar loam, 30 to 50 percent slopes	979	.1	Sp	Stockton clay, deep, overflow	329	(1)
PrE	Polebar-Gullied land complex, 30 to 50 percent slopes	808	(1)	Sr	Stockton clay, moderately deep, overflow	223	(1)
PsE	Polebar-Millsholm-Gullied land complex, 30 to 50 percent slopes	353	(1)	Ss	Stockton clay, moderately deep, frequent overflow	912	.1
PtA	Porterville clay, 0 to 2 percent slopes	381	(1)	SuE	Stonyford gravelly clay loam, 20 to 50 percent slopes	1,511	.2
PtB	Porterville clay, 2 to 10 percent slopes	538	(1)	SuE2	Stonyford gravelly clay loam, 20 to 50 percent slopes, eroded	764	(1)
Rg	Redding gravelly loam, 0 to 3 percent slopes	345	(1)	SuF	Stonyford gravelly clay loam, 50 to 65 percent slopes	201	(1)
Rh	Riverwash	9,211	1.1	SuF2	Stonyford gravelly clay loam, 50 to 65 percent slopes, eroded	1,026	.1
Rnc	Riz silty clay loam, strongly saline-alkali	3,079	.4	StE	Stonyford clay, 30 to 65 percent slopes	98	(1)
Rnb	Riz silty clay loam, moderately saline-alkali	1,632	.2	SvE	Stonyford-Henneke complex, 30 to 65 percent slopes	232	(1)
Rmb	Riz silt loam, moderately saline-alkali	373	(1)	Sw	Sunnyvale clay	2,418	.3
Rma	Riz silt loam, slightly saline-alkali	847	.1				
Rlb	Riz gravelly loam, moderately saline-alkali	95	(1)				

See footnote at end of table.


SACRAMENTO NATIONAL WILDLIFE REFUGE BOUNDARY
T. 18 N.
(Joins sheet 79)
Subject
Subject
PERATIS DUCK CLUB
PROVIDENT WESTERN CANAL
PROVIDENT CENTRAL CANAL
MAIN CANAL
PROVIDENT
CaA
Wcb
Wca
Ab
Rnc
Rma
MzrA
Pka
Wdb
Wdc
Wda
PmA
Czh
Pkb
Pg
Po
Cz
18
17
8
5
6


GOOGLE MAP 2007
N
© 2007 Tele Atlas
Google
nter 39°25'55.96" N 122°07'49.62" W elev 87 ft
Streaming 100%
Eye alt


2016 Organic Rice Crop


WETLANDS COMPLETE SUMMER 2009
POND 3
POND 2
PASTURE
POND 1


ate season goose hunt. 4 guys 60
eese
blues


Late season
2017 Limits
5 sprig
6 widgeon
6 teal
4 others
3 guys