

WILLIAM T. MORGAN REAL ESTATE

10 N. EAST STREET, SUITE 103 · WOODLAND, CA 95776 · BUS. 530-662-8696 FAX 530-662-8589

WILLIAM T. MORGAN
 Cell 530-867-2662
 Res. 530-662-8466

SCOTT D. MORGAN
 Cell 530-304-3729

LEWIS-JENSEN RANCH
Glenn County
190± Acres

LOCATION: The property is located approximately 1 mile southeast of Hamilton City, Glenn County, California, on the south side of Dunning Island Levee Road.

ACREAGE: Gross: 190+/- acres Net: 170+/- acres

ASSESSOR'S PARCEL NO. 032-270-012-9

LEASES: None – Seller farmed

LAND USE: Almond Orchard
 Varieties: 50.00% Non Pariel
 25.00% Fritz
 12.50% Peerless
 6.25% Butte
 6.25% Carmel
 Yields: 2,080 lbs. per acre average – additional yield information will be provided by the owner.
 Age: Approximately 17 years old

SOILS:	Soil Name	Soil Symbol	Capability Unit	Percent of Farm +/-
	Columbia silt loam, 0 to 2 percent slopes	ChA	IIw-2	95
	Columbia silt loam, moderately deep over clay loam, 0 to 1 percent slopes	Ck	I-1	5

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TOPOGRAPHY: Level

WATER: Well Water: 3 irrigation wells – two 75 hp and one 150 hp
Also-Heber Company of Red Bluff (ask for Russ Harmon) provides the maintenance for the pumps and the wells.
Water Cost: All three pumps are electric. The electricity is provided by PG&E.

MINERAL RIGHTS: Oil, gas and mineral rights pertaining to the property, if any, will transfer with the sale.

WILLIAMSON ACT The property is not in the Williamson Act.

TAXES: The taxes may or may not change after the change of ownership is filed with Glenn County.

PRICE: \$2,350,000 (\$13,368.42 per acre)

TERMS: Cash to Seller.

COMMENTS: This property is in the Hamilton City Levee Reclamation District.