

# Gibson Ranch

**CHARTER REALTY**

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**(530) 666-7000**

2700+/- Sqft Home

85+/- Acres

Sutter, CA



**J HILL LAND COMPANY**

FARMLAND AND RANCH SALES

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2700+/- Sqft Home  
85+/- Acres  
Sutter, CA

## Property Information

### Location:

The address is: 3995 W BUTTE RD #A SUTTER CA 95982

From Highway 20 between Sutter and Meridian Go North on West Butte Road. Stay on West Butte Road for 4.5 miles until it dead-ends into Pass Road. Go right on Pass Road. The drive way is 500 yards up on the right side of the road. DO NOT TRESSPASS! SHOWINGS BY APPOINTMENT ONLY!

### APN#:

Sutter County APN#: 13-070-078

### Home:

4 bedroom 3 bathroom 2700+/-Sqft Home

Tahoe type home includes a beautiful stone fireplace, gourmet kitchen, and a large entertaining area.

Home would make for a perfect high end lodge to serve any of the iconic Butte Sink Duck Clubs.

### Soils:

A portion of the property is comprised of class I soils which are the same as the walnut orchard across Pass Road. The remaining soils are typical of the Sutter Buttes. Please see the attached soils report for more information.

### Water:

There is an oversized domestic well that could be used as a combination of home use and a future orchard. It's a 396ft deep well that produces approximately 75gpm.

### Leases:

There is a handshake agreement with a local cattle rancher. This arrangement can terminate or continue at the buyers request.

### Oil, Gas & Mineral Rights:

The oil, gas, and mineral rights on the subject property are owned by a previous owner. The buyer will get a check for \$2,000 every spring from California Resources Production Co. That money is the annual use fee for the two gas wells on the south end of the property.



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## Property Information

### Taxes:

The property taxes will be a little over 1% of the sales price at the close of escrow.

### Prices:

\$1,595,000

### Terms:

Cash at the close of escrow

### Comments:

Very well built home on edge of the Sutter Buttes. The property has magnificent views from every room in the house. Beautiful custom home & landscaping. The property has room to grow. There are several places to add a shooting range, skeet shooting course, horseback riding areas & more!

Home offers spectacular views of the costal range out of the front of the home and the Sutter Buttes out the back!





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Volleyball Court Located on the Front Lawn



Pool has waterfall & built in bar stools





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Great Room with large dining room table & custom stone fireplace

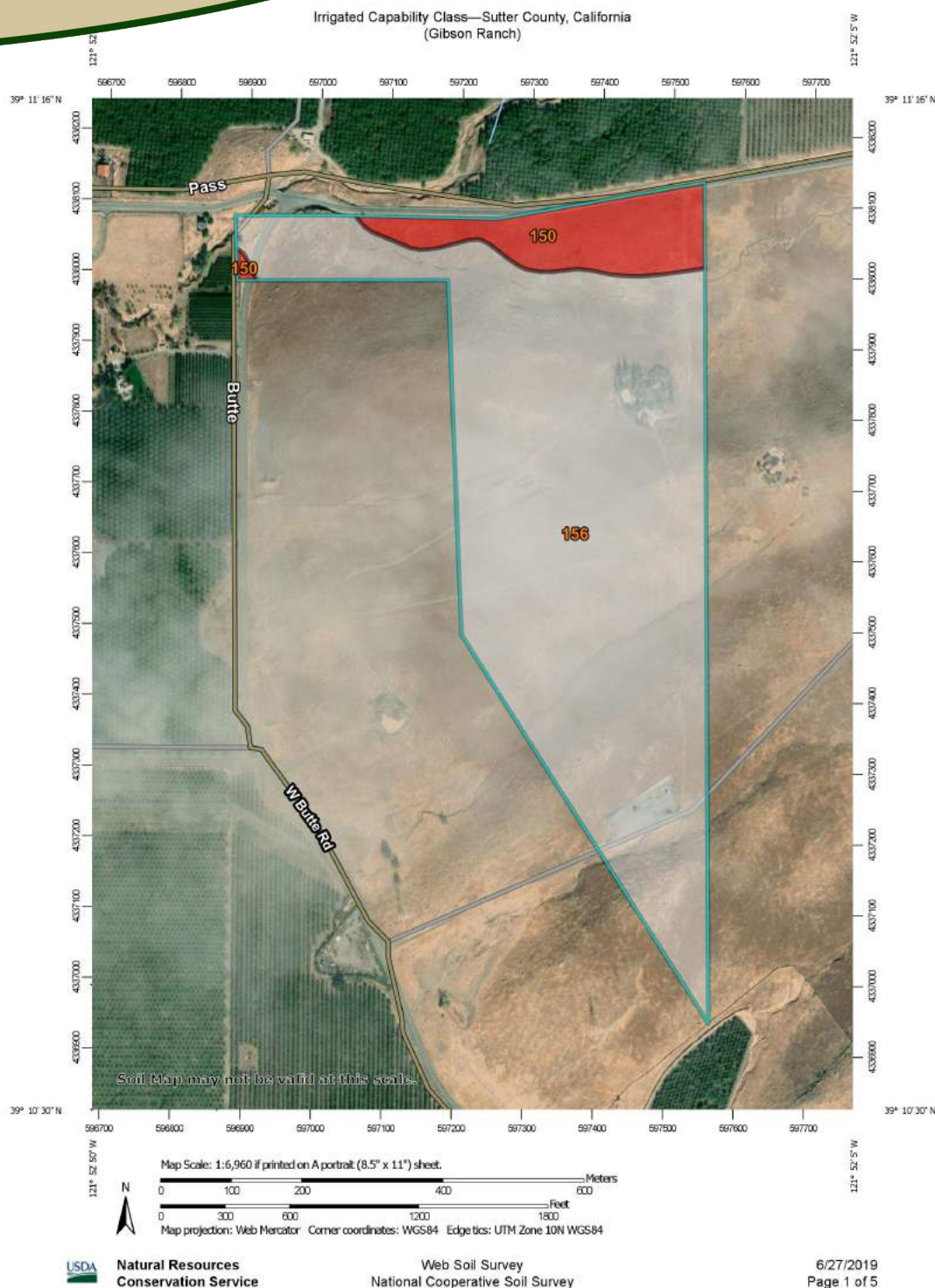


Great Room & Kitchen. Wonderful Place to Entertain

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Irrigated Capability Class—Sutter County, California  
(Gibson Ranch)

## MAP LEGEND

<b>Area of Interest (AOI)</b>		Capability Class - III
Area of Interest (AOI)		Capability Class - IV
<b>Soils</b>		Capability Class - V
<b>Soil Rating Polygons</b>		Capability Class - VI
Capability Class - I		Capability Class - VII
Capability Class - II		Capability Class - VIII
Capability Class - III		Not rated or not available
Capability Class - IV		
Capability Class - V		
Capability Class - VI		
Capability Class - VII		
Capability Class - VIII		
Not rated or not available		
<b>Soil Rating Lines</b>		
Capability Class - I	<b>Water Features</b>	
Capability Class - II	Streams and Canals	
Capability Class - III	<b>Transportation</b>	
Capability Class - IV	Rails	
Capability Class - V	Interstate Highways	
Capability Class - VI	US Routes	
Capability Class - VII	Major Roads	
Capability Class - VIII	Local Roads	
Not rated or not available	<b>Background</b>	
<b>Soil Rating Points</b>	Aerial Photography	
Capability Class - I		
Capability Class - II		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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:  
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: Sutter County, California  
Survey Area Data: Version 15, Sep 14, 2018

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

Date(s) aerial images were photographed: Feb 25, 2017—Nov 4, 2017

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.

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
150	Oashes sandy loam, 0 to 2 percent slopes	1	9.1	10.8%
156	Palls-Stohman stony sandy loams, 9 to 30 percent slopes		75.4	89.2%
Totals for Area of Interest			84.5	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.

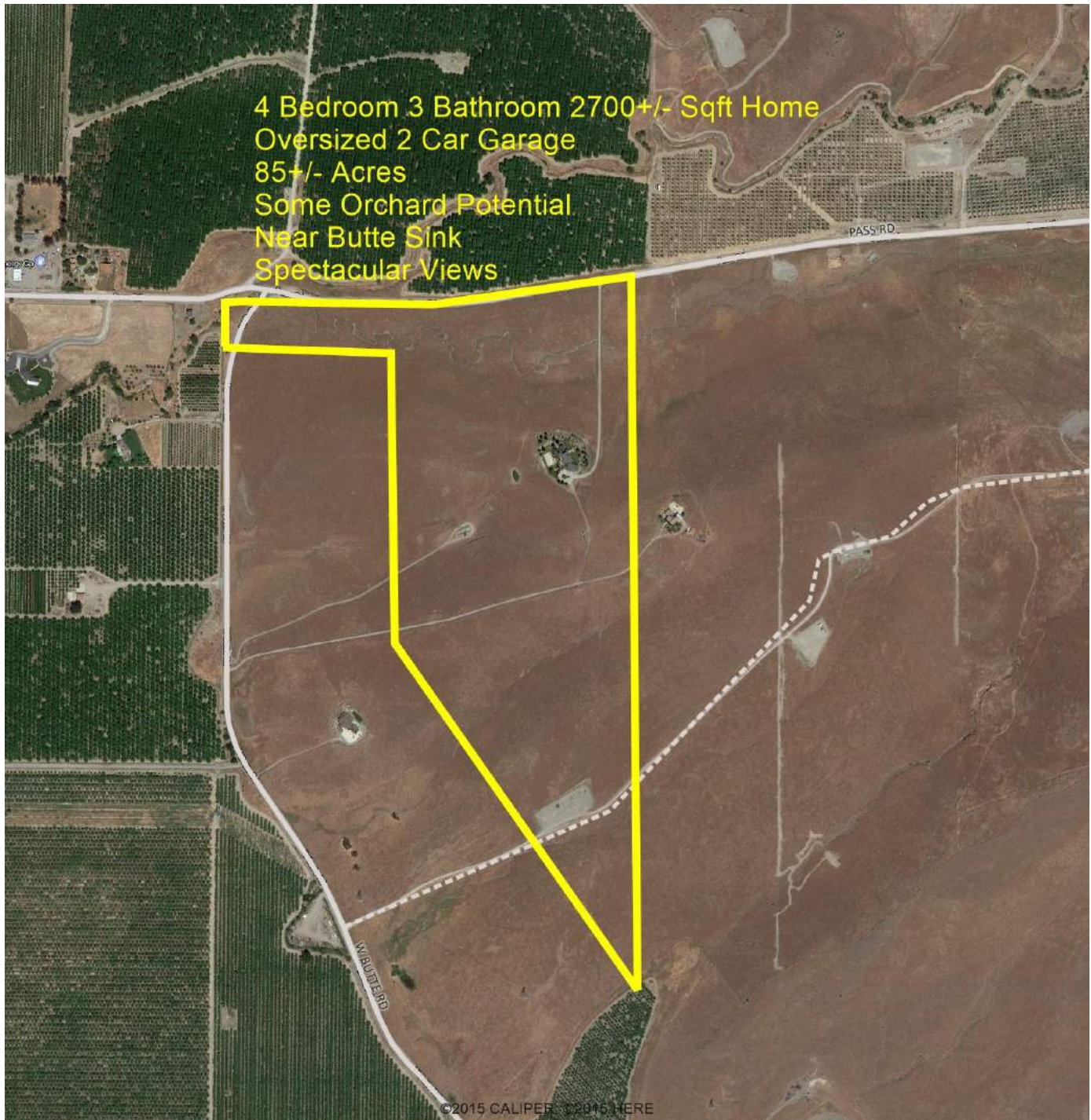
## Rating Options

*Aggregation Method:* Dominant Condition

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4 Bedroom 3 Bathroom 2700+/- Sqft Home  
Oversized 2 Car Garage  
85+/- Acres  
Some Orchard Potential  
Near Butte Sink  
Spectacular Views

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