

Borderline Farm
7171 County Road 68
Willows, CA 95988

\$1,270,000
294.380± Acres
Glenn County



Borderline Farm
Willows, CA / Glenn County

SUMMARY

Address

7171 County Road 68

City, State Zip

Willows, CA 95988

County

Glenn County

Type

Farms, Ranches

Latitude / Longitude

39.427 / -122.13

Acreage

294.380

Price

\$1,270,000

Property Website

<https://www.landleader.com/property/borderline-farm-glenn-california/34530>



PROPERTY DESCRIPTION

50% Ownership.

There are 190 farmable acres, total farm 294.38 acres. The farm includes 115 acres of FSA Rice Base.

The breakdown is as follows:

Conventional rice: 111 acres

Irrigated Pasture: 79 acres

Wetland Easement: 100 acres

The current owners farm the rice and pasture for cattle. The rice has been fantastic, and there is an additional rent for pasture cattle and rental (3) homes.

Soils: The entire farm is comprised of Class II-IV Soils. Soils are ideal for rice farming and irrigated pastures.

Water: The property is irrigated with two deep water wells.

1. Well #1: 20hp submersible pump that produces 900gpm.

2. Well #2: 50hp well that produces 3000gpm.

3. Wetland produces \$69.00 per acre.

4. Domestic well that services water for the clubhouse, three (3) rental homes, shops, and barns, etc.

5. Duck Hunting: The wetland property is 100 acres. The wetland is broken into (3) areas with (9) triple pit blinds. There is (2) double stand-up blinds.



The duck opportunity is shared by two seasonal hunters paid \$11,000.00 to hunt with limited hunter opportunity (3 days per week). There are two other owners that use the hunting opportunity as the same as the seasonal (2) hunters. The seasonal hunters are encouraged to use the clubhouse on hunting days. The seasonal hunters have continued with the hunting opportunity without any change of opportunity over the last four seasons.

Club House: The Club House is a (3) bedroom with a kitchen, family room, fireplace, TV, etc. The kennel is available, and a shop is used for changing and use of Polaris Rangers, etc.

Cabins, Barn, Shop: There is (3) rental home that is rented for \$1,000.00 per month. The rental homes are leased yearly, no hunting is not allowed. The rentals are fully leased yearly.

Shops: The shop has double rollup doors for hunter use, and several barns are rented to the owner for \$1,000.00 per year.

Taxes: The property is enrolled in the Williamson Act. The property will remain low at cost.

6. Rice Production:

2018 77 acres 5390 sacks 70 sacks/acre organic

2019 111 acres 6,999 sacks 63 sacks/acre organic

2020 111 acres 8,644 sacks 78 sacks/acre

2021 111 acres 10,724 sacks 97 sacks/acre

Duck Club: (3 days per week max.)

2018-2019 469 ducks 2.0 ducks/person avg.

16 geese



2019-2020 487 ducks 2.1 ducks/person avg.

28 geese

2020-2021 511 ducks 1.8 ducks/person avg.

138 geese

2021-2022 452 ducks 2.0 ducks/person avg.

128 geese

Property Highlights:

- 294.38 acres in Glenn County.
- All in the Williamson Act.
- Incredible rice production, cattle pasture & duck hunting.
- Clubhouse, three rental homes, shop, and barns.
- Hunting includes dove and duck.
- There are 190 farmable acres, a total farm of 294.38 acres. The farm includes 115 acres of FSA Rice Base.
- The entire farm is comprised of Class II-IV Soils. Soils are ideal for rice farming and irrigated pastures.



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Willows, CA / Glenn County



Locator Map

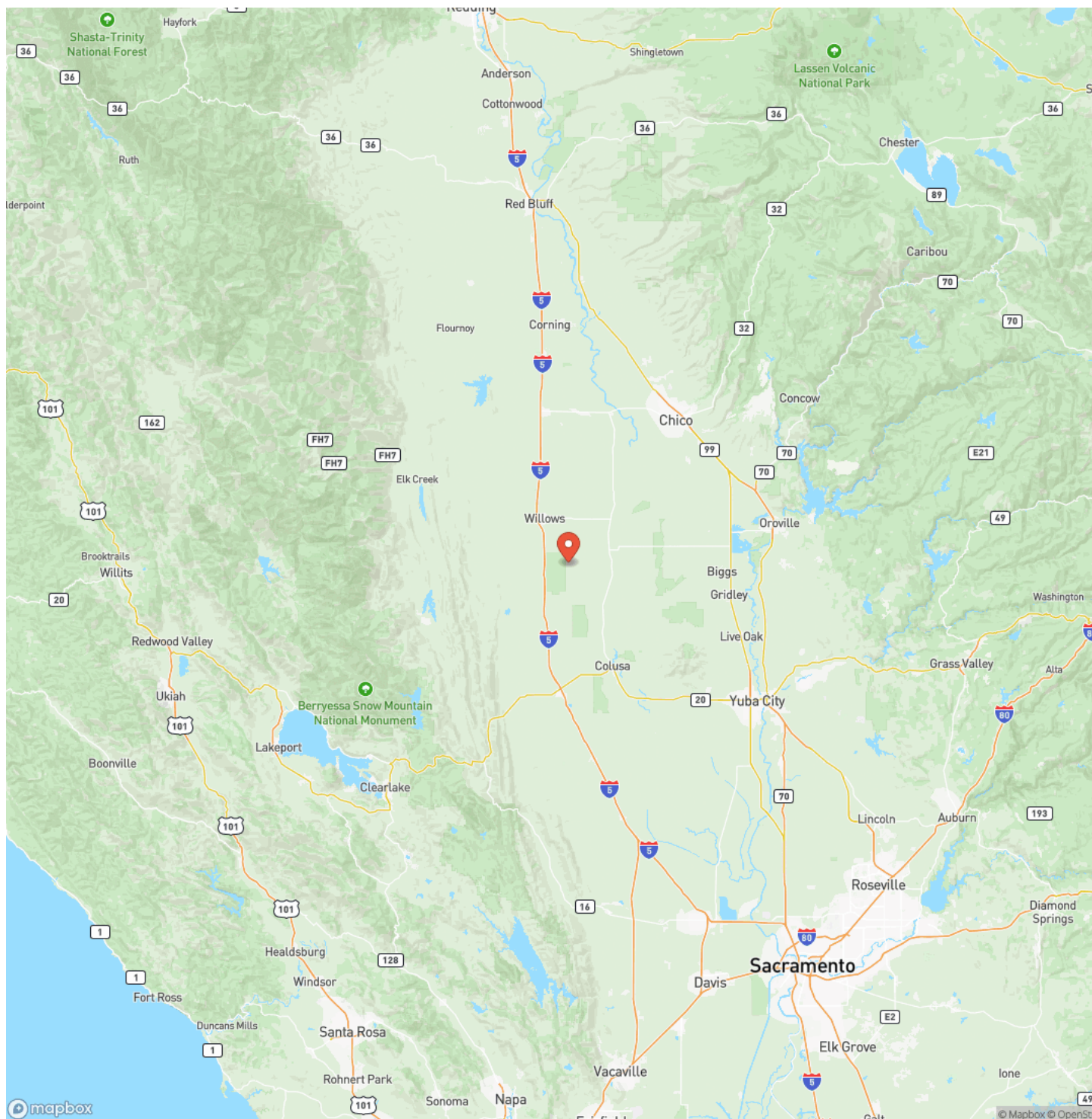


MORE INFO ONLINE:

californiaoutdoorproperties.com



Locator Map



Satellite Map



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californiaoutdoorproperties.com

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