LANDXINC.COM
530.848.3314

LAND X
REAL ESTATE
HUNTING | FARM | RANCH

NEW LISTING

DUNSTONE RANCH
00 Dunstone Dr & Bangor Park Rd,
Butte County, CA 95932.

Butte County Hill Ranch for Sale!

$850,000

PROPERTY DESCRIPTION:

This is your opportunity to own a beautiful hill ranch for either a small cattle operation or even a place to call home. Turkeys are abundant in these foothills and the ranch is situated in D3 CA Deer Hunt Zone for blacktail.

Please call **Brad Hulbert 530-848-3314** for a private showing.

170.9 +/- Total Acres

• or $4,973 per acre.

• The property is in an unincorporated area approximately **5 miles NE the town of Honcut**, and approximately **3 miles East of the town of Bangor, in Butte County.**

• **Terms:** Cash at the close of escrow

• **Zoning:** AG-20 & A5

• **Taxes:** The property is not enrolled in the Williamson Act. Property taxes will be approximately 1.1% of the sales at the close of escrow.

SPECIFICATIONS:

APN#: Butte County Assessor Parcel Numbers: 027-230-057 & 028-270-153.

Zoning: AG-20 & A5

Soils: The entire farm is comprised of primarily Class 3 & 4 Soils. Please review the attached soils map for more information.

Water: The ranch is not part of a water district; however, a buyer may apply to South Feather Water and Power Agency for potential future service.

Cattle: Seller's estimate the ranch can graze approximately 25-30 head year-round and 40-60 head seasonally, depending on weather and water conditions.

Utilities: There are no public utilities delivered to the property.

Leases: There are no leases on the property.

Oil, Gas, & Mineral Rights: The oil, gas, and mineral rights on the subject property are **Not** included as part of this sale.

CONTACT

Bradley Hulbert
brad@landxinc.com
530.848.3314
50 Sunrise Blvd Colusa, CA 95932
landxinc.com
DRE#01979855

IMROVEMENTS:

New fencing around entire perimeter of ranch, recently completed. There is a large pad built for a homesite next to the domestic well, surrounded by oak trees.
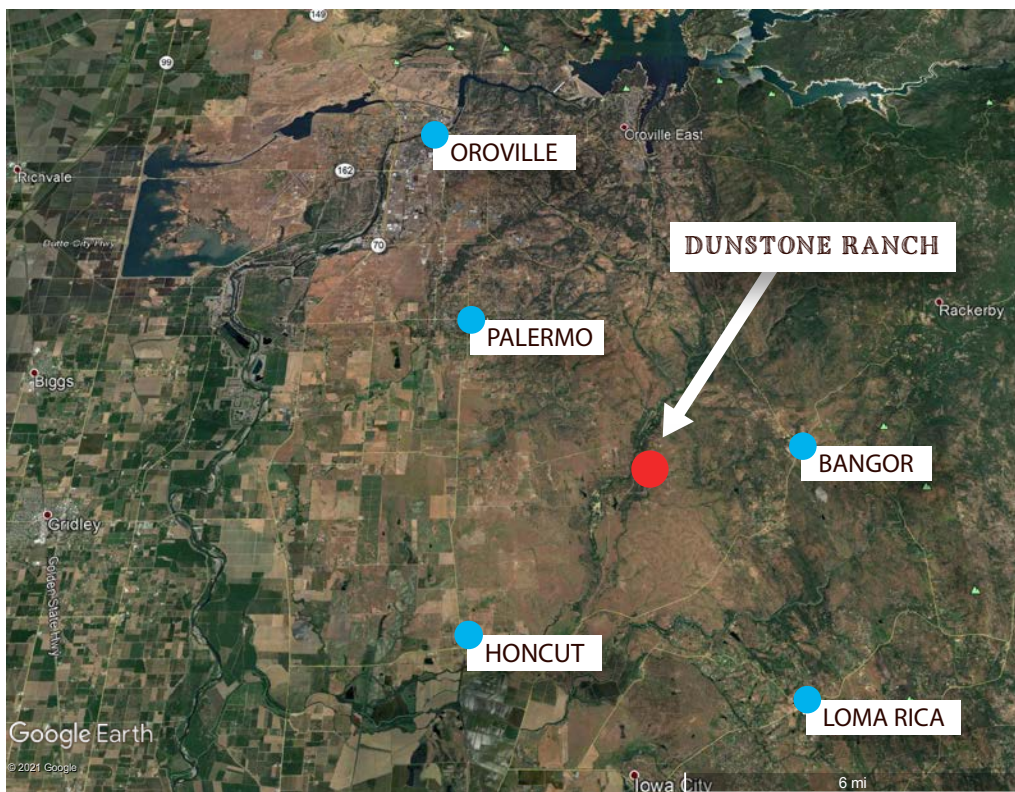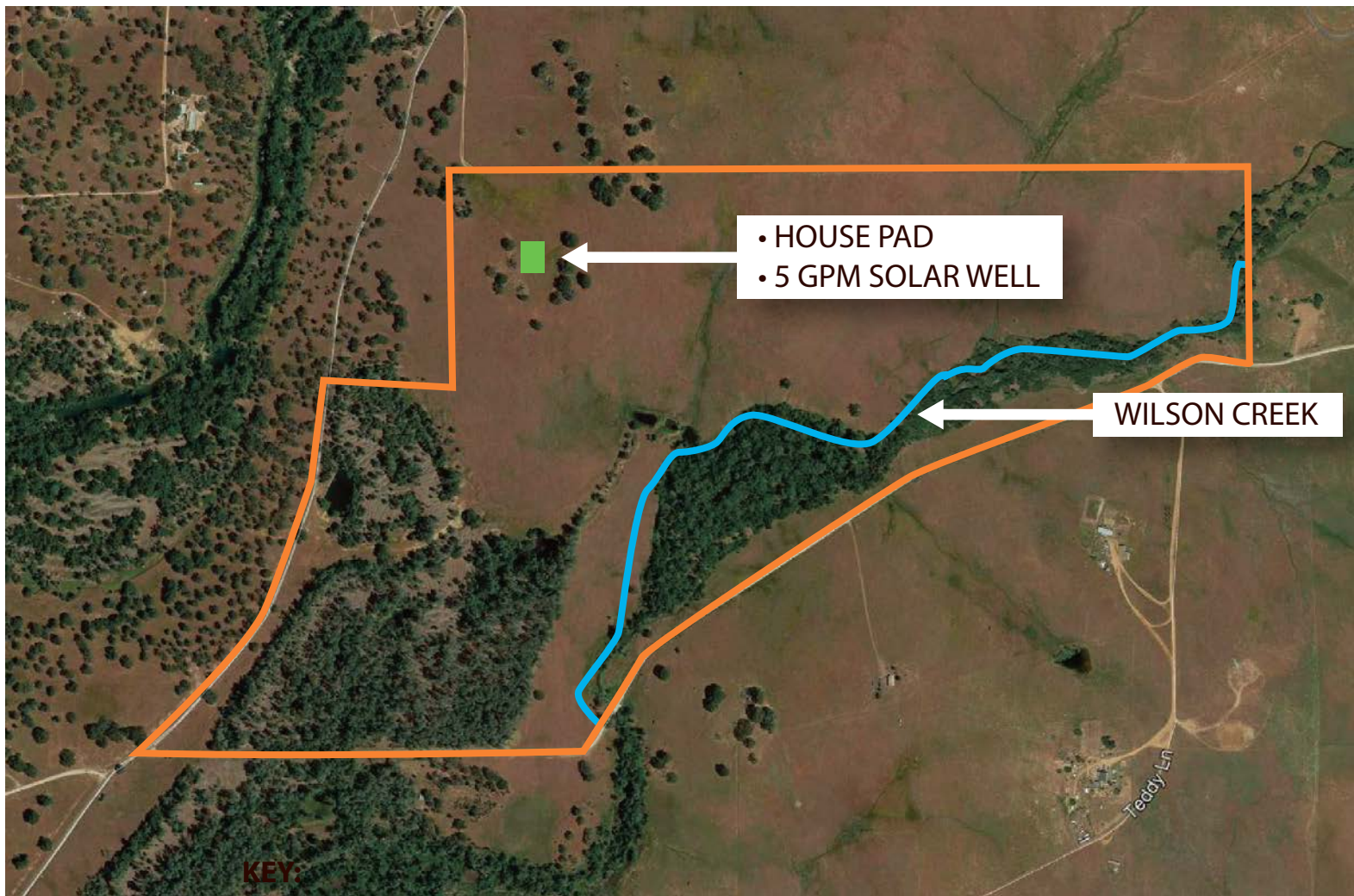

DUNSTONE RANCH PHOTOS

DUNSTONE RANCH LAYOUT & LOCATION

• HOUSE PAD
• 5 GPM SOLAR WELL

WILSON CREEK

KEY:

OROVILLE

DUNSTONE RANCH

PALERMO

Rackerby

BANGOR
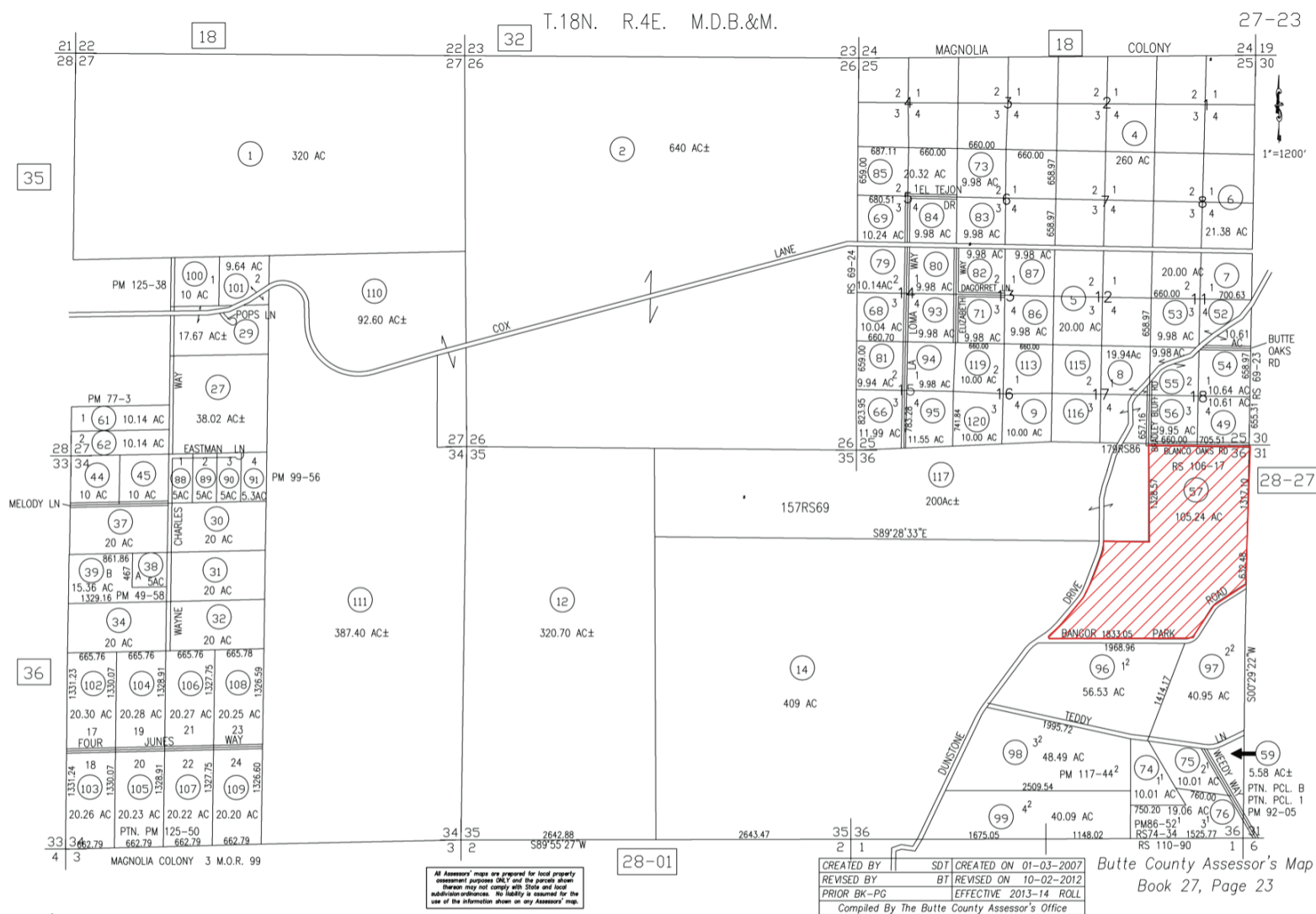
HONCUT

LOMA RICA

Google Earth

170.9 +/- Total Acres

• Irrigation to the property is provided by (1) **500' deep, 5 gpm Domestic Solar Well.** Water is pumped from approximately 300' into a **2500-gallon tank used for cattle**. The ranch is not part of a water district; however, a buyer may apply to South Feather Water and Power Agency for potential future service.
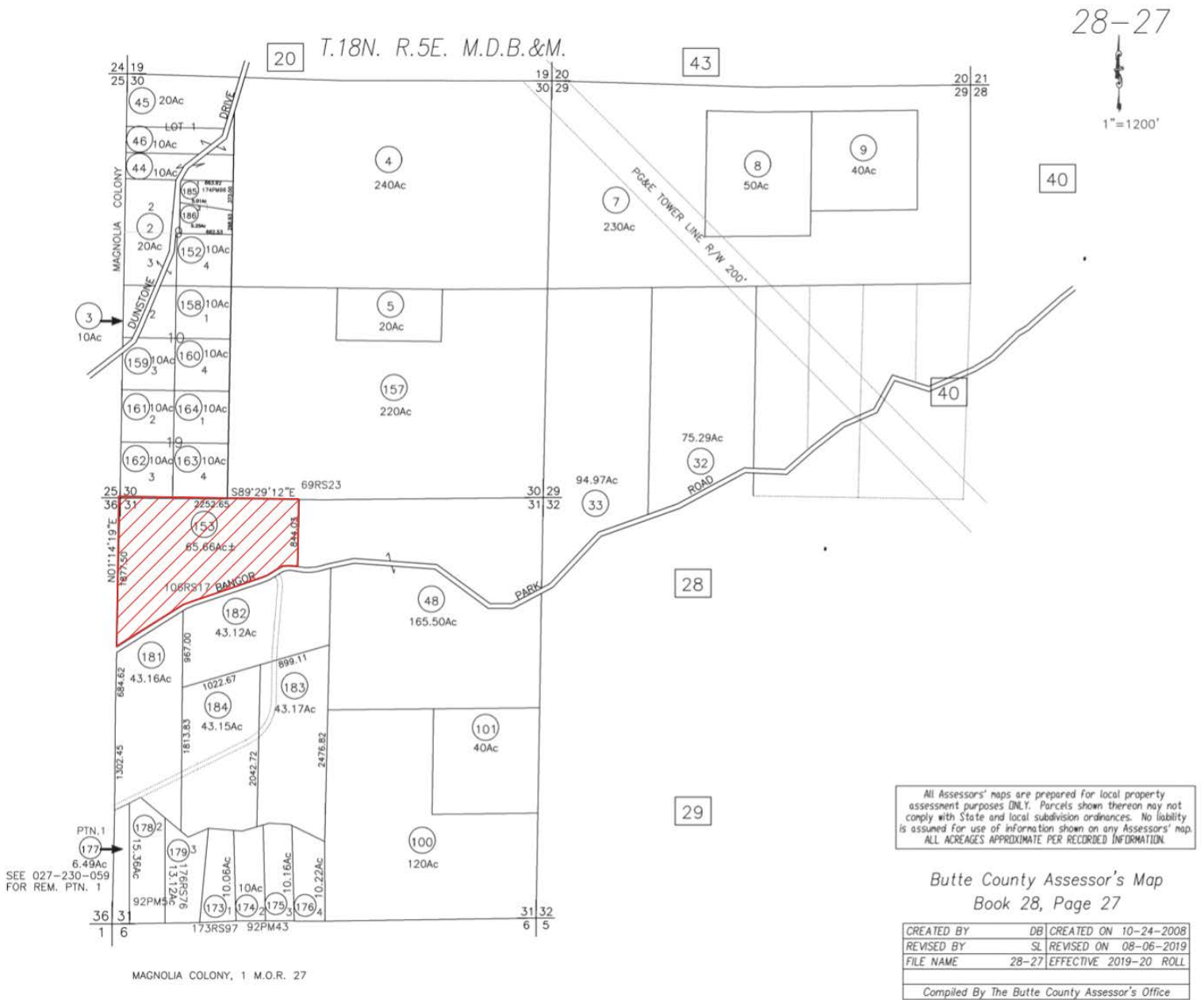
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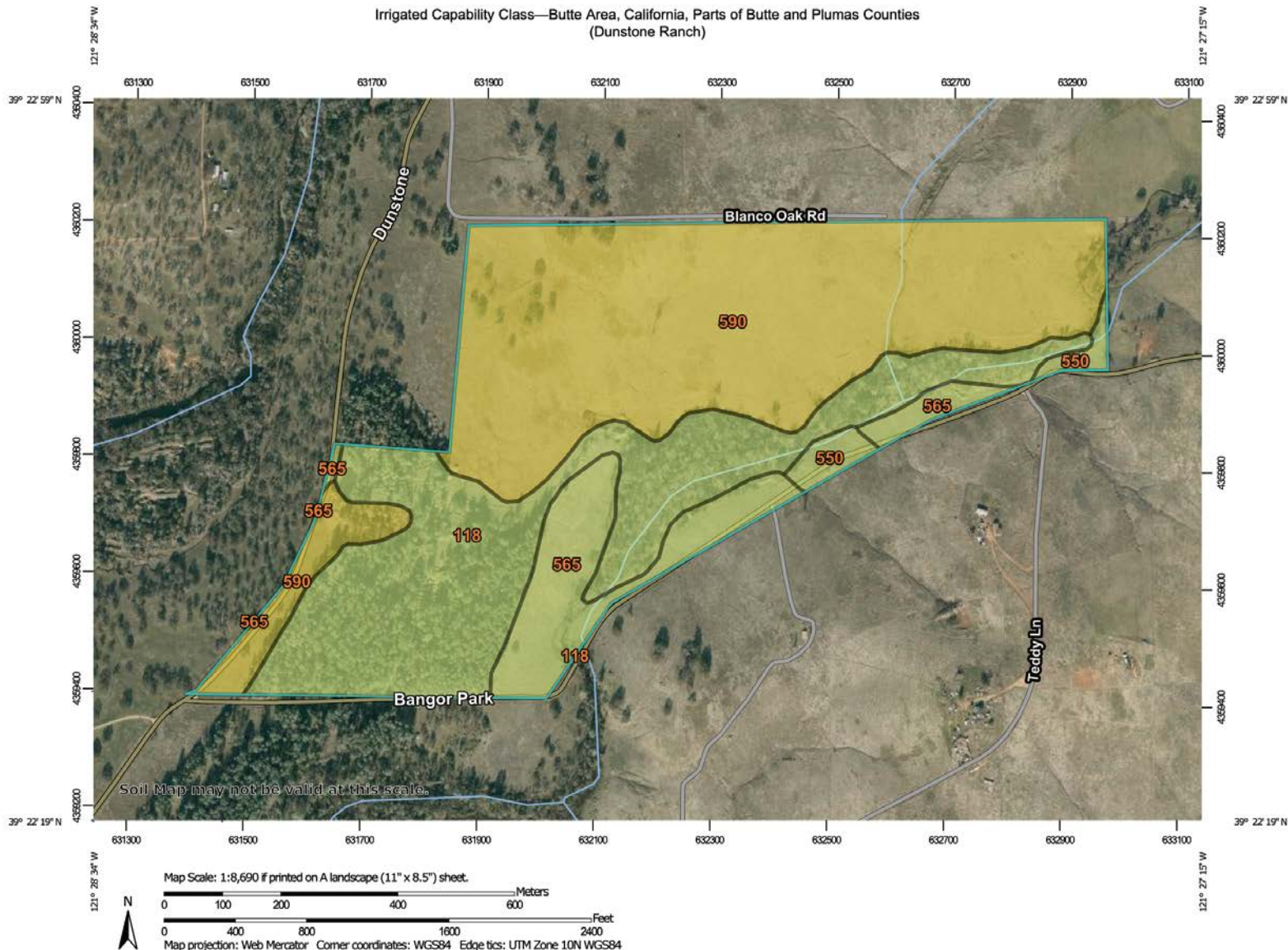
• **Zoning:** AG-20 & A5

T.18N. R.4E. M.D.B.&M.

27-23

MAGNOLIA   COLONY

18	32	18	

21 22 / 28 27

22 23 / 27 26

23 24 / 26 25

24 19 / 25 30

35

36

① 320 AC

② 640 AC±

1'=1200'

④ 260 AC

687.11   660.00   660.00   660.00

⑧⑤ 20.32 AC   ⑦③ 9.98 AC

1 EL TEJON

⑥⑨ 10.24 AC   ⑧④ 9.98 AC   ⑧③ 9.98 AC

21.38 AC

LANE

PM 125-38

⑩⑩ 9.64 AC / ⑩① 10 AC

COX

⑦⑨ 10.14 AC²   ⑧⑩ 9.98 AC   ⑧⑦

⑥⑧ 10.04 AC   ⑨③ 9.98 AC   ⑦① 9.98 AC   ⑧⑥ 9.98 AC

20.00 AC

⑦ 700.63

⑤③ 9.98 AC   ⑤② 10.61 AC

BUTTE OAKS RD

DAGORRET LN

⑤ 20.00 AC

⑤④ 10.64 AC / ⑤⑤ 660.00

17.67 AC± ⑩⑨

⑩⑩ 92.60 AC±

⑧① 9.94 AC   ⑨④ 9.98 AC   ⑪③ 10.00 AC   ⑪⑤

19.94 Ac   ⑧

⑤⑥ 10.61 AC / ⑤⑤ 9.95 AC

⑥⑥ 11.99 AC   ⑨⑤   ⑫⑩ 11.55 AC   ⑨ 10.00 AC   ⑪⑥ 10.00 AC

⑤⑦ 105.24 AC

⑤⑨ 10.61 AC / ⑤⑨ 660.00

PM 77-3

② 38.02 AC±

1 ⑥① 10.14 AC / 2 ⑥② 10.14 AC

EASTMAN LN

① ⑧⑧ 5AC / ⑧⑨ 5AC / ⑧⑩ 5AC / ⑨① 5.3 AC

PM 99-56

MELODY LN

⑭④ 10 AC   ⑭⑤ 10 AC

⑦ 20 AC

③⑩ 20 AC

⑬⑨ B 15.36 AC / ⑬⑧ A 5AC

⑬① 20 AC

⑬④ 20 AC   ③② 20 AC

⑪① 387.40 AC±

⑫ 320.70 AC±

① 157RS69

200 Ac±   ⑪⑦

S89°28'33"E

36

665.76   665.76   665.76   665.78

⑩② 20.30 AC   ⑩④ 20.28 AC   ⑩⑥ 20.27 AC   ⑩⑧ 20.25 AC

17 / 19 / 21 / 23

FOUR   JUNES   WAY

⑭ 409 AC

⑨⑥ 56.53 AC

⑨⑦ 40.95 AC

⑩③ 20.26 AC   ⑩⑤ 20.23 AC   ⑩⑦ 20.22 AC   ⑩⑨ 20.20 AC

18 / 20 / 22 / 24

PTN. PM 125-50

TEDDY

⑨⑧ 48.49 AC

PM 117-44

⑦④ 10.01 AC   ⑦⑤ 10.01 AC

⑤⑨ 5.58 AC±

MAGNOLIA COLONY 3 M.O.R. 99

34 35 / 3 2

S89°55'27"W

⑨⑨ 40.09 AC

⑦⑥ PTN. PCL. B / PTN. PCL. 1 / PM 92-05

35 36 / 2 1

28-01

157RS69

CREATED BY	SDT	CREATED ON 01-03-2007
REVISED BY	BT	REVISED ON 10-02-2012
PRIOR BK-PG		EFFECTIVE 2013-14 ROLL
Compiled By The Butte County Assessor's Office		

Butte County Assessor's Map Book 27, Page 23

28-27

RS 106-17

BLANCO OAKS RD

BANGOR PARK DRIVE

BRADLEY BLUFF RD

28-27

1"=1200'

T.18N. R.5E. M.D.B.&M.

20
43
40

24|19
25|30
19|20
30|29
20|21
29|28

45 20Ac

LOT 1

46 10Ac
44 10Ac

4
240Ac

8
50Ac

9
40Ac

40

MAGNOLIA COLONY

185
186
2 20Ac
152 10Ac

7
230Ac

PG&E TOWER LINE R/W 200'

3
10Ac

DUNSTONE DRIVE

158 10Ac

5
20Ac

159 160 10Ac

161 10Ac 164 10Ac

157
220Ac

40

162 10Ac 163 10Ac

75.29Ac

32

25|30
36|31
S89'29'12"E 2252.65 69RS23
30|29
31|32
94.97Ac
33

ROAD

153
65.66Ac±

N01'1'19"E 1877.50

106RS17 BANGOR

30|29
31|32

28

182
43.12Ac

48
165.50Ac

PARK

181
43.16Ac

684.62
967.00

1022.67
899.11

184
43.15Ac

183
43.17Ac

1813.83
2042.72
2476.82

101
40Ac

1302.45

29

PTN.1
177
6.49Ac
SEE 027-230-059
FOR REM. PTN. 1

178 2
15.36Ac

179 3
13.12Ac

176RS76
10.06Ac

10Ac
174

10.16Ac
175

10.22Ac
176

100
120Ac

36|31
1|6
173 92PM5
173RS97 92PM43
31|32
6|5

MAGNOLIA COLONY, 1 M.O.R. 27

Butte County Assessor's Map
Book 28, Page 27

CREATED BY	DB	CREATED ON	10-24-2008
REVISED BY	SL	REVISED ON	08-06-2019
FILE NAME	28-27	EFFECTIVE	2019-20 ROLL

Compiled By The Butte County Assessor's Office

Map Scale: 1:8,690 if printed on A landscape (11" x 8.5") sheet.

Meters
0   100   200   400   600

Feet
0   400   800   1600   2400

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

USDA **Natural Resources**
      Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/19/2021
Page 1 of 5

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 1:24,000.

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: Butte Area, California, Parts of Butte and Plumas Counties
Survey Area Data: Version 17, Jun 1, 2020

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

Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

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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6/19/2021
Page 2 of 5

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
118	Xerorthents, Tailings and 0 to 50 percent slopes	4	56.1	32.8%
550	Dunstone-loafercreek complex, dry, 1 to 15 percent slopes	4	3.6	2.1%
565	Dunstone-Argonaut taxadjunct-Sunnyslope , 2 to 15 percent slopes	4	19.1	11.2%
590	Vistarobles-Redding-Argonaut taxadjunct-Haploxererts , 0 to 9 percent slopes	3	92.2	53.9%
Totals for Area of Interest			**171.0**	**100.0%**

Tie-break Rule: Higher

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/19/2021
Page 3 of 5

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

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6/19/2021
Page 4 of 5