

# CAMPBELL RANCH

Glenn County, California

1,273.60± Acres

\$6,500,000  
(\$5,104/Acre)

PRICE REDUCED



- Almonds & Walnuts
- Kanawha Water District
- Income & Depreciation
- Recreation/Hunting



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:



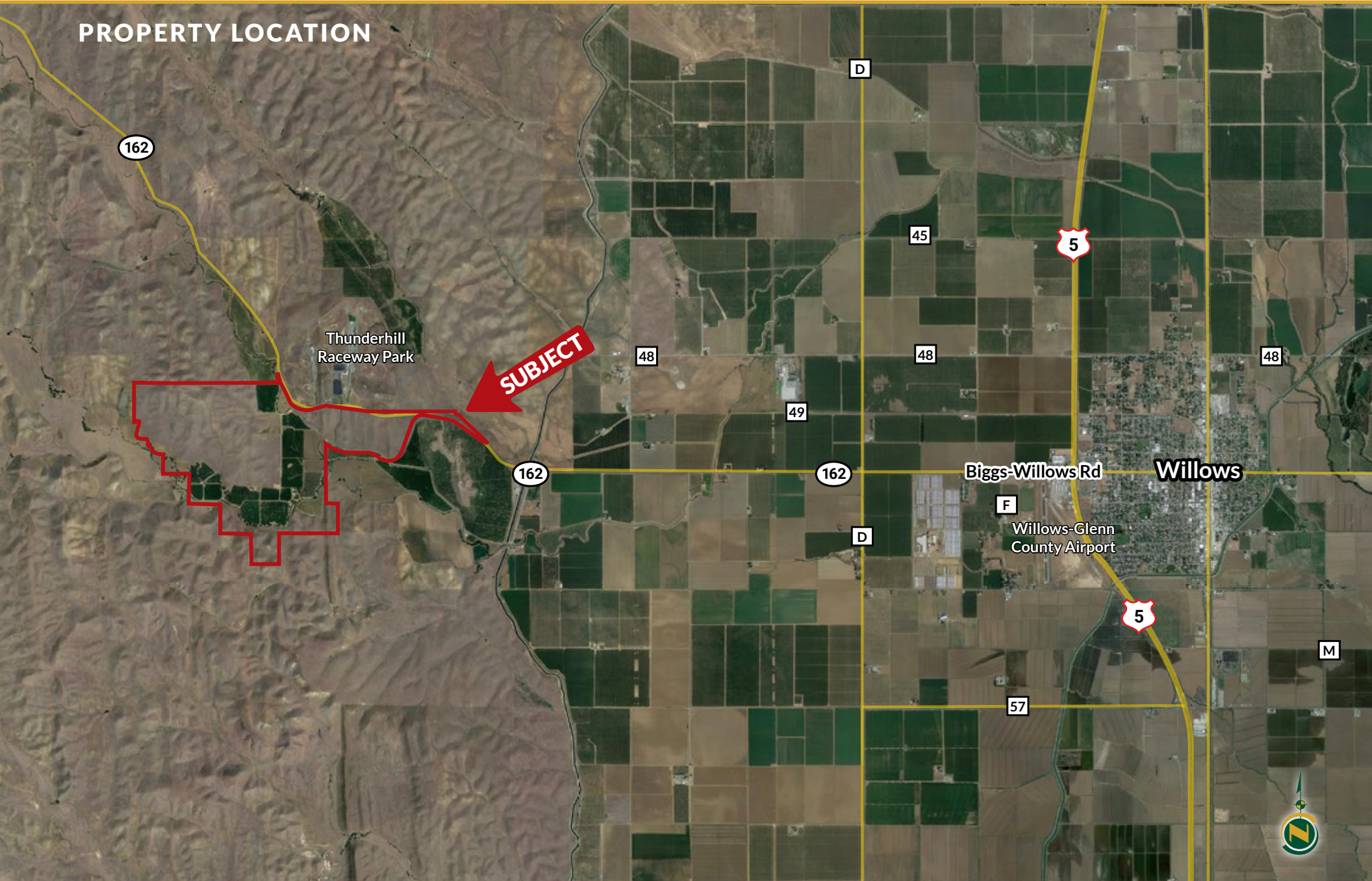


# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## PROPERTY LOCATION



## PROPERTY INFORMATION

### DESCRIPTION

A unique and beautiful 1,273.60± acre ranch consisting of approximately 874± acres of grazing land with rolling terrain, spectacular hilltop views and recreational opportunities. The balance of acreage includes farmland planted to 232.40± acres of almonds, 39± acres of walnuts and 43± acres of field crops. Irrigation water for farming has historically been supplied by the Kanawha Water District. The water is distributed to the orchards via micro-sprinkler irrigation systems. A comfortable ranch style home and two large barns are situated in a natural setting amongst grand oak trees. The farm and ranch operations are managed through multiple lease agreements, which are available for review by prospective qualified buyers. The Campbell Ranch is adjacent to the Thunderhill Raceway, which hosts professional and amateur car races.

### LOCATION

The south side of Highway 162, approximately 6± miles west of the city of Willows and Interstate 5.

### LEGAL

1,273.60± assessed acres located in portions of Sections 4, 5, 6, 7 & 8 of T19N, R4W and a portion of Section 1, T19N, R5W, M.D.B.&M. Glenn County APN's: 018-080-013 and 018-050-045, 049, 050 & 051.

### PRODUCTION

Available upon request.

### WATER

The property is in the Kanawha Water District and is entitled to receive district water on 345 acres only. The acreage has multiple KWD turnouts, which can deliver irrigation water to filter stations that boost water throughout the fields via micro-sprinklers.

### BUILDINGS

A 2,142± square foot 3 bedroom, 2 bath residence, originally built in 1950, which includes a more recent 400± square foot addition. The home features dual pane windows, a fireplace and HVAC system. (5189 Highway 162, Willows, CA 95988).

A 3,100± square foot wood construction barn with a galvanized metal roof. Includes several large horizontal sliding doors with portions dirt and concrete floor.

A 4,712 square foot wood constructed barn style shop with galvanized metal roof and concrete floor.

### RECREATION

The perfect property to enjoy outdoor activities, including hiking, biking, horseback riding, and ATV's. Additionally, the wildlife on the property provide incredible hunting opportunities for deer, wild boar, turkey, dove and quail to name a few.

### LEASES

The property contains multiple leases. A sale is subject to the terms of the existing leases, which are available for review by prospective buyers.

### EQUIPMENT

None.

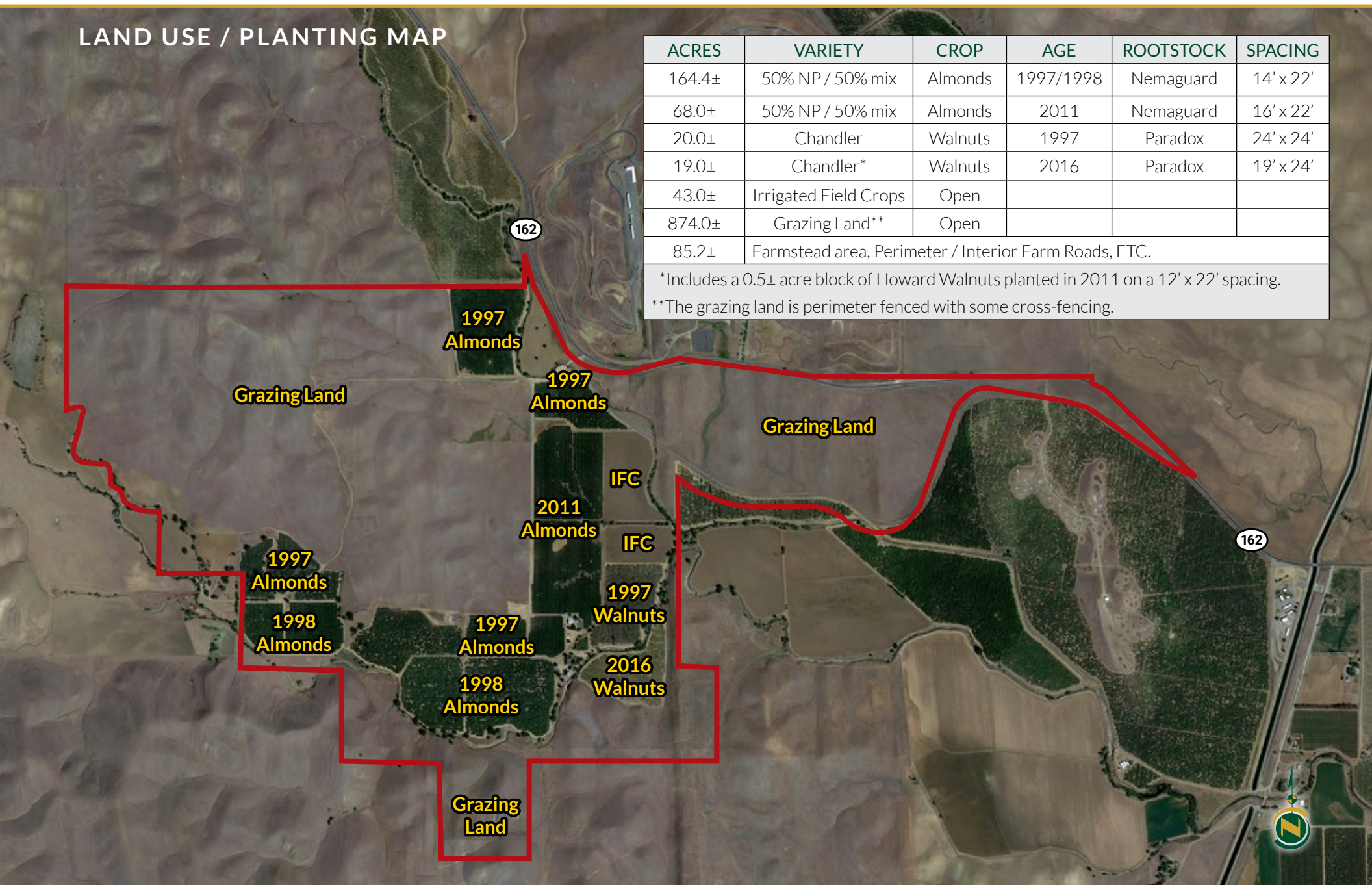
### PRICE/TERMS

\$6,500,000 cash at the close of escrow. A sale is subject to the terms of the existing leases.



## LAND USE / PLANTING MAP

ACRES	VARIETY	CROP	AGE	ROOTSTOCK	SPACING
164.4±	50% NP / 50% mix	Almonds	1997/1998	Nemaguard	14' x 22'
68.0±	50% NP / 50% mix	Almonds	2011	Nemaguard	16' x 22'
20.0±	Chandler	Walnuts	1997	Paradox	24' x 24'
19.0±	Chandler*	Walnuts	2016	Paradox	19' x 24'
43.0±	Irrigated Field Crops	Open			
874.0±	Grazing Land**	Open			
85.2±	Farmstead area, Perimeter / Interior Farm Roads, ETC.				
*Includes a 0.5± acre block of Howard Walnuts planted in 2011 on a 12' x 22' spacing.					
**The grazing land is perimeter fenced with some cross-fencing.					





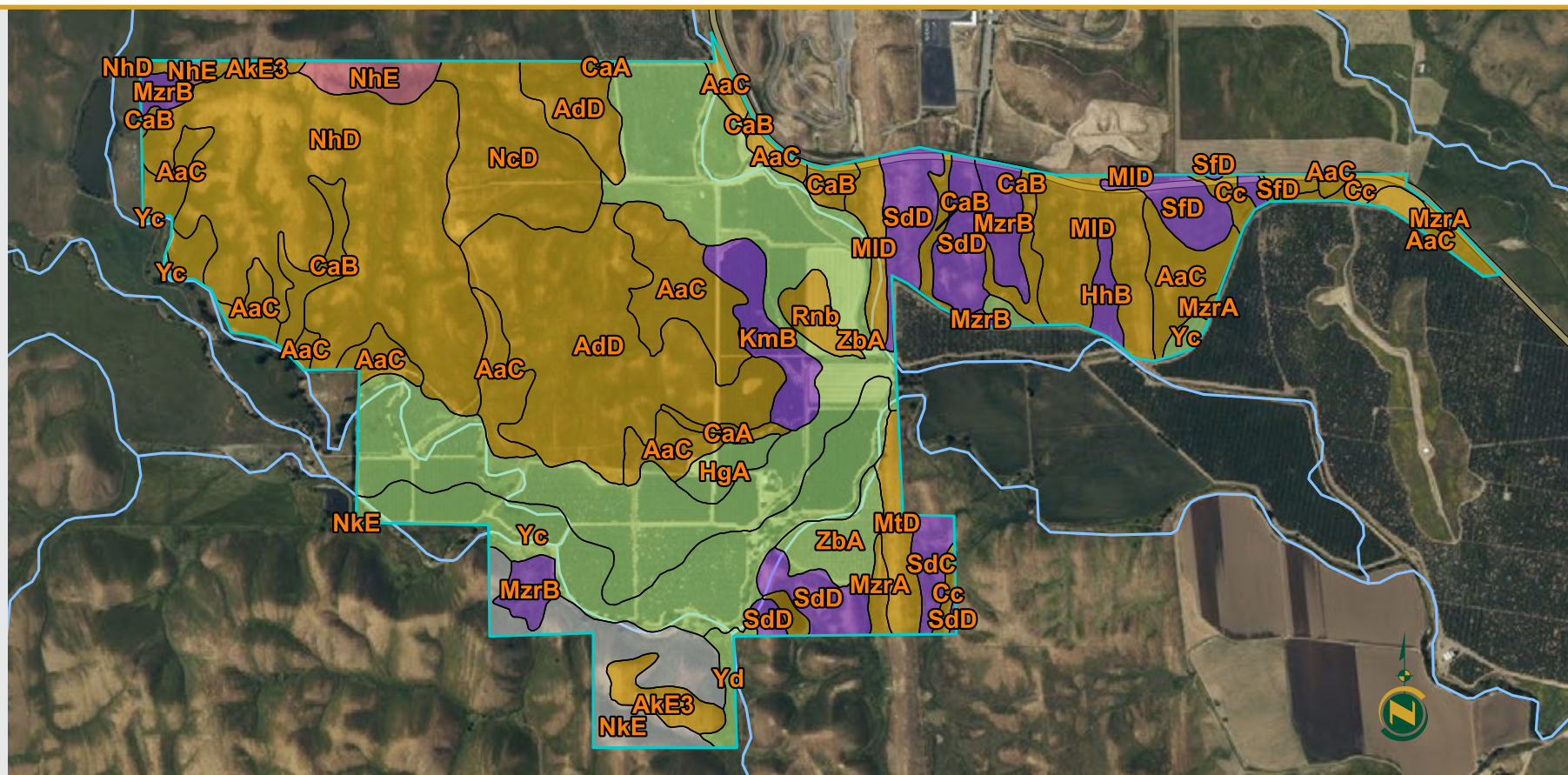
# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## SOILS MAP

California  
Revised  
Storie Index



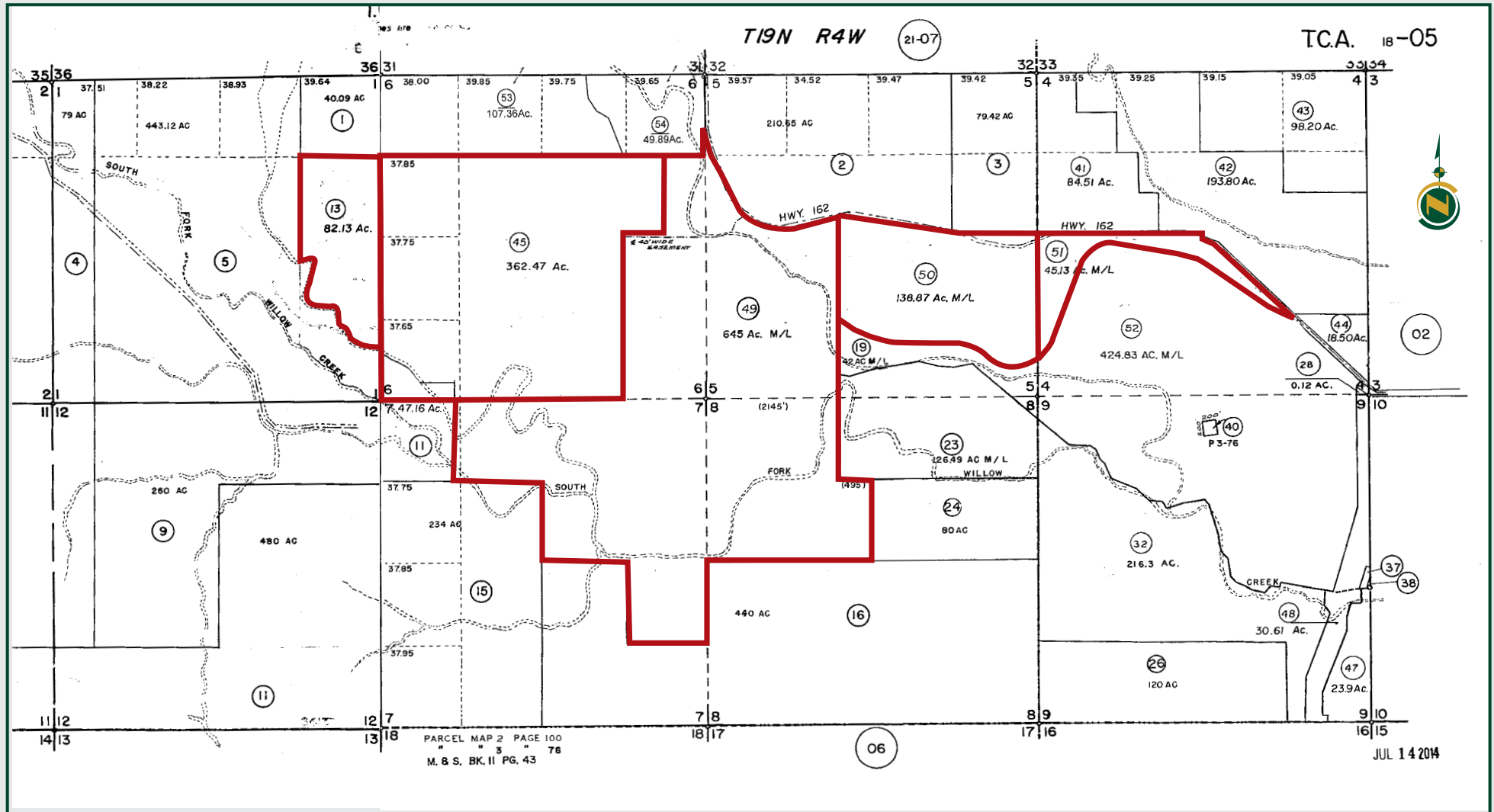
Map unit symbol	Map unit name	Map unit symbol	Map unit name	Map unit symbol	Map unit name	Map unit symbol	Map unit name	Map unit symbol	Map unit name	Map unit symbol	Map unit name
<b>AaC</b>	Altamont clay, 3 to 15 percent slopes	<b>Cc</b>	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	<b>MtD</b>	Millsholm-Rock outcrop complex, 10 to 40 percent slopes, MLRA 15	<b>NhD</b>	Nacimiento-Contra Costa association, 15 to 30 percent slopes	<b>SdC</b>	Sehorn-Millsholm association, 1 to 15 percent slopes, MLRA 15	<b>Yd</b>	Yolo clay loam, moderately deep over clay
<b>AdD</b>	Altamont soils, 15 to 30 percent slopes	<b>HgA</b>	Hillgate loam, 0 to 2 percent slopes, MLRA 17	<b>MzrA</b>	Myers clay, 0 to 1 percent slopes, MLRA 17	<b>NhE</b>	Nacimiento-Contra Costa association, 30 to 50 percent slopes	<b>SdD</b>	Sehorn-Millsholm association, 3 to 30 percent slopes, MLRA 15	<b>ZbA</b>	Zamora silty clay loam, 0 to 3 percent slopes, MLRA 17
<b>AKE3</b>	Millsholm-Altamont-Rock outcrop complex, 10 to 55 percent slopes, severely eroded, MLRA 15	<b>HhB</b>	Hillgate loam, moderately deep, 0 to 10 percent slopes	<b>MzrB</b>	Myers clay, 3 to 10 percent slopes	<b>NkE</b>	Nacimiento-Contra Costa-Gullied land complex, 30 to 50 percent slopes	<b>SfD</b>	Shedd silty clay loam, 15 to 30 percent slopes, MLRA 15		
<b>CaA</b>	Capay clay, 0 to 4 percent slopes, MLRA 17	<b>KmB</b>	Kimball gravelly loam, 2 to 10 percent slopes	<b>NaC</b>	Nacimiento clay, 3 to 15 percent slopes	<b>Rnb</b>	Riz silty clay loam, moderately saline-alkali	<b>Yc</b>	Yolo clay loam, 0 to 3 percent slopes, MLRA 17		
<b>CaB</b>	Capay clay, 0 to 11 percent slopes, MLRA 17	<b>MID</b>	Millsholm loam, 3 to 30 percent slopes, MLRA 15	<b>NcD</b>	Nacimiento soils, 10 to 30 percent slopes						

# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## PARCEL MAP



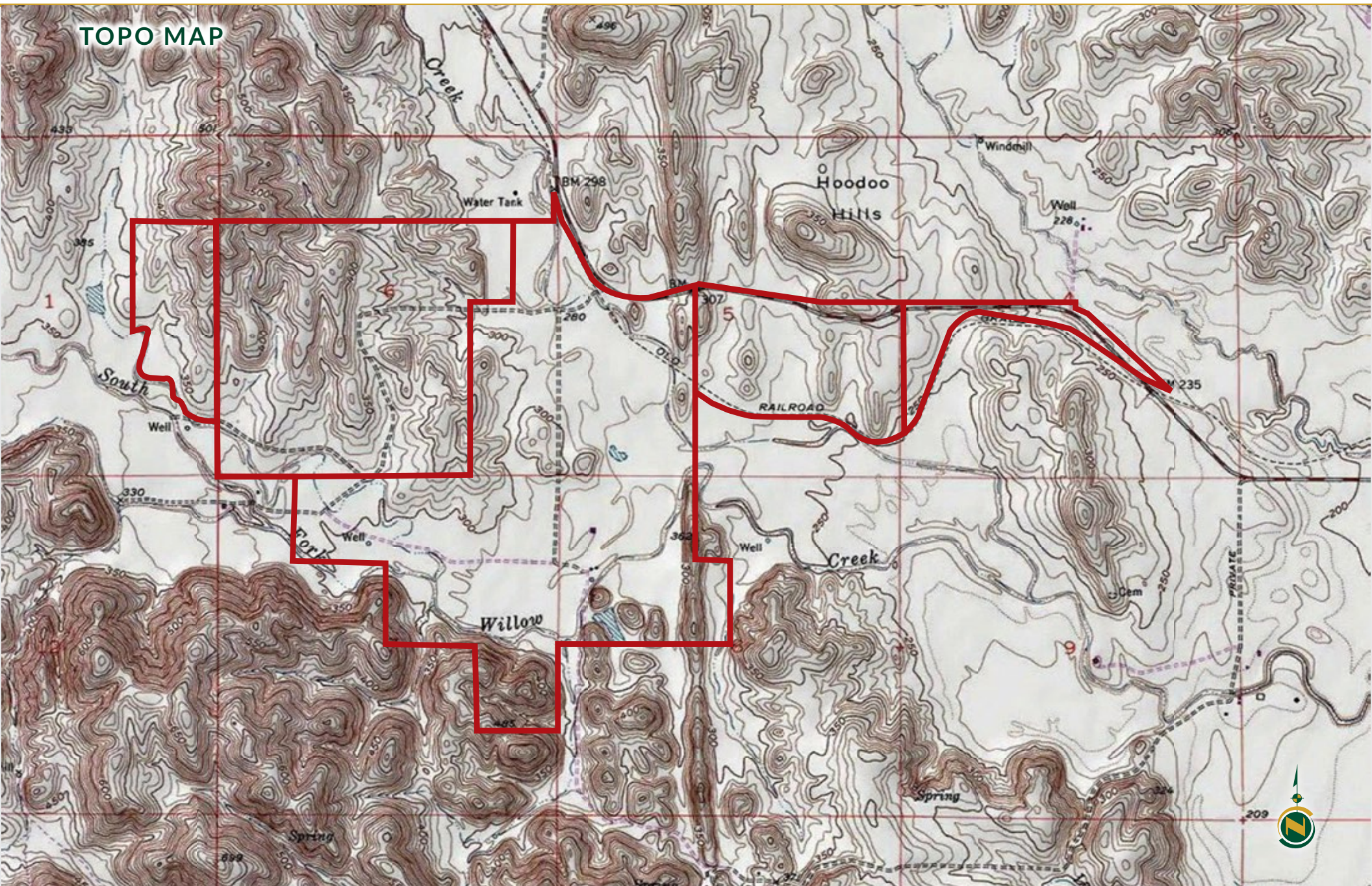


# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



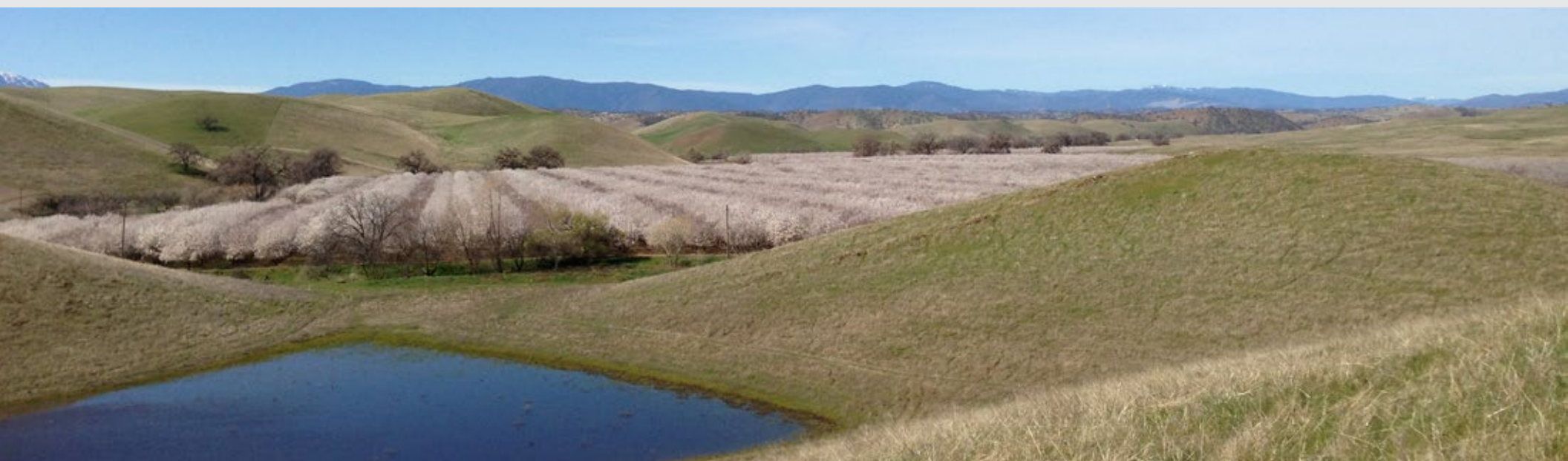
## TOPO MAP





# CAMPBELL RANCH

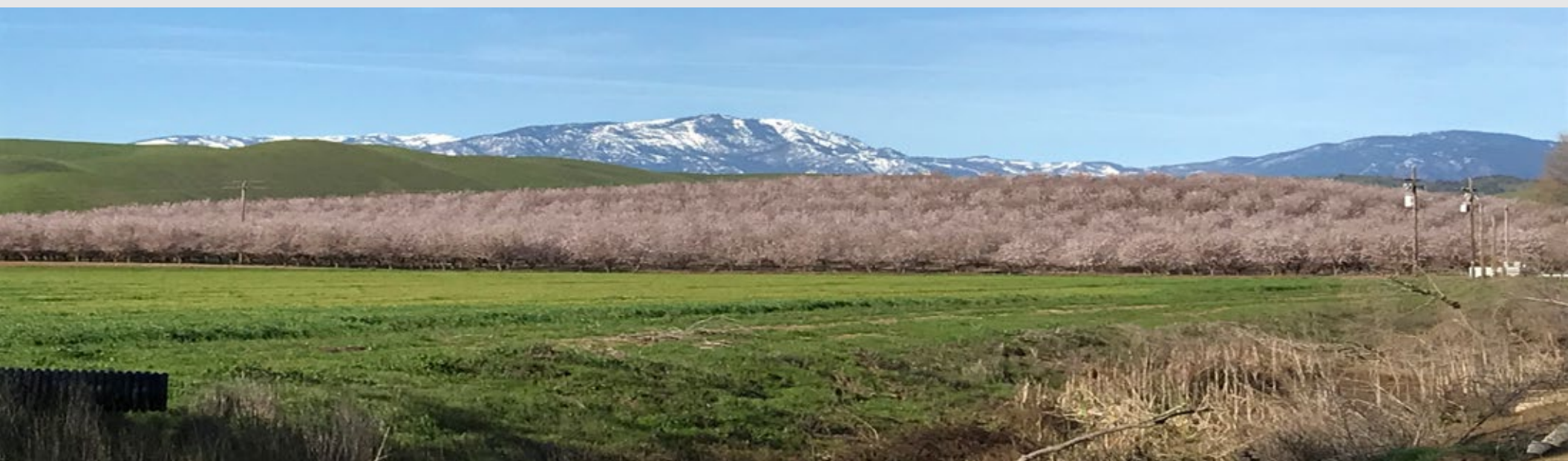
1,273.60± Acres  
Glenn County, CA





# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA





# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA

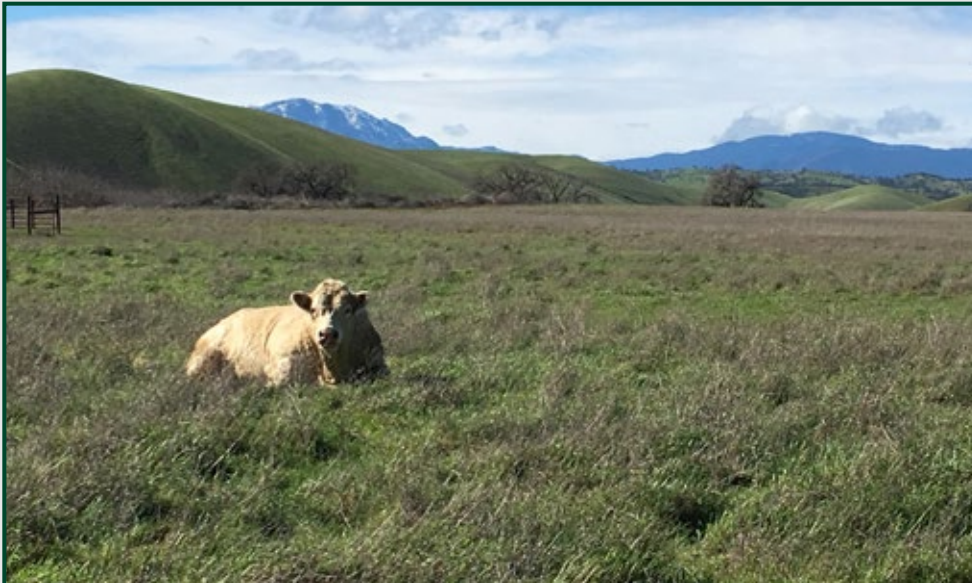


## PROPERTY PHOTOS





## PROPERTY PHOTOS



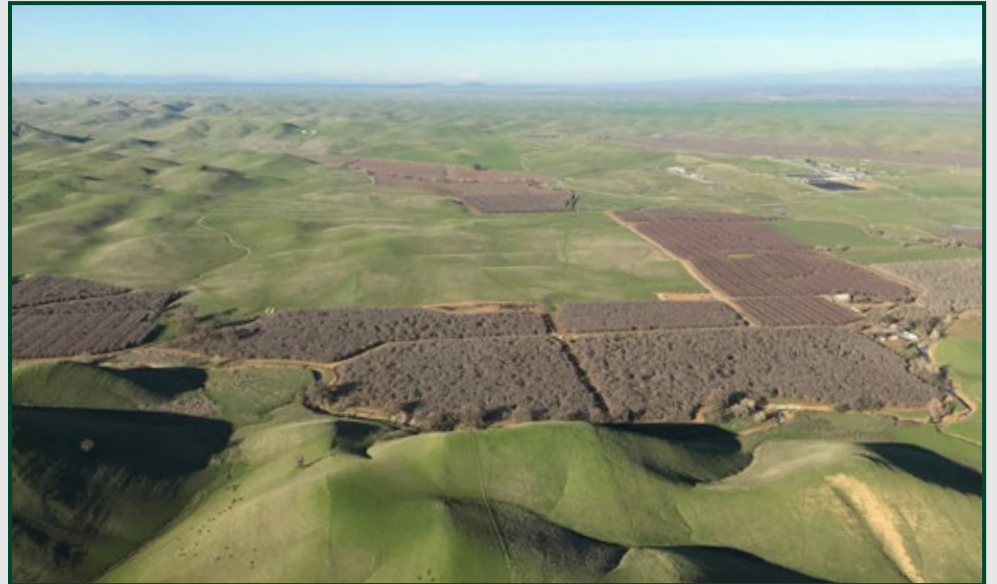
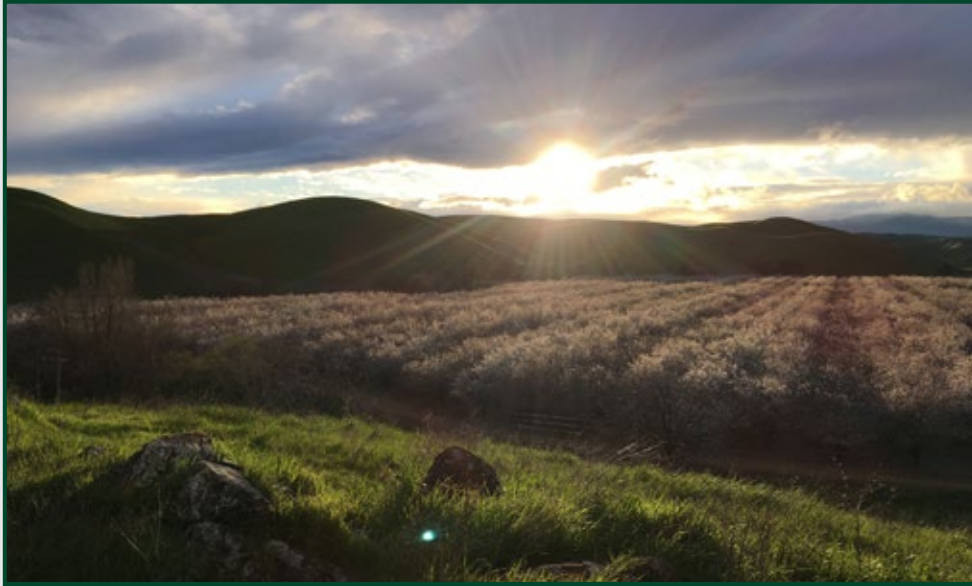


# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## PROPERTY PHOTOS





## PROPERTY PHOTOS





# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## PROPERTY PHOTOS





# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## PROPERTY PHOTOS





# CAMPBELL RANCH

1,273.60± Acres  
Glenn County, CA



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



[www.pearsonrealty.com](http://www.pearsonrealty.com)

DRE# 00020875



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional.

Additional information is available at:  
California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/>  
Telephone Number: (916) 653-5791

### Policy on cooperation:

*All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.*