

**LANDX**  
**REAL ESTATE**  
 HUNTING | FARM | RANCH

# HAWN RANCH

## \$2,350,000



**227 +/- ACRES** IN THE BUTTE SINK  
 SEVERAL LOCATIONS FOR FUTURE HOME OR CLUBHOUSE

Approximately **40 +/- Acres** of income producing **Howard Walnuts**

**170 +/- Acres** of natural habitat with **duck blinds** & ag well with great water



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The above information was obtained from sources deemed reliable. Land X Real Estate, Inc. does not assume responsibility for its accuracy or completeness. A prospective buyer should verify all data to their own satisfaction and seek the advice of legal counsel on issues such as water rights, leases, tax consequences, zoning, etc. Buyer is to rely solely on his/her independent due diligence as to the feasibility of the property for their own purposes. Maps included in this brochure are for general information only, and while believed to be substantially accurate, are not of "survey" or expert quality. Property is subject to prior sale, price change, correction, or withdrawal from the market without notice.

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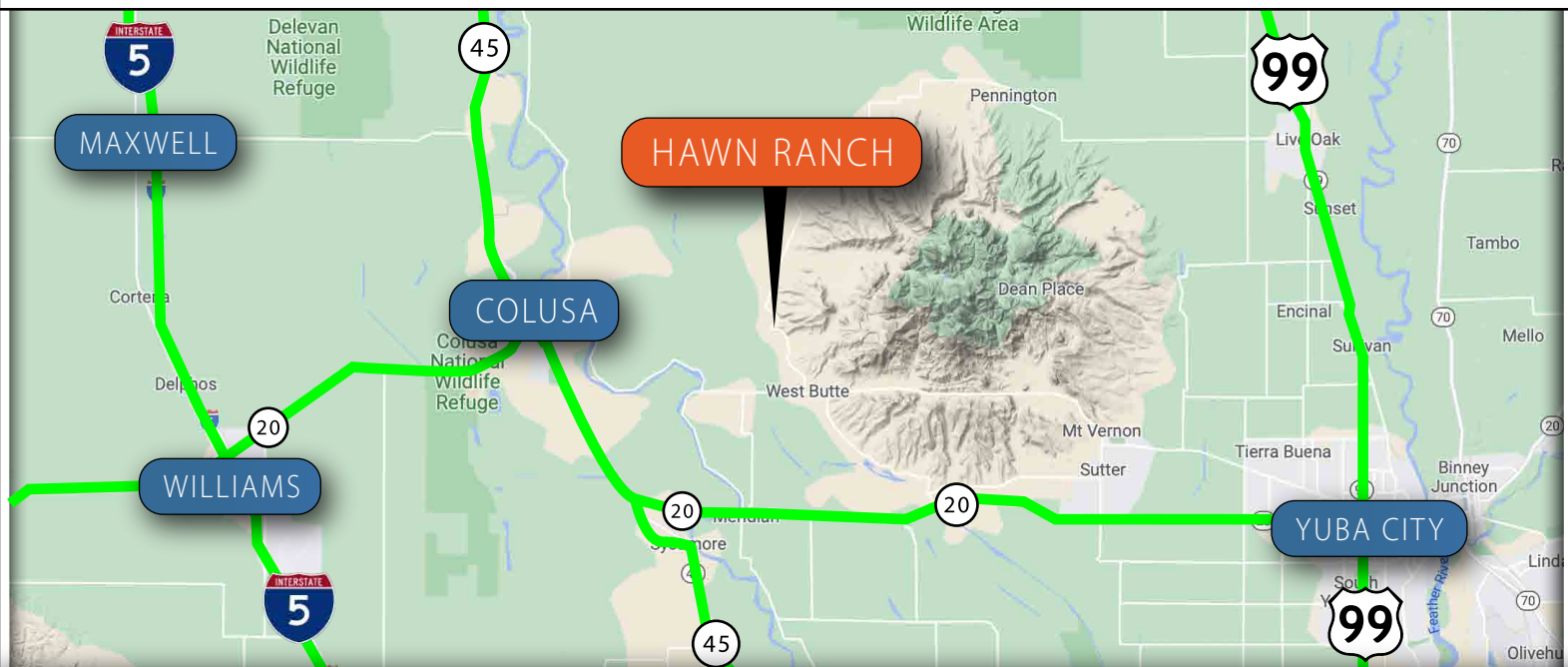
The habitat portion of the property is **+/-170 acres with +/-130 in wetland habitat**. The property currently has **6 tank blinds and 2 platform blinds** for duck hunting. The duck club has an amazing Ag well that enables the property to flood up even when other properties around don't have water.

- 40 +/- Acres of Howard Walnuts planted in 1998
- **Spacing:** 25'x20' - inter-planted over past 4 years to bring current spacing to 10' apart
- **Irrigation:** Micro-jets & Drip
- **Rootstock:** Black & Paradox
- **Production:** 3,000-3,500 lbs/acre
- **Soils:** Class I and Class IV Soils

(See Soils Report Pg 3)



## LOCATION



The Hawn Ranch sits on the East Side of the Butte Sink just West of the Sutter Buttes. This prime location provides for excellent hunting as well as easy commuting to surrounding cities



## 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 Date: Version 18, Sep 6, 2021

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.

## 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
- 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

## 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

## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
113	Clear Lake clay, drained, 0 to 1 percent slopes, frequently flooded, MLRA 17	4	30.8	13.7%
150	Olaques sandy loam, 0 to 2 percent slopes	1	14.7	6.6%
152	Olaques sandy loam, frequently flooded, 0 to 2 percent slopes	4	177.2	78.8%
156	Palls-Stohman stony sandy loams, 9 to 30 percent slopes		2.1	0.9%
Totals for Area of Interest			224.8	100.0%

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For full production and soil reports, please contact Dan@Landxinc.com