



CALIFORNIA AGRICULTURAL
P R O P E R T I E S , I N C .

CHAMBERLAIN FARMS CHROME RANCH

LOCATION: The Ranch is located on the east and west sides of County Road 306, nine miles north of the town of Elk Creek in Western Glenn County. Access to the Ranch is west from Interstate 5 in Willows on Highway 162 to the town of Elk Creek, then north on Road 306 to Chrome.

SIZE: The Ranch totals 1,200.52 acres.

<u>APN</u>	<u>ACRES</u>	<u>ANNUAL TAXES</u>
027-210-007	.68	\$180.16
027-210-008	1.43	\$40.00
027-210-009	.43	\$42.20
027-200-003	99.13	\$412.48
027-200-012	168.84	\$1,746.34
027-200-017	275.87	\$1,747.24
027-200-018	430.00	\$1,765.44
027-200-019	<u>224.85</u>	<u>\$1,208.64</u>
TOTAL	1,200.52 ACRES	\$7,142.50

ZONING: General Agriculture.

SOIL TYPE: See attached Soils Report.

TOPOGRAPHY: Flat to mountainous. The corrals near the County Road on the Ranch sit at 935 feet, and the mountains on the west side of the Ranch go up to 1,700 feet.

WATER: There are three large ponds on the Ranch that contain water year around, along with a couple of springs that provide livestock water on the Ranch. The main spring is piped to provide livestock water and water for the house.

OIL, MINERAL, & GAS RIGHTS: All available Oil, Mineral, and Gas Rights will convey to Buyer at the close of escrow.

IMPROVEMENTS: There is an older 2 bedroom, 1 bathroom home in fair condition on the property that is rented out for \$300 per month. There is also a barn on the Ranch that is in fair condition.

PRICE: \$2,401,040 Cash to Seller.

COMMENTS: This is a nice grazing/recreational Ranch located in western Glenn County with small parcels on the County Road that used to be the town of Chrome back in the day. The Ranch is bordered on the west side by Bureau of Land Management ground. The Ranch is currently utilized for livestock grazing.

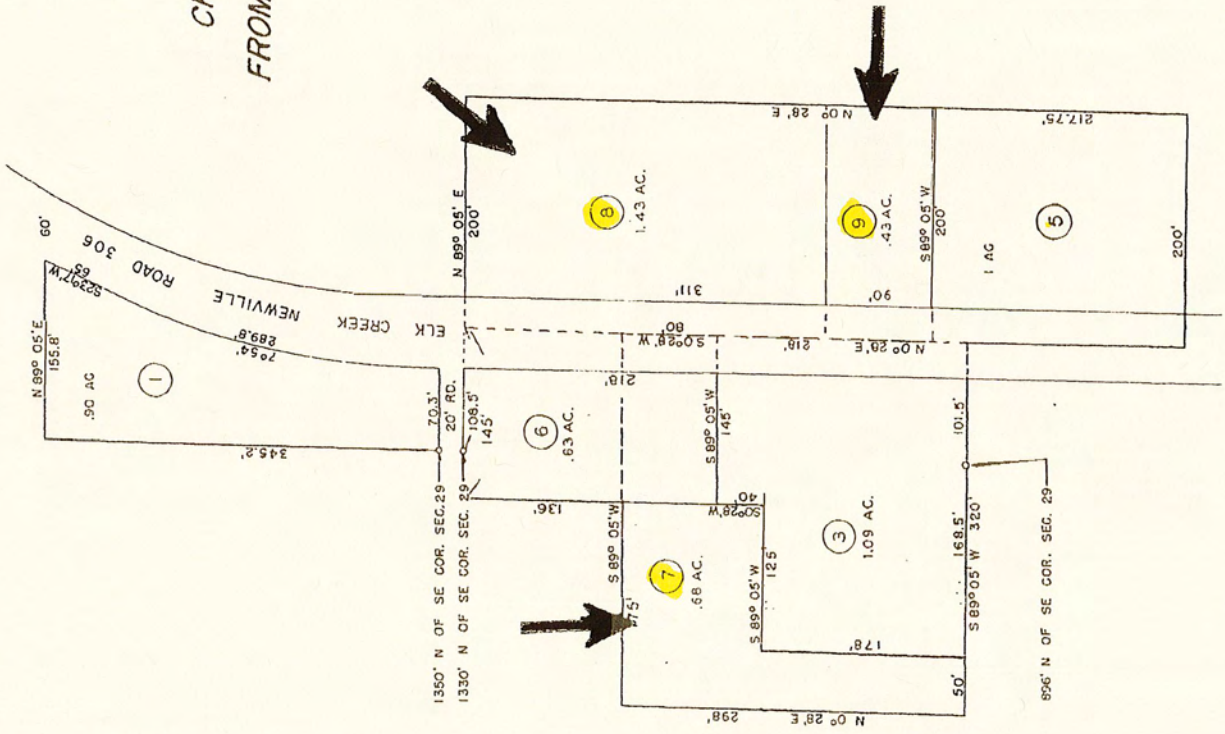
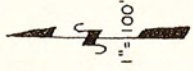
The above information has been supplied by the Owner or by sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.
37874 COUNTY ROAD 28
WOODLAND, CA 95695
SCOTT A. STONE, BROKER (M) (530) 681-1410
www.calagprop.com

T.C.A.

27-2

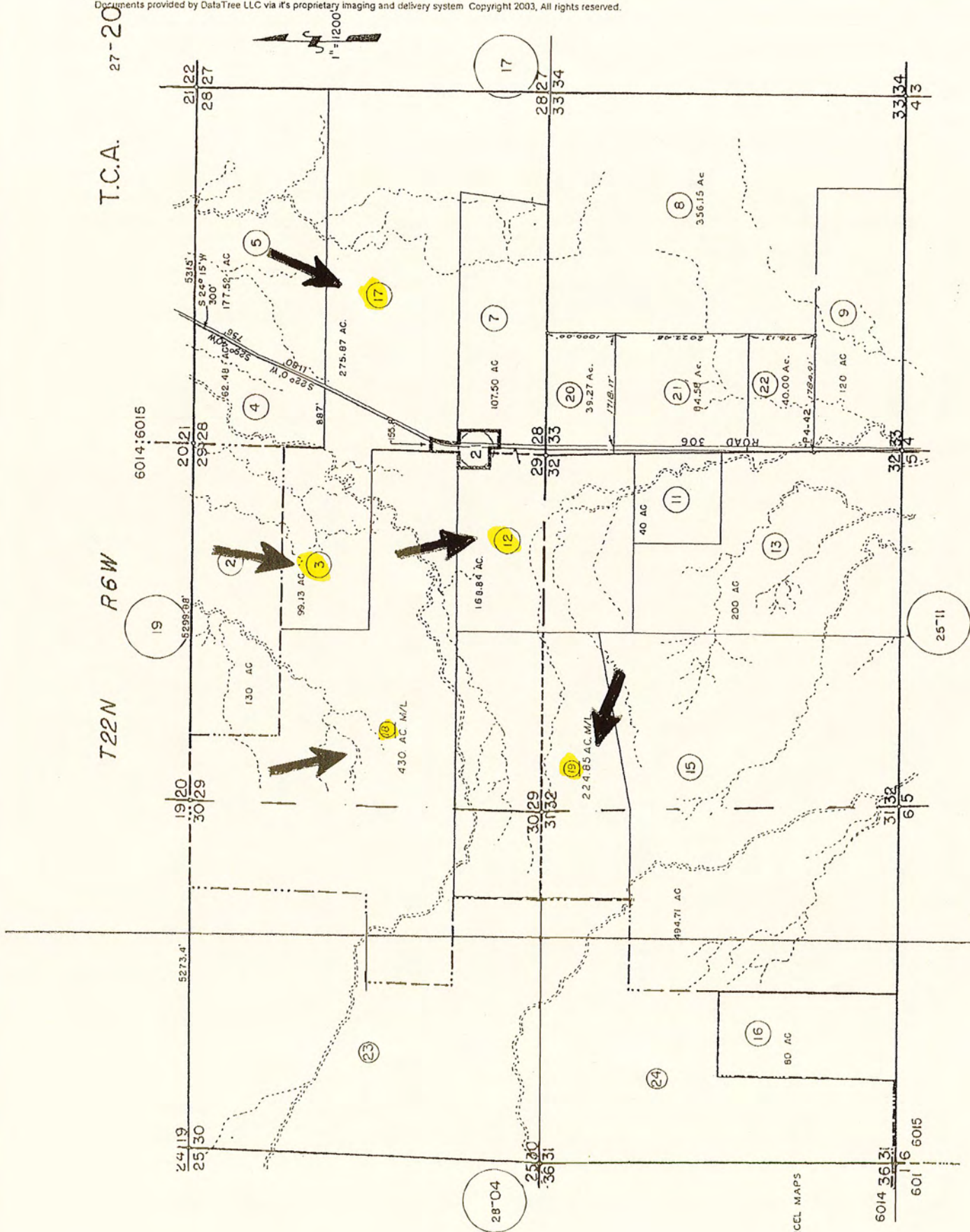
CHROME
FROM PAGE 20



PARCEL MAP

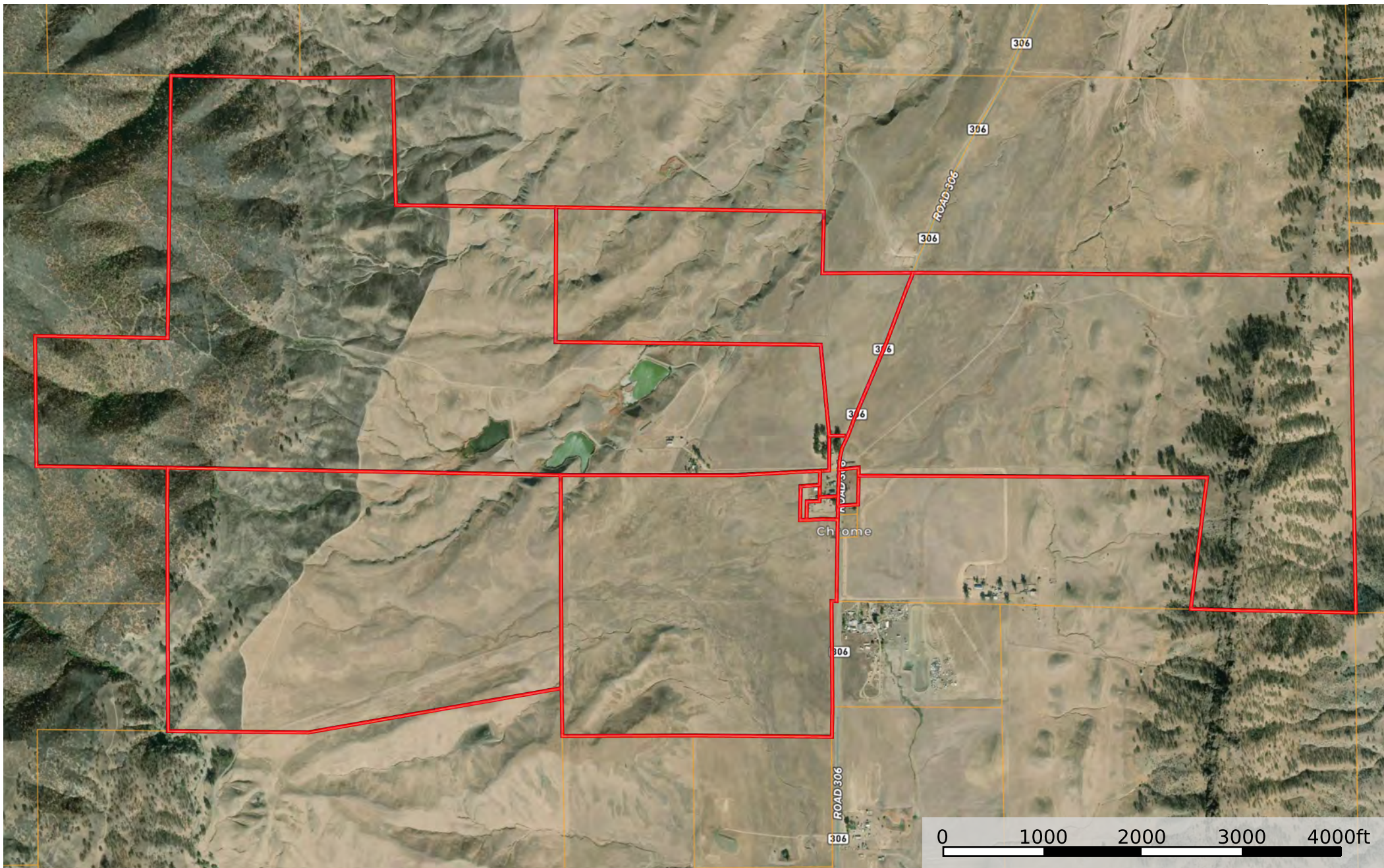
T.C.A. 27-20

T22N R6W



PARCEL MAP

CHAMBERLAIN FARMS, CHROME RANCH 1,200.52 ACRES, GLENN COUNTY, CA.



Boundary

Scott Stone

P: (530) 662-4094

sastone57@gmail.com

37874 County Road 28, Woodland, Ca. 95695



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

 All Polygons 1087.64 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LmE	Lodo-Gullied land complex, 30 to 50 percent slopes	237.68	21.85	0	3	6e
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	154.4	14.2	0	45	3s
HcE	Henneke stony clay loam, 30 to 65 percent slopes	137.19	12.61	0	7	7e
SdE	Sehorn-Millsholm association, 15 to 50 percent slopes, MLRA 15	74.54	6.85	0	26	6e
NvC	Newville gravelly loam, 3 to 15 percent slopes	58.85	5.41	0	39	4e
HmB	Hillgate gravelly loam, 2 to 8 percent slopes	58.24	5.35	0	44	3e
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	53.34	4.9	0	44	3s
SdD	Sehorn-Millsholm association, 3 to 30 percent slopes, MLRA 15	41.15	3.78	0	36	4e
CwA	Corning gravelly loam, 0 to 2 percent slopes	33.16	3.05	0	41	4s
NwD	Newville-Gullied land complex, 8 to 30 percent slopes	29.47	2.71	0	10	4e
AaC	Altamont clay, 3 to 15 percent slopes	28.63	2.63	0	40	3e
LtE	Lodo-Tehama-Gullied land complex, 30 to 50 percent slopes	23.5	2.16	0	9	6e
HcD	Henneke stony clay loam, 10 to 30 percent slopes	22.98	2.11	0	14	7e
TpF	Terrace escarpments	22.45	2.06	0	-	7e
MuE	Millsholm-Rock outcrop complex, 15 to 55 percent slopes, MLRA 15	18.54	1.7	0	10	7e
CaB	Capay clay, 0 to 11 percent slopes, MLRA 17	14.2	1.31	0	41	3e
RosF	Rock land, sedimentary rocks	12.98	1.19	0	-	8
KmB	Kimball gravelly loam, 2 to 10 percent slopes	11.42	1.05	0	44	3e
W	Water	10.38	0.95	0	-	-
MvE	Millsholm complex, 10 to 50 percent slopes, MLRA 15	8.98	0.83	0	22	6e
CwB	Corning gravelly loam, 2 to 8 percent slopes	8.73	0.8	0	41	4e
KmA	Kimball gravelly loam, 0 to 2 percent slopes	7.93	0.73	0	44	3s
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	4.78	0.44	0	51	3w
MzrB	Myers clay, 3 to 10 percent slopes	3.59	0.33	0	35	3e
MzxB	Myers-Gullied land complex, 3 to 10 percent slopes	3.34	0.31	0	10	3e
AoB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	3.13	0.29	0	47	3e
EsE	Eroded land, shale material	2.29	0.21	0	-	8
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	1.65	0.15	0	22	3w
TcB	Tehama clay loam, 2 to 10 percent slopes	0.09	0.01	0	46	3e
MnD	Millsholm silt loam, 10 to 30 percent slopes, MLRA 15	0.03	0.0	0	31	4e
TOTALS		1087.64(*)	100%	-	23.3	4.94

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is

due to a round error because we only show the acres of each soil with two decimal.

 Boundary 426.53 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LmE	Lodo-Gullied land complex, 30 to 50 percent slopes	184.24	43.2	0	3	6e
HcE	Henneke stony clay loam, 30 to 65 percent slopes	118.84	27.86	0	7	7e
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	23.73	5.56	0	45	3s
HcD	Henneke stony clay loam, 10 to 30 percent slopes	22.98	5.39	0	14	7e
AaC	Altamont clay, 3 to 15 percent slopes	15.77	3.7	0	40	3e
TpF	Terrace escarpments	10.57	2.48	0	-	7e
NvC	Newville gravelly loam, 3 to 15 percent slopes	10.56	2.48	0	39	4e
W	Water	10.25	2.4	0	-	-
CwA	Corning gravelly loam, 0 to 2 percent slopes	9.4	2.2	0	41	4s
CwB	Corning gravelly loam, 2 to 8 percent slopes	8.73	2.05	0	41	4e
SdE	Sehorn-Millsholm association, 15 to 50 percent slopes, MLRA 15	6.2	1.45	0	26	6e
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	5.26	1.23	0	44	3s
TOTALS		426.53(*)	100%	-	11.61	5.91

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 224.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LmE	Lodo-Gullied land complex, 30 to 50 percent slopes	53.44	23.77	0	3	6e
NvC	Newville gravelly loam, 3 to 15 percent slopes	40.83	18.16	0	39	4e
LtE	Lodo-Tehama-Gullied land complex, 30 to 50 percent slopes	21.15	9.41	0	9	6e
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	20.86	9.28	0	45	3s
HcE	Henneke stony clay loam, 30 to 65 percent slopes	18.35	8.16	0	7	7e
CwA	Corning gravelly loam, 0 to 2 percent slopes	13.12	5.84	0	41	4s
AaC	Altamont clay, 3 to 15 percent slopes	12.86	5.72	0	40	3e
KmB	Kimball gravelly loam, 2 to 10 percent slopes	11.42	5.08	0	44	3e
MvE	Millsholm complex, 10 to 50 percent slopes, MLRA 15	8.98	4.0	0	22	6e
TpF	Terrace escarpments	8.43	3.75	0	-	7e
NwD	Newville-Gullied land complex, 8 to 30 percent slopes	7.85	3.49	0	10	4e
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	7.46	3.32	0	44	3s
W	Water	0.03	0.01	0	-	-

SdE	Sehorn-Millsholm association, 15 to 50 percent slopes, MLRA 15	0.01	0.0	0	26	6e
TOTALS		224.79(*)	100%	-	23.0	4.87

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 162.14 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	79.86	49.25	0	45	3s
NwD	Newville-Gullied land complex, 8 to 30 percent slopes	21.62	13.33	0	10	4e
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	21.09	13.01	0	44	3s
HmB	Hillgate gravelly loam, 2 to 8 percent slopes	15.57	9.6	0	44	3e
CwA	Corning gravelly loam, 0 to 2 percent slopes	10.64	6.56	0	41	4s
NvC	Newville gravelly loam, 3 to 15 percent slopes	7.46	4.6	0	39	4e
TpF	Terrace escarpments	3.45	2.13	0	-	7e
LtE	Lodo-Tehama-Gullied land complex, 30 to 50 percent slopes	2.35	1.45	0	9	6e
W	Water	0.1	0.06	0	-	-
TOTALS		162.14(*)	100%	-	38.06	3.37

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 1.68 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	1.16	69.05	0	45	3s
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	0.52	30.95	0	44	3s
TOTALS		1.68(*)	100%	-	44.69	3.0

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Boundary 272.5 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SdE	Sehorn-Millsholm association, 15 to 50 percent slopes, MLRA 15	68.33	25.07	0	26	6e
HmB	Hillgate gravelly loam, 2 to 8 percent slopes	42.67	15.66	0	44	3e
SdD	Sehorn-Millsholm association, 3 to 30 percent slopes, MLRA 15	41.15	15.1	0	36	4e
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	28.79	10.56	0	45	3s
HmA	Hillgate gravelly loam, 0 to 2 percent slopes	19.01	6.98	0	44	3s
MuE	Millsholm-Rock outcrop complex, 15 to 55 percent slopes, MLRA 15	18.54	6.8	0	10	7e

CaB	Capay clay, 0 to 11 percent slopes, MLRA 17	14.2	5.21	0	41	3e
RosF	Rock land, sedimentary rocks	12.98	4.76	0	-	8
KmA	Kimball gravelly loam, 0 to 2 percent slopes	7.93	2.91	0	44	3s
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	4.78	1.75	0	51	3w
MzrB	Myers clay, 3 to 10 percent slopes	3.59	1.32	0	35	3e
MzxB	Myers-Gullied land complex, 3 to 10 percent slopes	3.34	1.23	0	10	3e
AoB	Arbuckle gravelly loam, 0 to 8 percent slopes, MLRA 17	3.13	1.15	0	47	3e
EsE	Eroded land, shale material	2.29	0.84	0	-	8
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	1.65	0.61	0	22	3w
TcB	Tehama clay loam, 2 to 10 percent slopes	0.09	0.03	0	46	3e
MnD	Millsholm silt loam, 10 to 30 percent slopes, MLRA 15	0.03	0.01	0	31	4e
TOTALS		272.5(*)	100%	-	32.93	4.46

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water









