

Hahn House

CHARTER REALTY



www.CharterFarmRealty.com

(530) 666-7000

5,268 +/- Home

45.5 +/- Acres

Arbuckle, CA



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Property Information

Location:	From Interstate 5 in Arbuckle, CA take the Hahn Road Exit. Go East on Hahn Road. The home will be 1.2 miles on the North side of the Road. NO TRESSPASSING! Shown by Appointment Only!	
APN#:	Colusa County Assessor Parcel Number: 018-180-036	
Home:	Historical Home built in 1915 5 bedroom Two Formal Living Rooms Triple zone heating/cooling Clear Grain Fir Floors Wrap around porch Oversized two car garage Live-able basement with indoor/outdoor access Office with indoor/outdoor access	Formal Dining Room 2 ½ bathroom Gourmet Kitchen New 40 Year Roof Central Vacuum System New well with filters Propane heat w/ diesel backup
Barn#1:	Tack Room built into barn Partial Slab Foundation	Full Shower for horses 60x46 Sqft
Barn#2:	Full Stable with 8 box Stalls Rubber mats in each stall Front and Rear Doors 105x54 Sqft	Each stall is plumbed with water Bright lighting Room for 8 to 10 truckloads of hay Could be a Wedding/Event Center

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Shop#1:	Air compressor New wiring Additional 1000 sqft. Slab ready to expand shop 43x36 Sqft	Built in cabinets 220 volt 3 phase electricity 12ft x 12ft sliding door
Shop#2:	Fully insulated 20 foot wide doors 200 amp service	Footings for large machines 220 Volt 3 phase electricity Air compressor
Hog Barn:	9 stalls Has been used as a chicken coup	Removable panels Two outside doors
Arena:	All alleys on ranch lead to round pen 150 ft Cutting Pen	Breaking Pen w/ high paneling Hot walker
Orchard:	25 +/- Acres planted in 2011 of 1/3 Nonpareil, 1/3 Butte, 1/3 Monterey on Lovell Rootstock 10 +/- Acres planted in 2019 of 1/2 Nonpareil, 1/4 Butte, 1/4 Aldrich on Nemaguard Rootstock 24x14 Spacing. Irrigates on one set with drip irrigation via an ag-well. Yield History Available Upon Request	

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Property Information

Price:

\$950,000

Terms:

Cash at the close of escrow

Comments:

Historic Home built in 1915. This home was completely remodeled 12 years ago. Spacious bedrooms, fully functional home with room to spread out! The ranch has a first class horse setup, a producing almond orchard, multiple shops, barns, etc. It is the perfect place to raise a family and an ideal place to accommodate multiple guests. It could easily be a wedding venue or bed & breakfast!

Please call Charter Realty for a private showing today!



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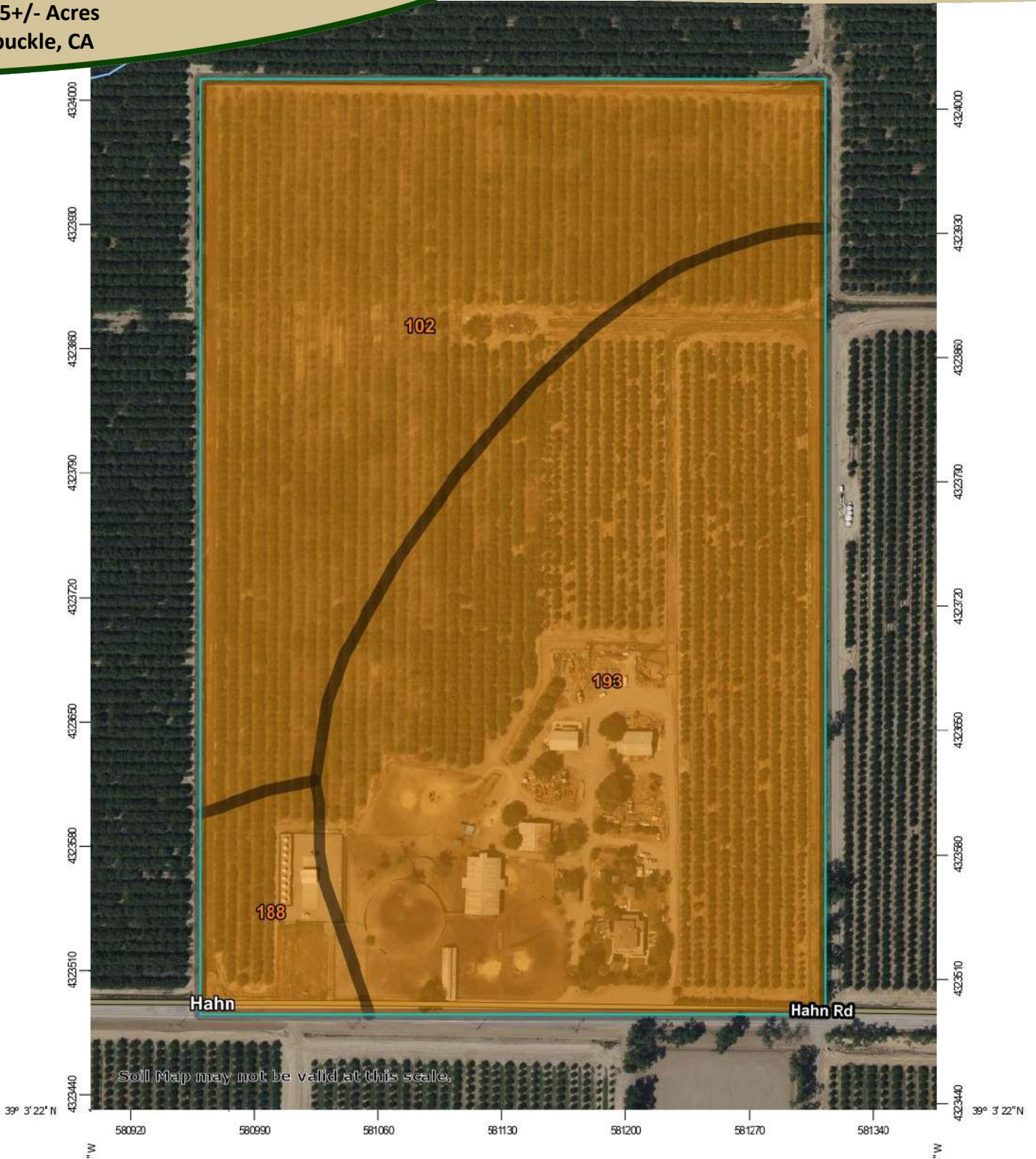
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

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Irrigated Capability Class—Colusa County, California
 (Hahn Soils)

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none">  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 <p>Soil Rating Lines</p> <ul style="list-style-type: none">  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 <p>Soil Rating Points</p> <ul style="list-style-type: none">  Capability Class - I  Capability Class - II 		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <ul style="list-style-type: none">  Rails  Interstate Highways  US Routes  Major Roads  Local Roads <p>Background</p> <p> Aerial Photography</p>
		<p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>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.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Colusa County, California Survey Area Data: Version 19, Aug 28, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022</p> <p>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.</p>

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	2	19.0	41.1%
188	Westfan loam, clay substratum, 0 to 2 percent slopes	2	2.4	5.1%
193	Westfan gravelly loam, 0 to 2 percent slopes	2	24.8	53.8%
Totals for Area of Interest			46.2	100.0%

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Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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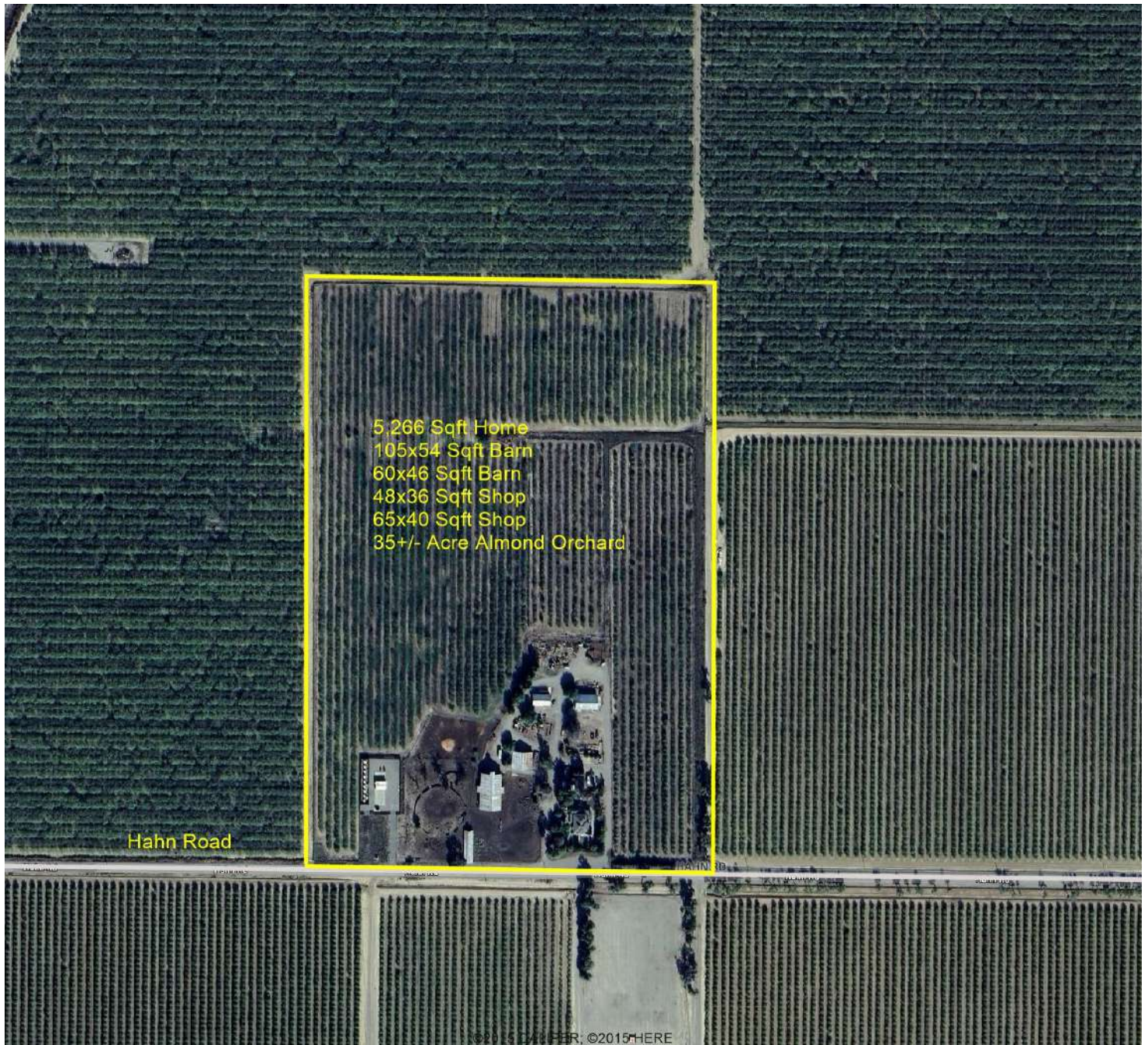
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