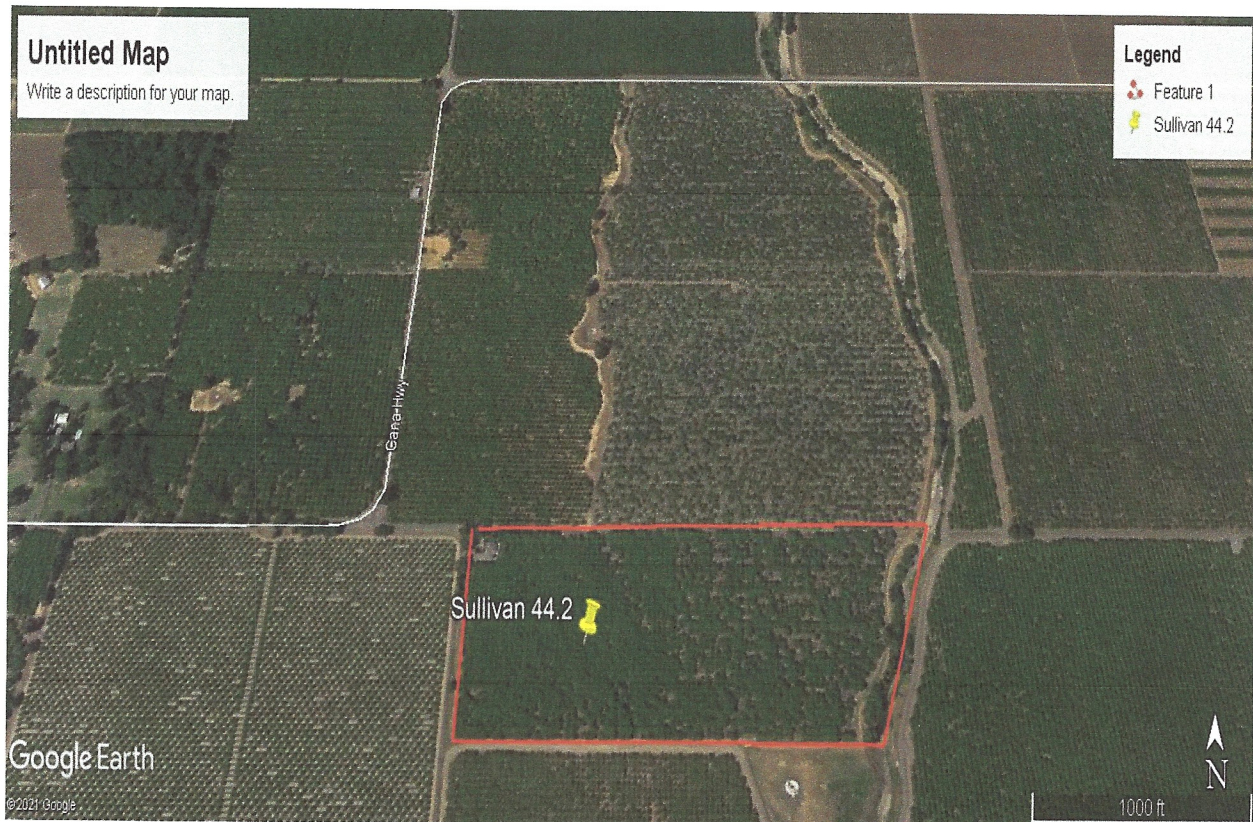


7211 Cana Hwy, Chico, CA



Property consists of 44.2 gross acres with 40 acres M/L planted to chandlers in 1991

There are 2 agriculture wells. One well is currently being used to irrigate via micro sprinklers

The second well needs pump and power. There is one domestic well

Last 3-year average production is 5,000 lbs./ac.

Property has a beautifully remodeled in 2020 2,717 sf home

Asking \$1,850,000.00

Chico Ginter Brown Realty

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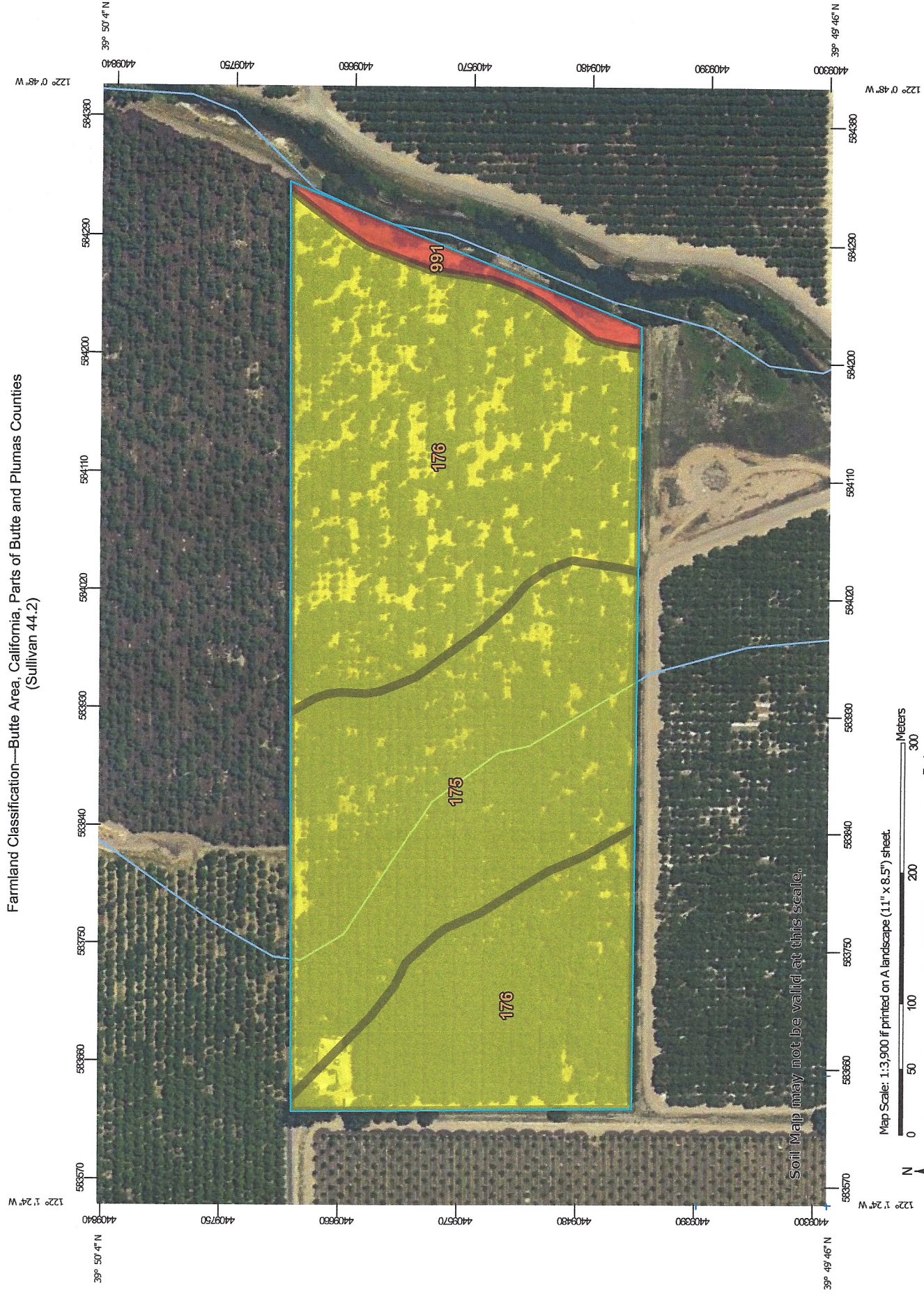




Beautifully remodeled 2,717 sf home in 2020



Farmland Classification—Butte Area, California, Parts of Butte and Plumas Counties (Sullivan 44.2)



Soil Map may not be valid at this scale.

Map Scale: 1:3,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
175	Farwell clay loam, 0 to 1 percent slopes	Prime farmland if irrigated	15.2	35.6%
176	Farwell loam, 0 to 1 percent slopes, occasionally flooded	Prime farmland if irrigated	26.2	61.6%
991	Xerofluvents and 0 to 4 percent slopes frequently flooded	Not prime farmland	1.2	2.8%
Totals for Area of Interest			42.6	100.0%

Description

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

47-03

1"=800'



04

05

Butte County Assessor's Map
Book 47, Page 03

Created by:	DB	Created on:	01-13-2011
Revised by:	SL	Revised on:	01-29-2019
		Effective roll:	2020-21