

# The Stolp Ranch

Butte County, CA

625 Acres

Offering Memorandum



## Exceptional Rice Yields



## Western Canal Water

Celebrating 30 years of service  
Since 1985



WESTERN CANAL  
WATER DISTRICT

## Premium Location



**Gabriel J. Foster**

530.300.0479

[gabe@cornerstonelandco.com](mailto:gabe@cornerstonelandco.com)

BRE. Lic. # 01774496

Exclusively Listed By:



[cornerstonelandco.com](http://cornerstonelandco.com)

Asking Price: \$7,300,000



# The Stolp Ranch



## Location Map

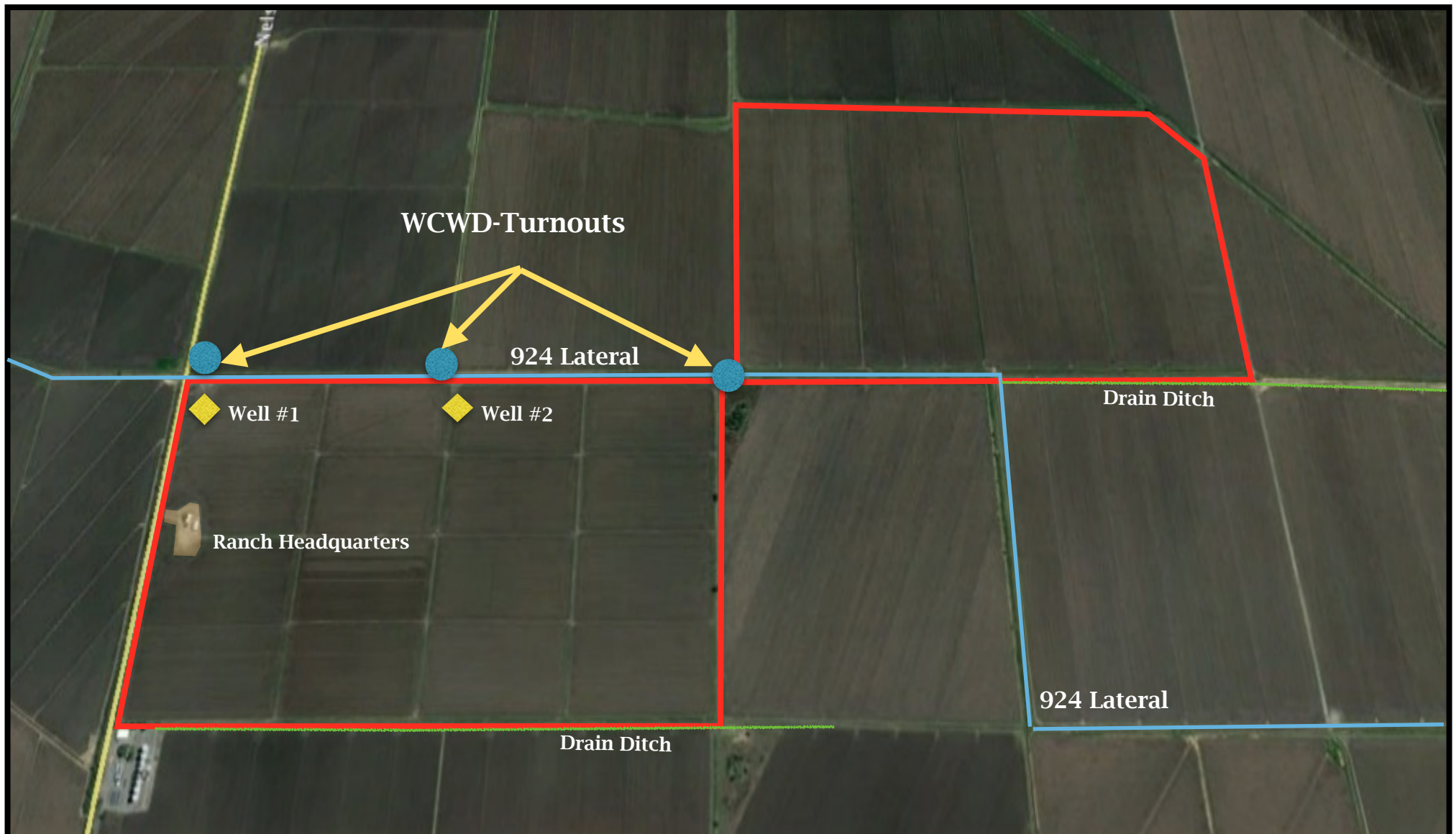




# The Stolp Ranch



## Site Map



# The Stolp Ranch

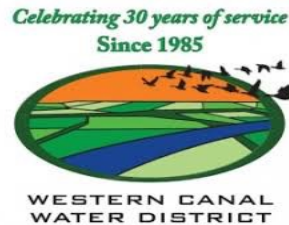
## Western Canal W.D.

Western Canal Water District (District) was formed by a vote of landowners on December 18, 1984 as a California Water District, and currently encompasses a land area of approximately 67,500 acres, of which approximately 59,000 acres are irrigable. The District purchased the “Western Canal” water system from Pacific Gas and Electric Company (PG&E), who had acquired it from the Great Western Power Company. The canal was originally developed by the Western Canal Company, which began operations in 1911.

The District’s original diversion was located at the Western Canal Company’s dam on the Feather River. The Oroville Reservoir Complex construction and operation displaced the diversion facilities and upstream portion of the Western Canal. The supply is now provided by two outlet structures located on the northwestern edge of the Thermalito Afterbay. The maximum combine outlet flows are 1,250 cubic feet per second (cfs).

The pre-1914 surface water rights of the District comprises 150,000 acre feet of natural flow from the Feather River, subject to reduction during drought; 145,000 acre feet from upstream storage water not subject to reduction. On May 27, 1969, PG&E entered into an agreement with the California State Department of Water Resources (DWR) providing for the diversion of Feather River water below Oroville Dam. That agreement, which was reauthorized through a new agreement executed in 1986 after the District was formed, spells out the timing and quantity of deliveries by DWR to the District.

The District also has an adjudicated water right on Butte Creek subject to surplus availability: Paragraph 87 of the 1942 Butte Creek Decree No. 18917 describes the entitlement. Maximum diversion is 9,300 acre feet with the minimum being zero.



### W.C.W.D. 2017 Water Rate Sheet

**I) Irrigation: \$4 per acre foot**

**II) Winter Water: \$4 per acre foot**

**III) Wheeling Water: \$4 per acre foot**

**IV) Out of District Service: \$4 per acre foot**

### W.C.W.D. Water Sales

## Agricultural Wells

**Well #1:** Drilled in 2011 by Beymer Well  
125 hp Electric Motor  
12 3/4" Steel Casing  
12 3/4" Perforated Casing  
12 3/8" Drive Shoes  
GPM: 4,500+/-  
Depth: 650' (*well depth is estimated*)

**Well #2** Small Well w/ no existing motor.  
Used occasionally to flood fields for water fowl.  
No additional information has been providing as to the depth, GPM,



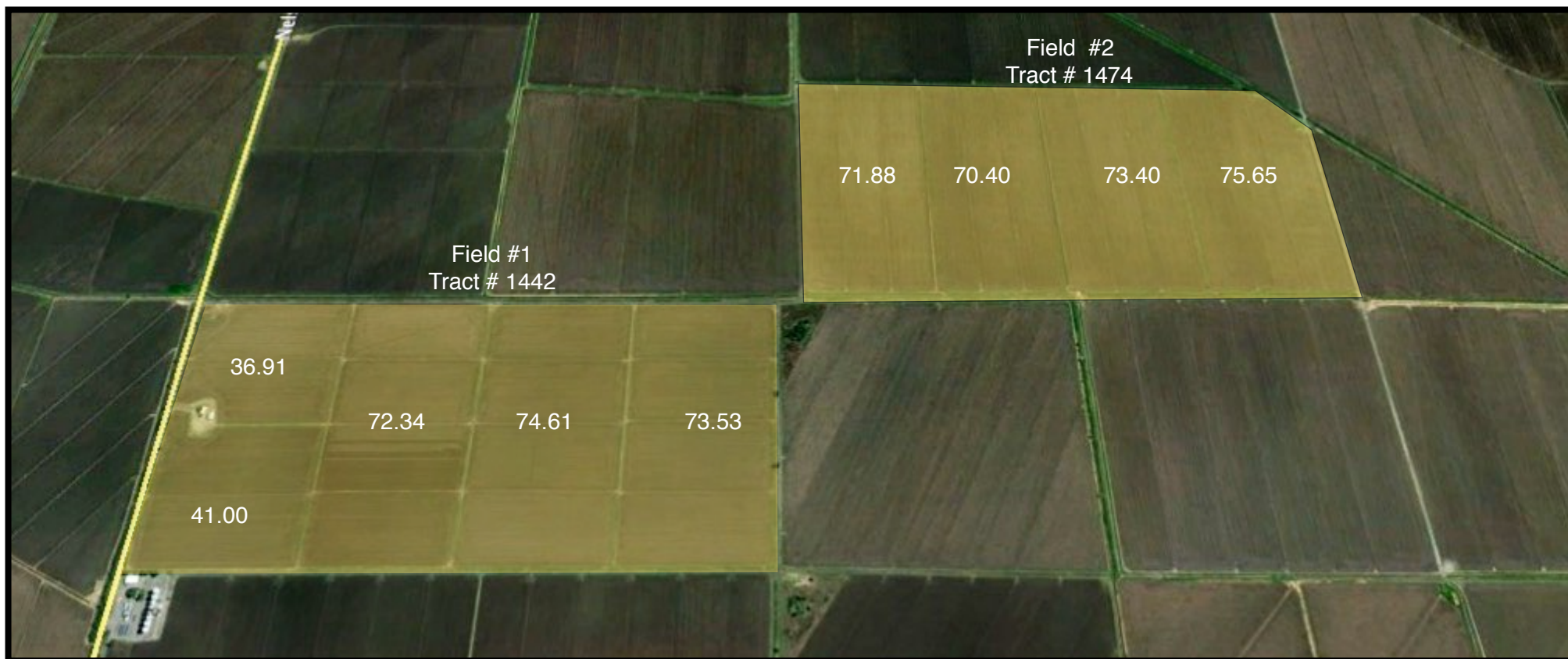
# The Stolp Ranch



## F.S.A. Information

Farm # 1559	Tract #	Gross Acres	Farmable Acres	RiceBase Acres	PCL Yield
Field # 1	1442	320	298.39	257	85.14
Field #2	1474	305.72	291.33	273	85.14
Totals		625.72	589.72	530	

*\* FSA Map and 156 EZ form are available upon request.*



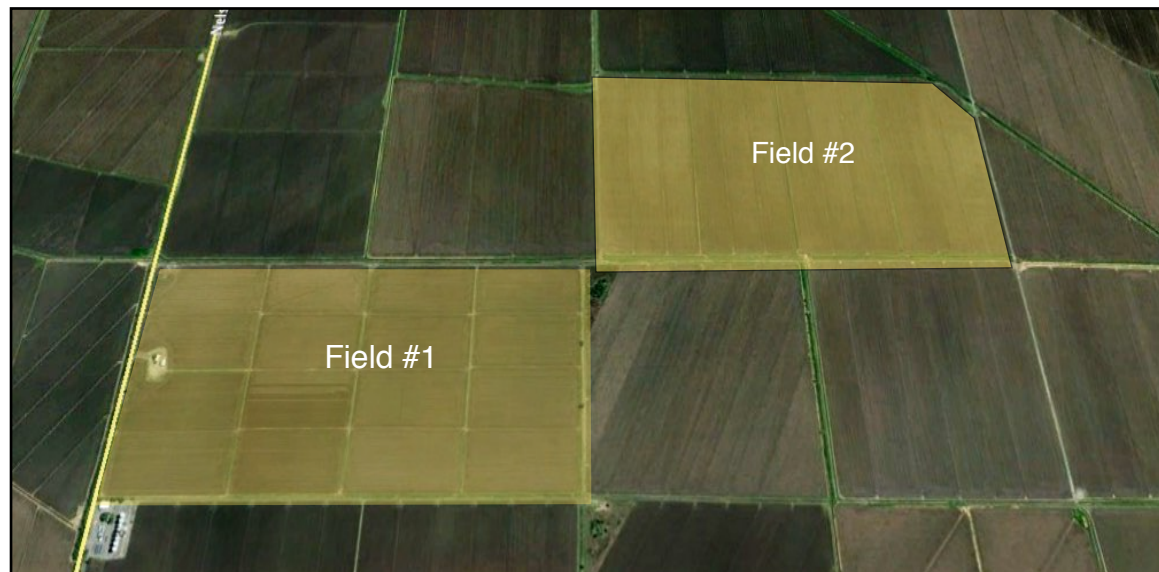
# The Stolp Ranch



## Yield History

Year	Field #1	Field #2
2007	94.5	99.3
2008	97.8	104.1
2009	95.3	100.7
2010	77.7	85.3
2011	84.8	99.5
2012	95.0	102.8
2013	100.1	102.3
2014	95.6	103.0
2015	96.9	92.1
2016	91.8	96.0
Approved Yield	95.96	101.47
Adj. Yield	93.00	98.51

*\* Production & Yields provided by Rural Community Insurance Company is available upon request.*





# The Stolp Ranch



- \* Preliminary Title Report is available upon request.
- \* The property is not currently enrolled in the Williamson Act.

## Parcel Map

	Parcel Number	Acres
1	038-130-014	160
2	038-130-015	160
3	029-010-011	305.72
	<b>TOTALS</b>	<b>625.72</b>

**APN: 038-130-014**

### Tax Information

Imp Value:	\$12,351	Exemption Type:	
Land Value:	\$372,647	Tax Year / Area:	2016 / 70-012
Total Value:	\$384,998	Tax Value:	
Total Tax Amt:	\$4,158.66	Improved:	3%

**APN: 038-130-015**

### Tax Information

Imp Value:		Exemption Type:	
Land Value:	\$385,345	Tax Year / Area:	2016 / 57-039
Total Value:	\$385,345	Tax Value:	
Total Tax Amt:	\$4,162.12	Improved:	

**APN: 029-010-011**

### Tax Information

Imp Value:		Exemption Type:	
Land Value:	\$687,523	Tax Year / Area:	2016 / 57-047
Total Value:	\$687,523	Tax Value:	
Total Tax Amt:	\$7,402.60	Improved:	

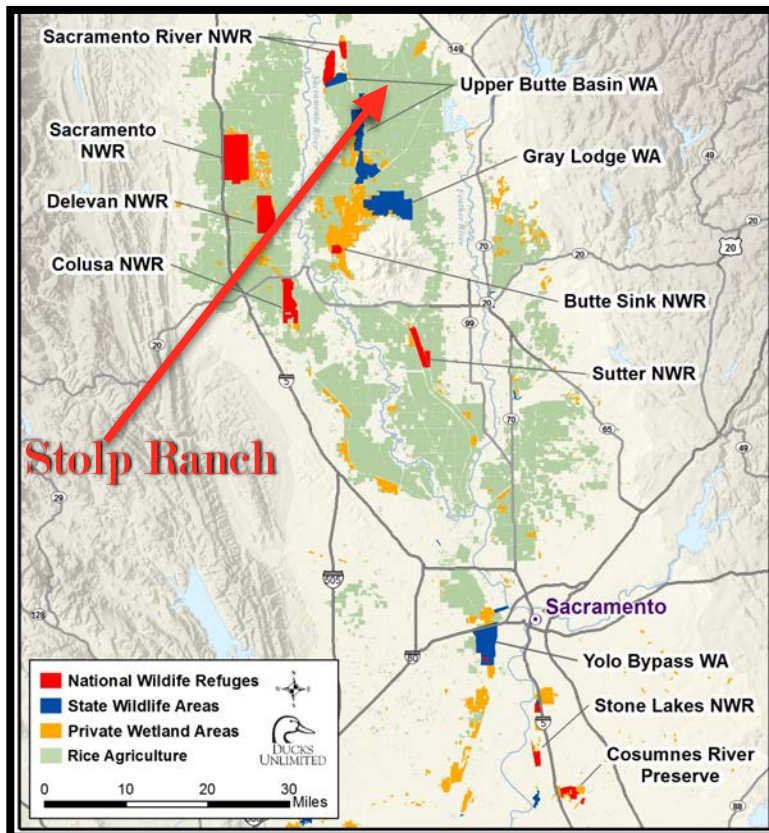


# The Stolp Ranch

## Water Fowl

The Stolp Ranch is located in the world renown, Pacific Fly Way and is approximately 5 miles north of the Little Dry Creek Refuge and 2 miles east of Butte Creek. This ranch provides a new owner an opportunity to capitalize on additional annual revenue by leasing out the 8 - 4 man blinds.

The Pacific Flyway migratory route is one the most prominent wintering sites for waterfowl in the world. Waterfowl migrate to the Sacramento Valley by the millions from as far away as Alaska, Canada, and Siberia. Sacramento Valley habitat supports approximately 44 percent of wintering waterfowl using the Pacific Flyway, attracting more than 1.5 million ducks and 750,000 geese to its seasonal marshes. The limited amount of natural wetlands in the area makes small-grain production fields (mostly rice) critical to the survivability of the large numbers of waterfowl wintering in California.



## Blind Locations ★





# The Stolp Ranch



## The Offering:

Cornerstone Land Company, as the exclusive listing agent, is pleased to offer this exceptional turn key rice ranch located in Butte County, California. The 625 acre ranch provides historically high yields, superior water rights from the Western Canal Water District, 2 Agricultural wells, exceptional water fowl, and is located in one of the most desirable areas in Northern California.

### Terms of Sale

The ranch will be sold through a process, in which interested buyers will have till **October 27, 2017** to submit all offers. All offers must be submitted to Cornerstone Land Company and will be held until the deadline to receive offers, at which time all offers will be reviewed and a decision made to accept the best offer, counter multiple offers, or reject all offers.

**\* Seller has requested that the close of escrow to be after January 1, 2018.**

For additional information or to set up a tour of the Stolp Ranch, please contact:

**Gabe Foster**

**Cornerstone Land Company**

530.300.0479

1510 Poole Blvd. Ste. 301 Yuba City, CA 95993

[gabe@cornerstonelandco.com](mailto:gabe@cornerstonelandco.com)

[www.cornerstonelandco.com](http://www.cornerstonelandco.com).

BRE. Lic. # 01774496

**Listing Price: \$7,300,000**

Cornerstone Land Company is pleased to cooperate with outside Real Estate Brokers and will provide a Cooperating Broker Agreement upon receipt of the required Brokers Representation Agreement signed by both Broker and prospective Buyer.

*Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.*