

For Sale

Clark Road Ranch

720 Deeded Acres, Butte Valley CA

Beautiful winter cattle ranch with the potential to be much more.



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

Justin Hill
530.304.7889

2983 Clark Road, Live Oak, CA 95953 | 530.466.3900 E-FAX
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- **LOCATION:**

- The Clark Road Ranch is located in Butte County, near the small community of Oroville, California just South of Butte College. From Hwy 70, the ranch can be accessed via Clark Rd. The Clark Road Ranch is located on the West slopes of the Sierra Nevada foothills and has been historically used for the winter grazing of cattle but has potential to be much more.

- **APN'S:**

- 041-120-126
- 041-120-127

- **ZONING:**

- AG-160

- **DESCRIPTION:**

- The ranch has historically wintered approximately 60 to 80 cow calf pairs. There is a live creek that flows through the ranch and provide stock water for the cattle. The gentle slopes provide ample sunlight in the winter and spring to grow strong feed for the cattle.



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- **ACREAGE:**

- The Clark Road Ranch is made up of 720 deeded acres. The entire 720 acres is grazeable pastureland with very little brush.. The Clark Road Ranch is very strong winter/spring range feed.

- **WATER:**

- Water is available for the majority of the year from Falager and Dry Creek as well as multiple natural springs and a recently developed deep well.

- **LIVESTOCK:**

- As stated, the ranch typically winters 60 to 80 cow calf pairs from October through the middle of May.

- **PRICE:**

- \$2,160,000 Cash to Seller.

J HILL LAND COMPANY BRE# 01399530

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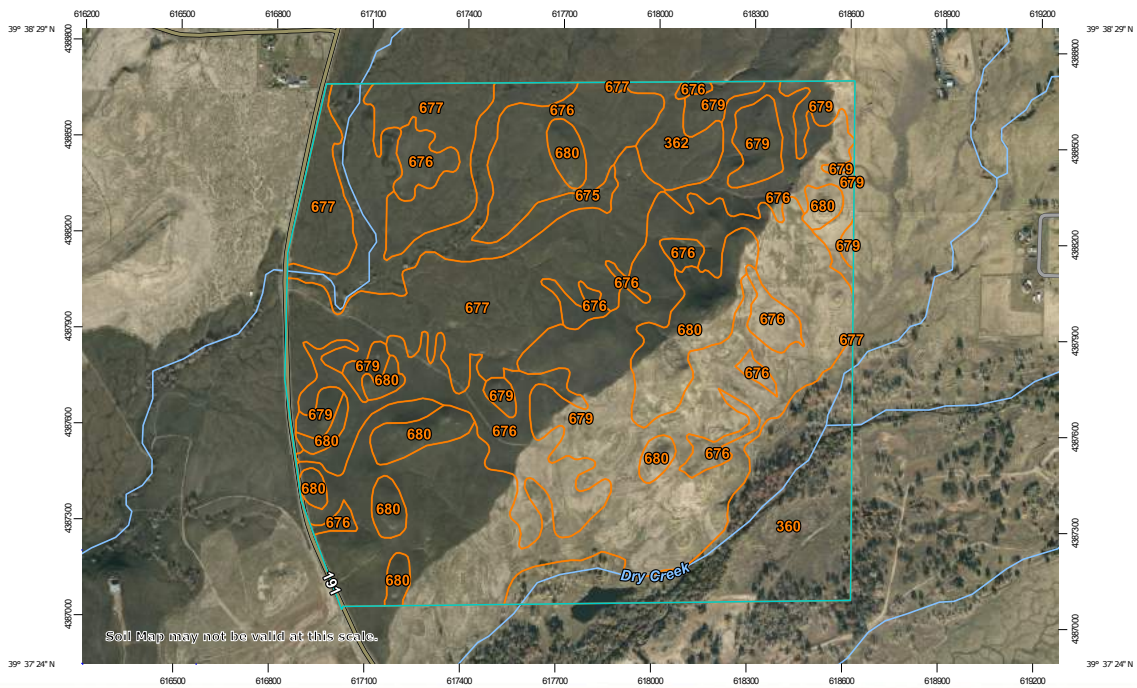
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Soil Map and Summary

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
360	Typic Xerofluvents complex, 0 to 2 percent slopes	79.9	11.4%
362	Ultic Haploxeralfs, sandstone, low elevation, complex, 2 to 5 percent slopes	13.8	2.0%
675	Clearhayes-Hamslough , 0 to 2 percent slopes	49.2	7.0%
676	Carhart-Anita taxadjunct , 0 to 12 percent slopes	134.5	19.2%
677	Tuscan-Fallager-Anita, gravelly duripan, , 0 to 3 percent slopes	125.5	17.9%
679	Lucksev-Butteside-Carhart , 2 to 15 percent slopes	239.1	34.2%
680	Lucksev-Butteside , 15 to 35 percent slopes	57.7	8.2%



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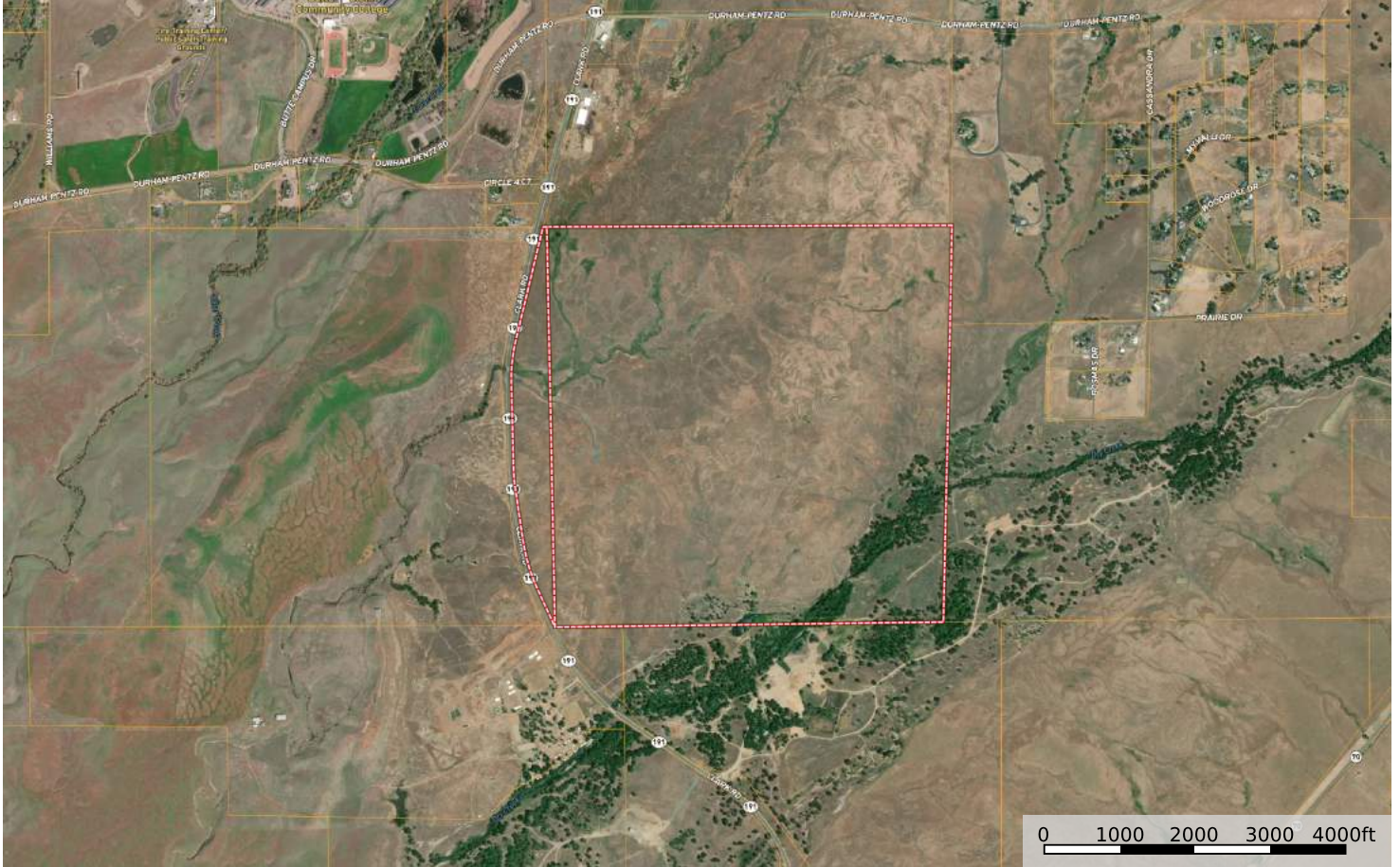
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Aerial View


California, AC +/-

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 Boundary

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