

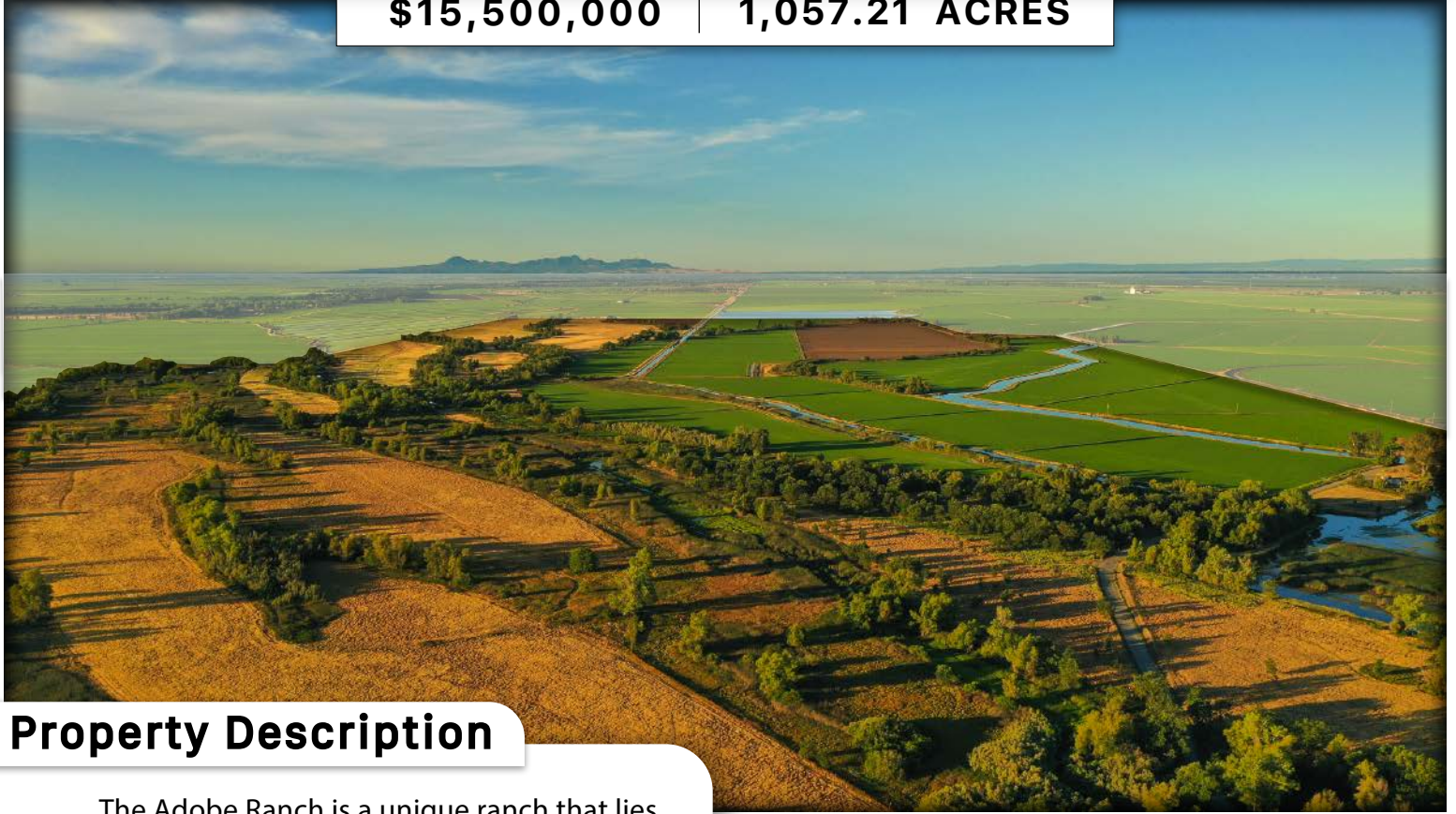


ADOBE RANCH

INTERSECTION OF 7 MILE RD. & NELSON RD.
• BUTTE COUNTY, CALIFORNIA •



\$15,500,000 | 1,057.21 ACRES



Property Description

The Adobe Ranch is a unique ranch that lies in the heart of arguably the most important and abundant wintering waterfowl grounds in all of California, not to mention the entire United States. This Ranch has been owned by the same family since the early 1900's. While the ranch is almost 50% rice fields and 50% wetland and upland habitat, it truly makes it one of the most unique properties in the state. The ranch sits in the heart of the Upper Butte Basin, which is truly a mecca for waterfowl, Blacktail Deer, wild turkey, wild pheasant and many other species of critters and birds that call California home.



PROPERTY FEATURES

- Privacy & Exclusivity
- Excellent water source (Lift Pumps & Gravity)
- Rice income to offset waterfowl hunting/habitat expense
- Located in the heart of the Pacific Flyway
- World Class Waterfowl zone
- Year-round hunting property with waterfowl, turkey, dove, pheasant, deer, and varmint hunting
- Proximity to Llano Seco Complex

LOCATION

The Subject property is located at the South East corner of Nelson Rd. & 7 Mile Rd.

LAND USE

- 411.74 +/- Acres - Rice Ground | 405 +/- Acres net farmable. Yield history available upon request
- 273.41 +/- Acres - Dry Field & Row Crop
- 372.06 +/- Acres - Wetlands, Roads & Ditches

APN & ZONING

- Butte County APN: 038-140-006 (547/acres)
- Glenn County APN: 015-030-002 (510.21/acres)
- Zoning – AG-160 (Butte), AE-40 (Glenn)

SOILS

Class II, III, V Soils – Farewell Silt Loam, Dodgeland Silty Clay, Whitecabin-Ordfer, Lofgren-Blavo soils.

WATER

Western Canal Primary Water - Western Canal Water District
District Standby Charges \$10/Ac. + \$4.50 per Ac./Ft.

LEASES

Existing year to year lease with rice farmer to be terminated post harvest.

OIL GAS & MINERAL RIGHTS

The Oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

TAXES

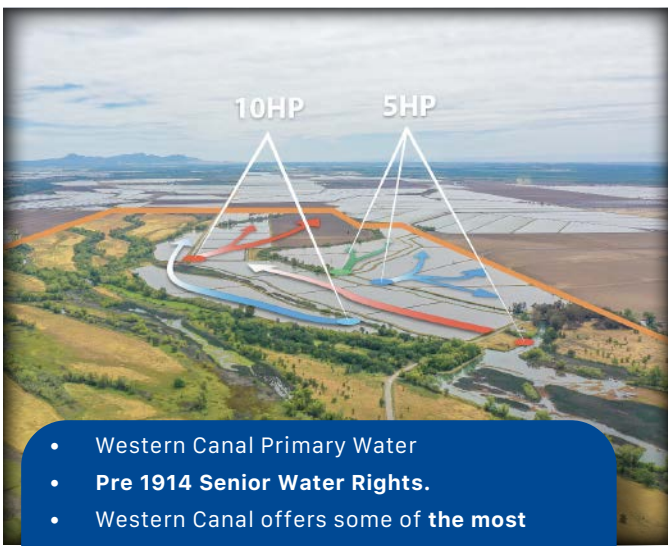
The property is not enrolled in the Williamson Act. The property taxes will be approximately 1.1% of the sales price.

TERMS

Cash at the close of Escrow

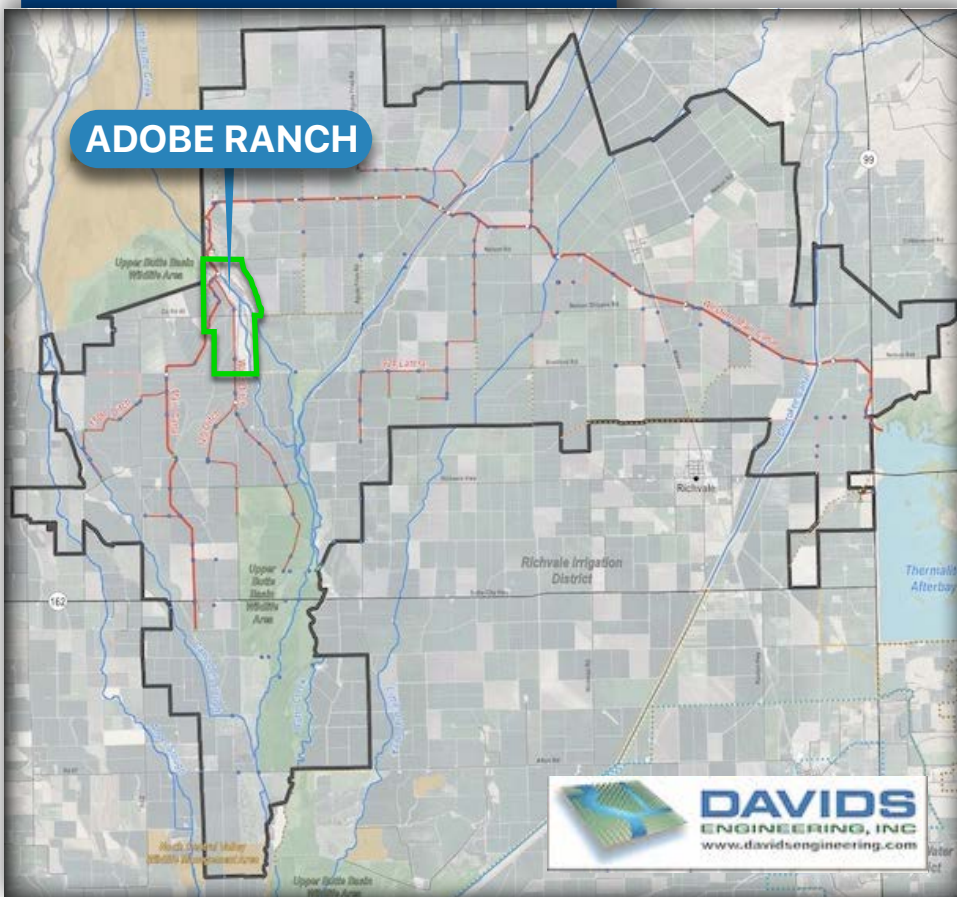
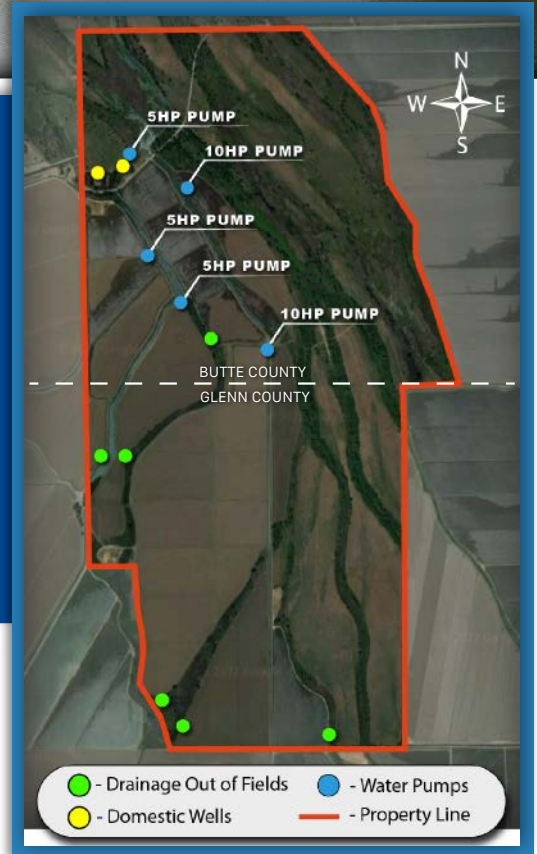


PROPERTY WATERFLOW



- Western Canal Primary Water
- **Pre 1914 Senior Water Rights.**
- Western Canal offers some of the **most reliable and inexpensive water** in California.

5 HP – Electric Lift Pump
 5 HP – Electric Lift Pump
 5 HP – Electric Lift Pump
 10 HP – Electric Lift Pump
 10 HP – Electric Lift Pump
 Domestic Well
 Domestic Well



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CO-LISTED

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IN THE HEART OF THE PACIFIC FLYWAY

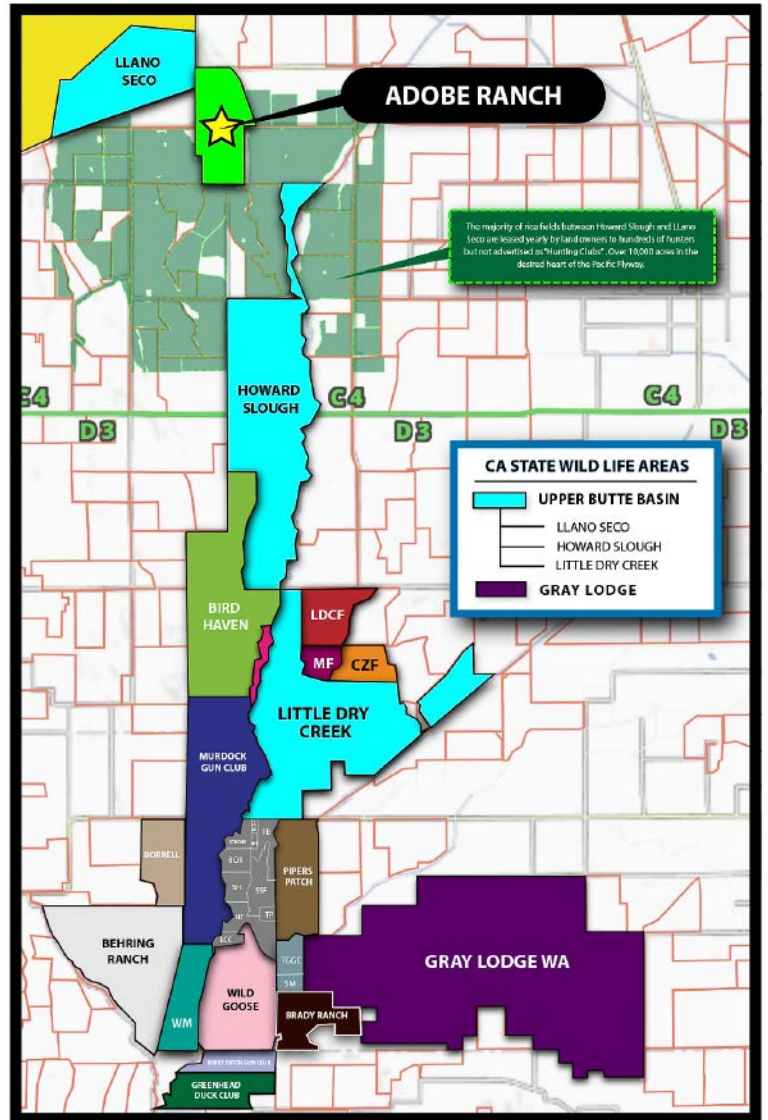
The Upper Butte Basin Wildlife Area was created in 1991 and is approximately 9,600 acres and consists of three units: Llano Seco, Howard Slough, and Little Dry Creek. The Adobe Ranch sits just to the southeast of the Llano Seco unit (shares a border) and north of the Howard Slough unit. It is all located within the Butte Basin, a low-lying area extending from the Sacramento River south and east to the Butte Creek drainage and southward to include the Butte Sink.

By mid-September the Upper Butte Basin complex can be **holding more than 250,000 birds** and the counts by December can surpass 750,000. Today it is still considered one of the finest wetland habitat complexes in North America.



THE MAJORITY OF RICE FIELDS SURROUNDING THE ADOBE RANCH ARE LEASED YEARLY TO HUNDREDS OF HUNTERS BUT NOT ADVERTISED AS "HUNTING CLUBS". OVER 10,000 ACRES OF RICE FIELDS & WETLANDS IN THE DESIRED PACIFIC FLYWAY

PROXIMITY TO OTHER DUCK CLUBS



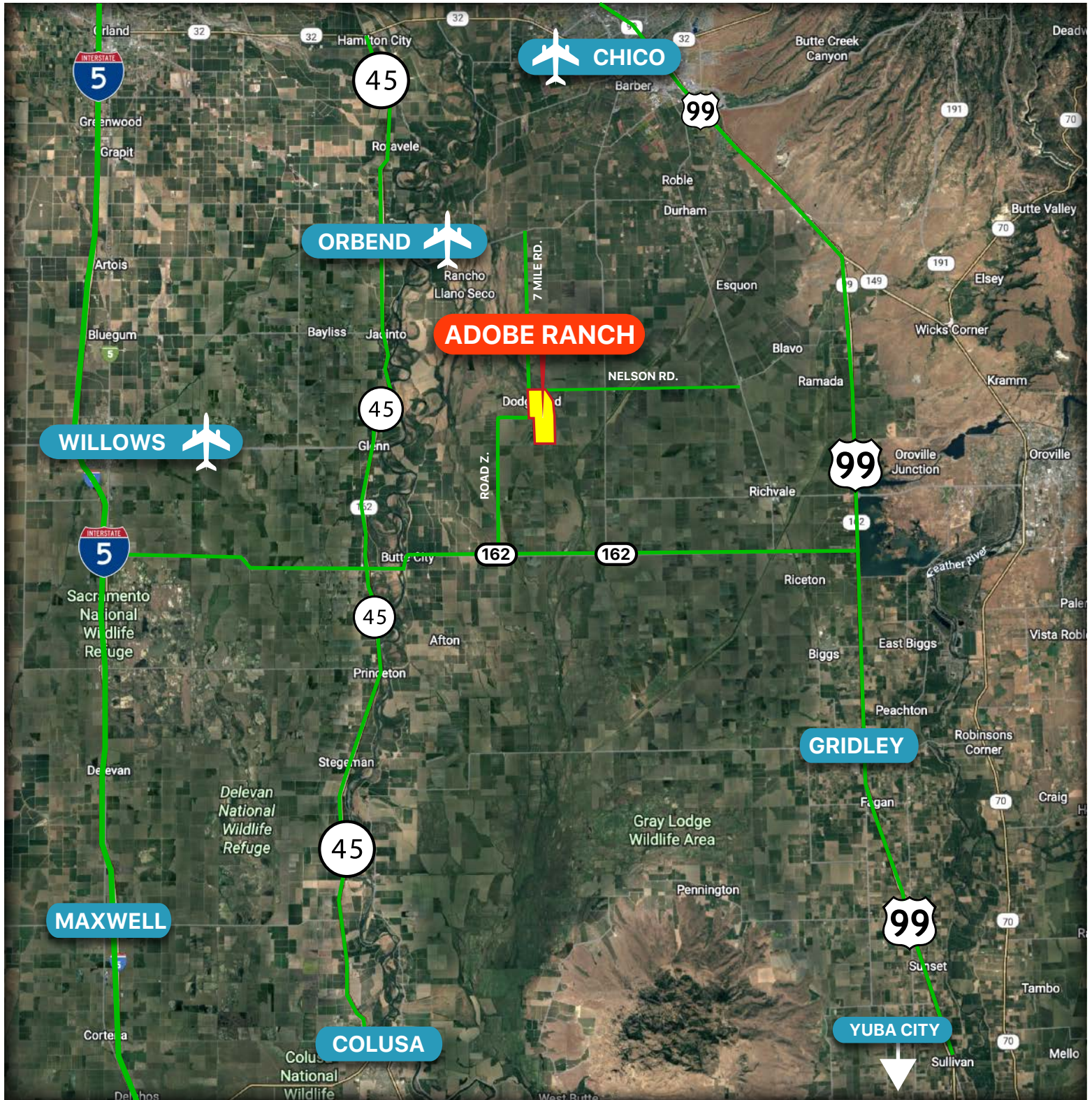
ADOBE RANCH	WILD GOOSE CLUB	BRADY RANCH
LITTLE DRY CREEK FARMS	PIPERS PATCH	TULE GOOSE GUN CLUB
BIRD HAVEN	GREENHEAD DUCK CLUB	SPRING MEADOWS
CLOSED ZONE FARMS	BEHRING RANCH	BUTTE CREEK ISLAND RANCH
MURDOCK GUN CLUB	BERRY PATCH GUN CLUB	SKY-HI
MOM'S FARM	WHITE MALLARD	SCHORR
HOO DOO ISLAND	BORRELL	TRIPLE BEE
		SANBORN SLOUGH FARMS
		TULE PATCH
		HANGTOWN
		LAST CHANCE CLUB

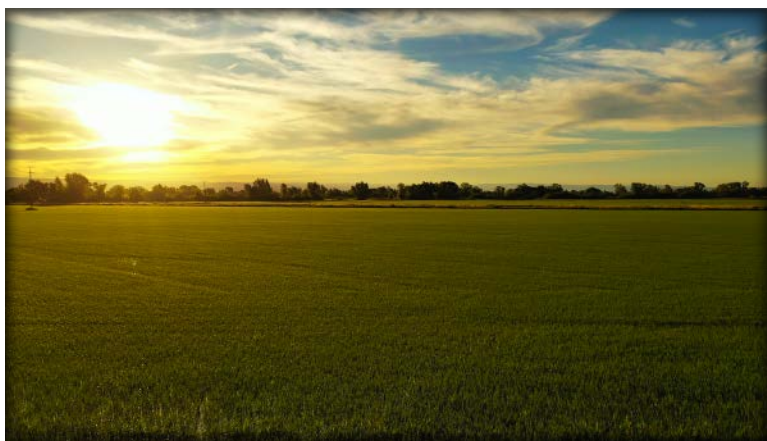
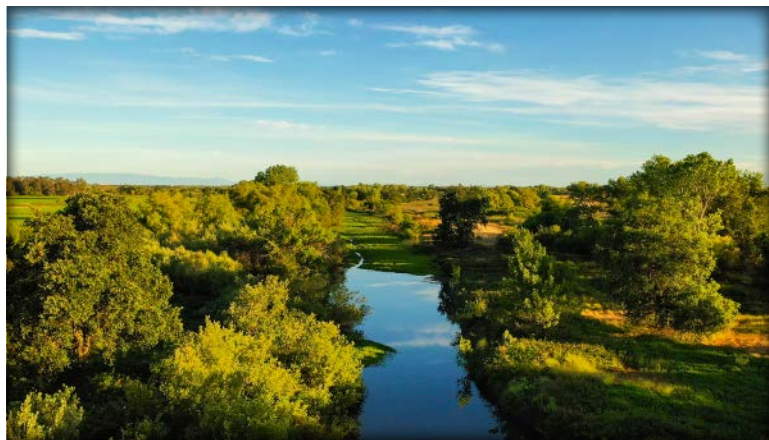
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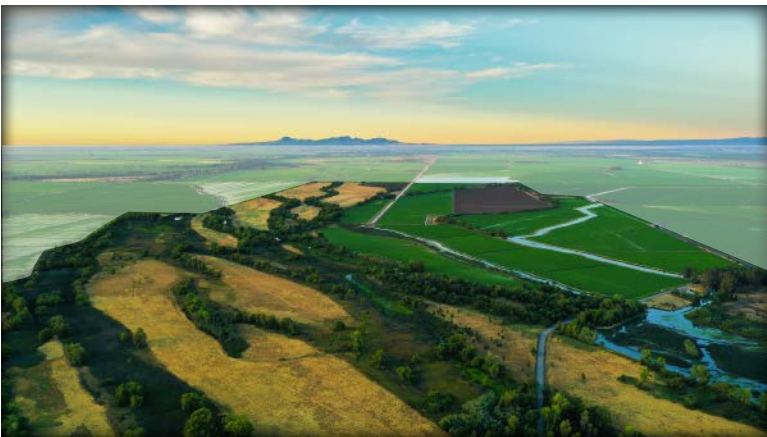
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MAP LEGEND

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 scales ranging from 1:20,000 to 1:24,000.

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 18, Sep 6, 2021

Soil Survey Area: Glenn County, California
Survey Area Data: Version 17, Sep 6, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

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

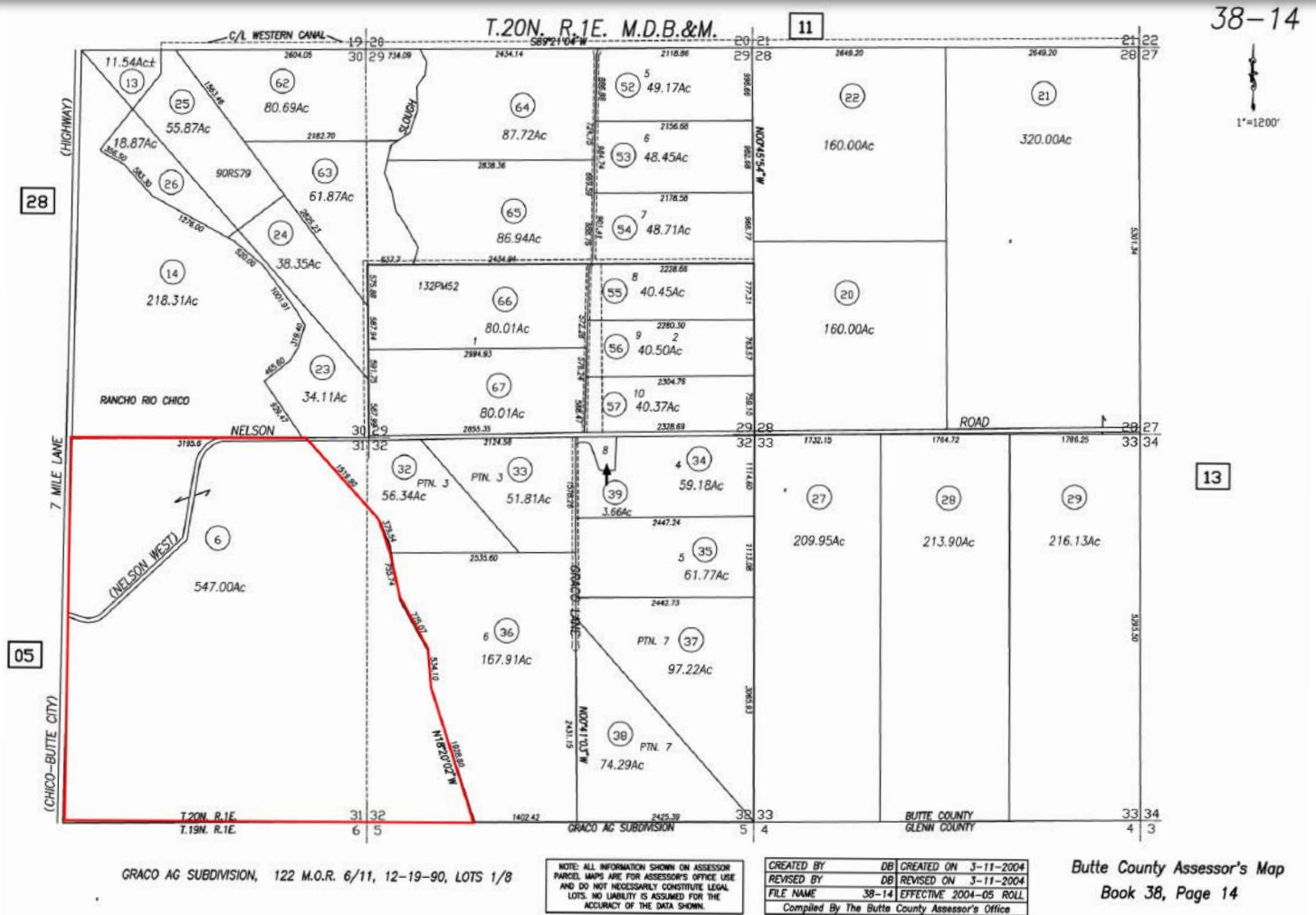
Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018

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.

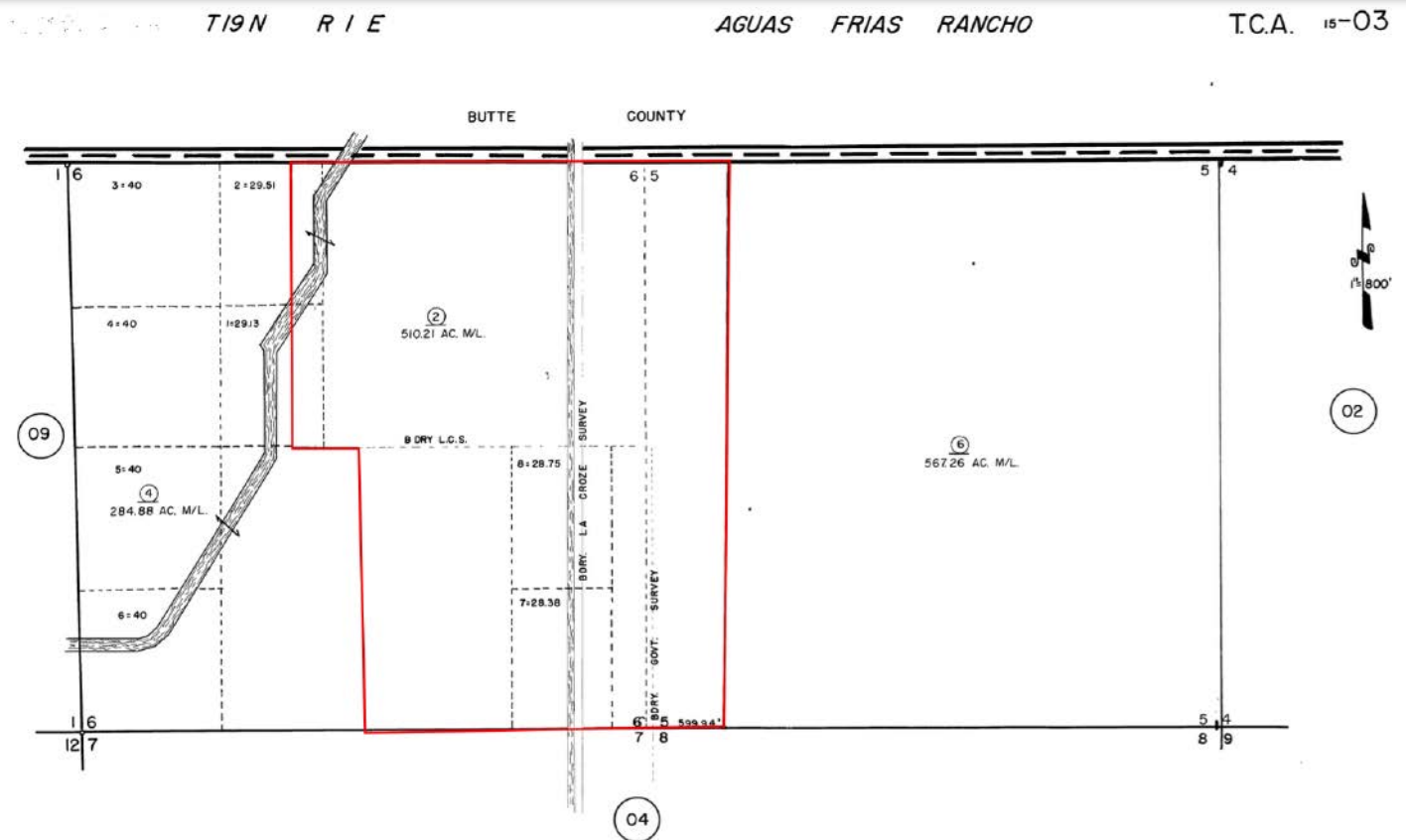
IRRIGATED CAPABILITY CLASS

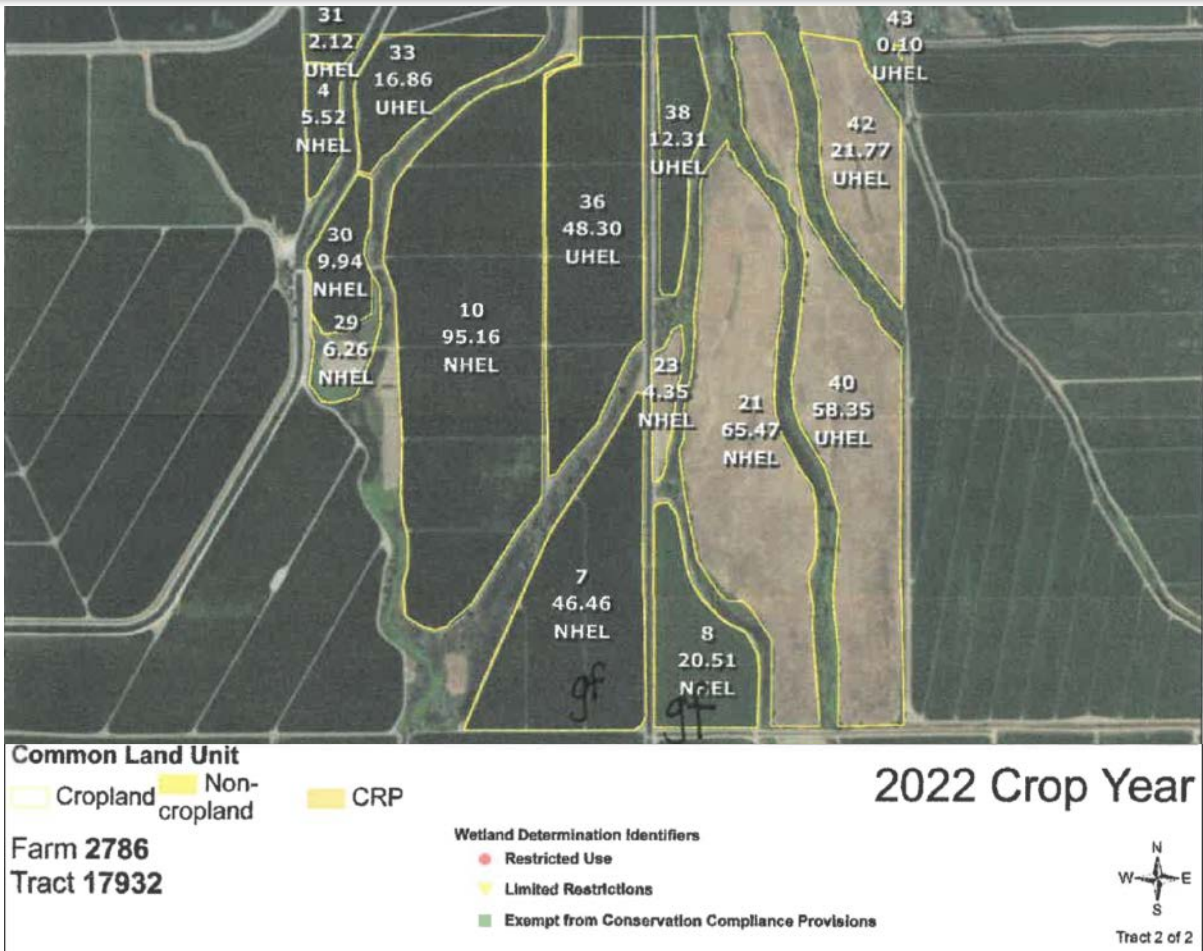
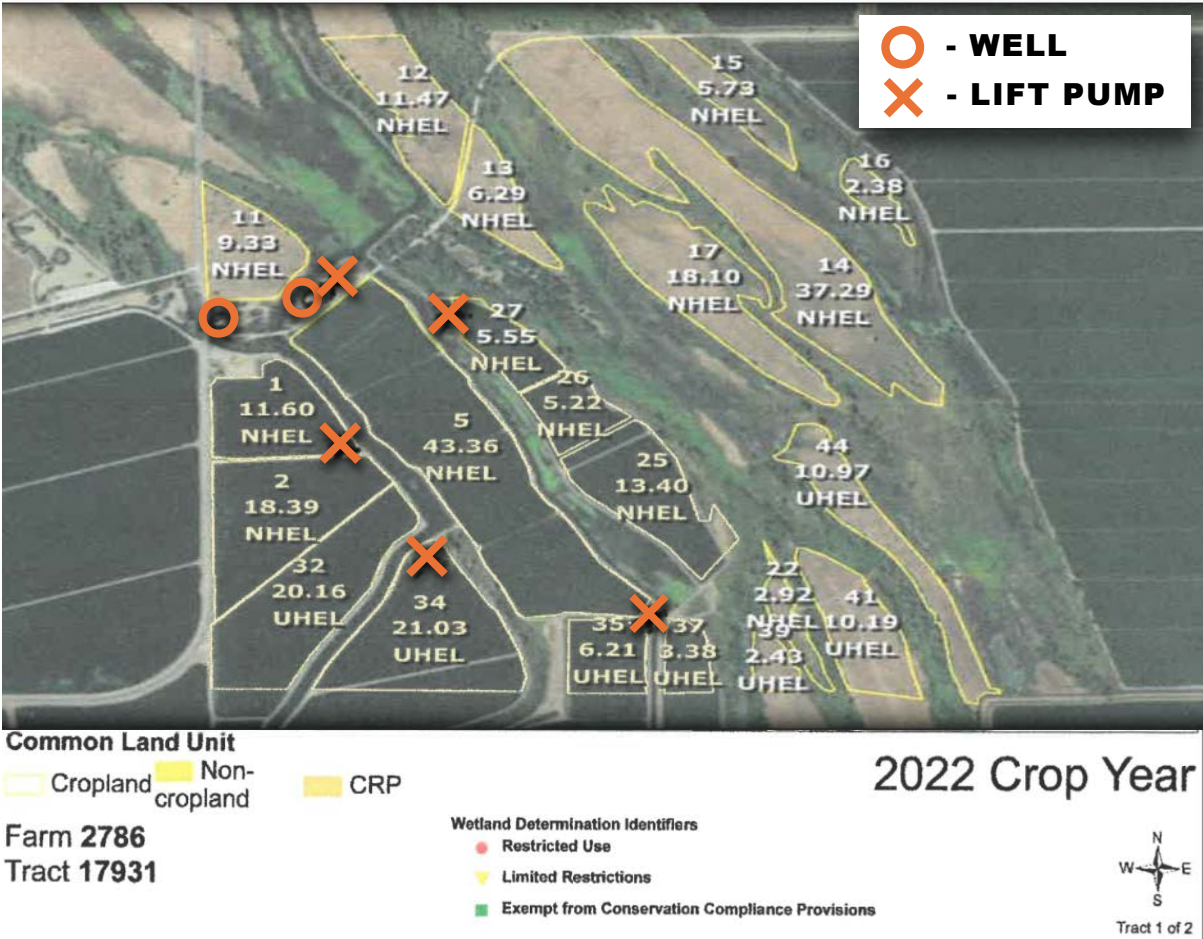
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
177	Farwell silt loam, 0 to 1 percent slopes, occasionally flooded	2	23.6	2.1%
180	Dodgeland silty clay loam, 0 to 5 percent slopes, occasionally flooded	5	104.5	9.5%
181	Dodgeland silty clay loam, 0 to 1 percent slopes, frequently flooded	5	233.1	21.2%
252	Whitecabin-Ordiferry silty clays, 0 to 1 percent slopes, occasionally flooded	3	159.0	14.5%
255	Whitecabin-Ordiferry, 0 to 1 percent slopes, occasionally flooded	3	32.6	3.0%
500	Lofgren-Blavo, 0 to 1 percent slopes	5	5.9	0.5%
Subtotals for Soil Survey Area			558.6	50.8%
Totals for Area of Interest			1,098.6	100.0%

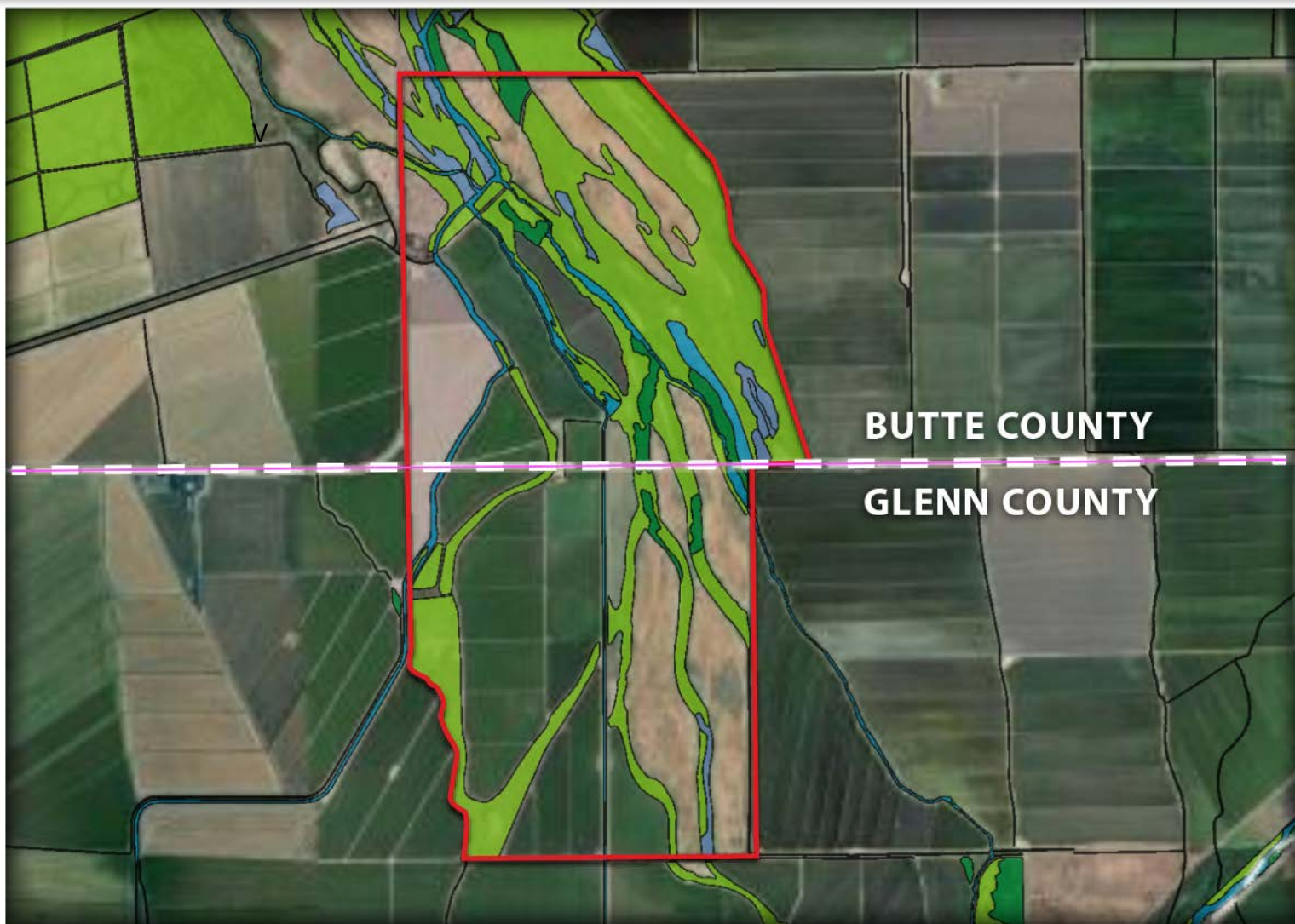
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
La	Landiow clay	3	413.9	37.7%
Lc	Landiow clay loam	2	10.2	0.9%
Rh	Riverwash		89.9	8.2%
So	Stockton clay, very deep	2	25.8	2.4%
Sp	Stockton clay, deep, overflow	4	0.2	0.0%
Subtotals for Soil Survey Area			540.0	49.2%
Totals for Area of Interest			1,098.6	100.0%



ADOBE RANCH | PARCEL MAP | GLENN COUNTY







March 19, 2022

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

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