



Lone Treed Rd,
Butte County, California

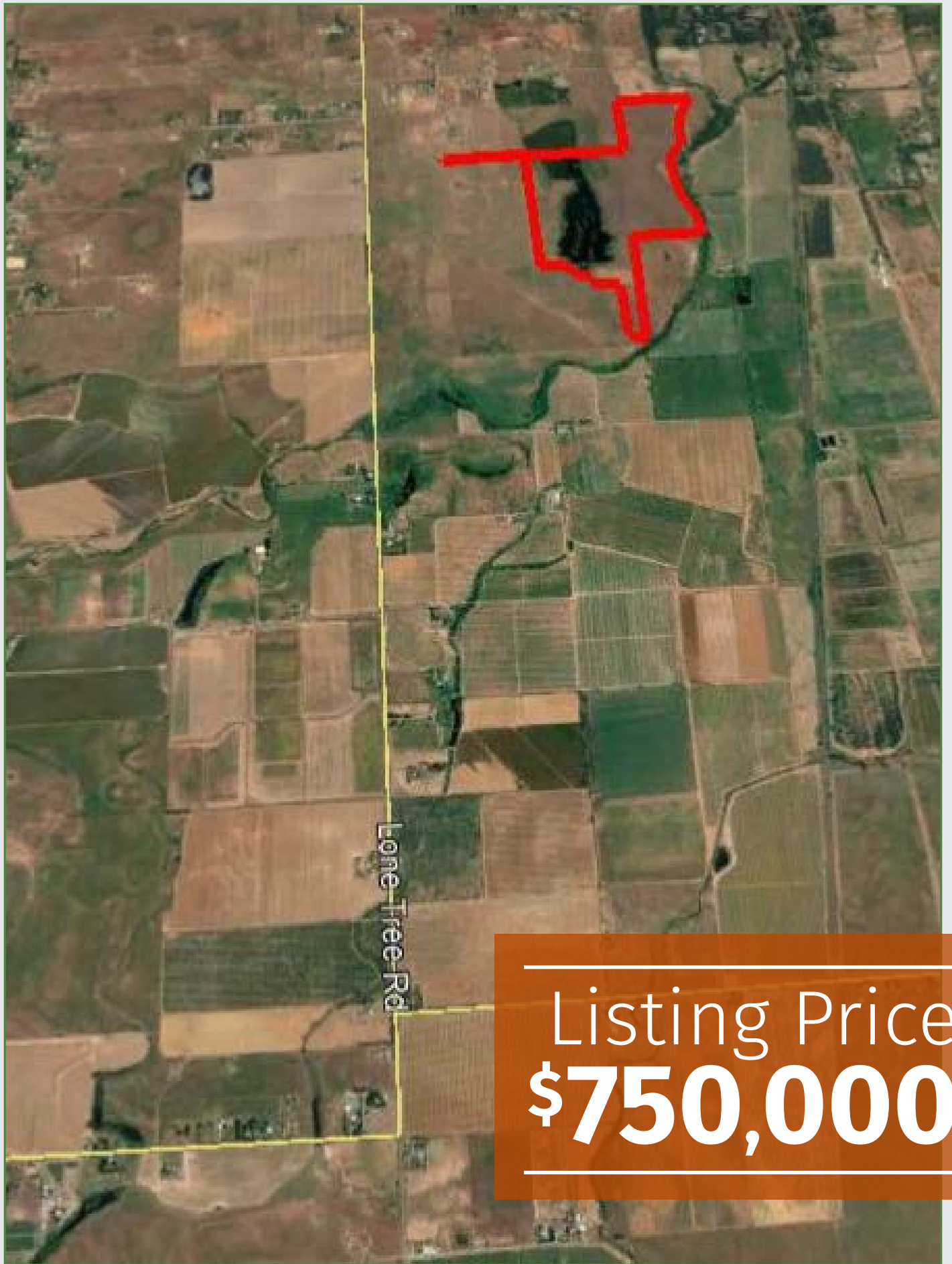
130.22±
Total Acres

This is a newly created parcel.
It is a remainder portion of the
Chaffin Ranch.

The property obtains a 25+/- acre seasonal pond. The
pond attracts deer, turkeys, ducks and geese. Typically,
the winter rains and surrounding drainage fills the
pond in the winter/spring time of year.

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Listed by
Dom Belza
FOUNDER / CO-OWNER
BRE Lic. #01704405
(530) 701-1068



Listing Price
\$750,000

Lone Tree Rd, Butte County, Ca.
130.22± Acres

APN# 027-200-099-000

This is a newly created parcel. It is a remainder portion of the Chaffin Ranch.

The property obtains a 25+/- acre seasonal pond. The pond attracts deer, turkeys, ducks and geese. Typically, the winter rains and surrounding drainage fills the pond in the winter/spring time of year, and the pond empties around Sept/Oct by evaporation. The well might help maintain water consistence through the fall months for hunting and recreational purposes.

An Ag well was drilled in 2017, cased and capped. 220+/- Ft Depth, Standing water at 30 Ft. The well has never been quality of GPM tested.

There is approximately 78 acres of environmentally unconstrained land, with approximately 59+/- acres that may be usable for tree crop development or other farming.

Location:

the property entrance is located on the East side of Lone Tree Rd, approximately ½ mile south of Palermo Rd. The lot is “flag pole” shaped at this entrance.

Easement:

There is also an undeveloped easement of access and utilities service at the north end of the property off Sunneybrook Ln & S. Villa Ave.

Soil:

The property is mostly made up of (603 - Oroville-Thermalito-Fernandez-Thompson flat complex, 0 to 9 percent slopes, Grade 1 – Excellent) —California Revised Storie Index (CA) (Lone Tree)



Custom Soil Resource Report

Table — California Revised Storie Index (CA) (Lone Tree)

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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
330	Wilsoncreek-trainer loams, 0 to 2 percent slopes, occasionally flooded	Grade 1 - Excellent	Wilsoncreek, loam, occasionally flooded (60%)	0.2	0.2%
603	Oroville-Thermalito-Fernandez-Thompsonflat complex, 0 to 9 percent slopes	Grade 1 - Excellent	Fernandez, sandy loam (15%)	132.3	99.8%
			Thompsonflat, fine sandy loam (15%)		
Totals for Area of Interest				132.5	100.0%

Rating Options—California Revised Storie Index (CA) (Lone Tree)

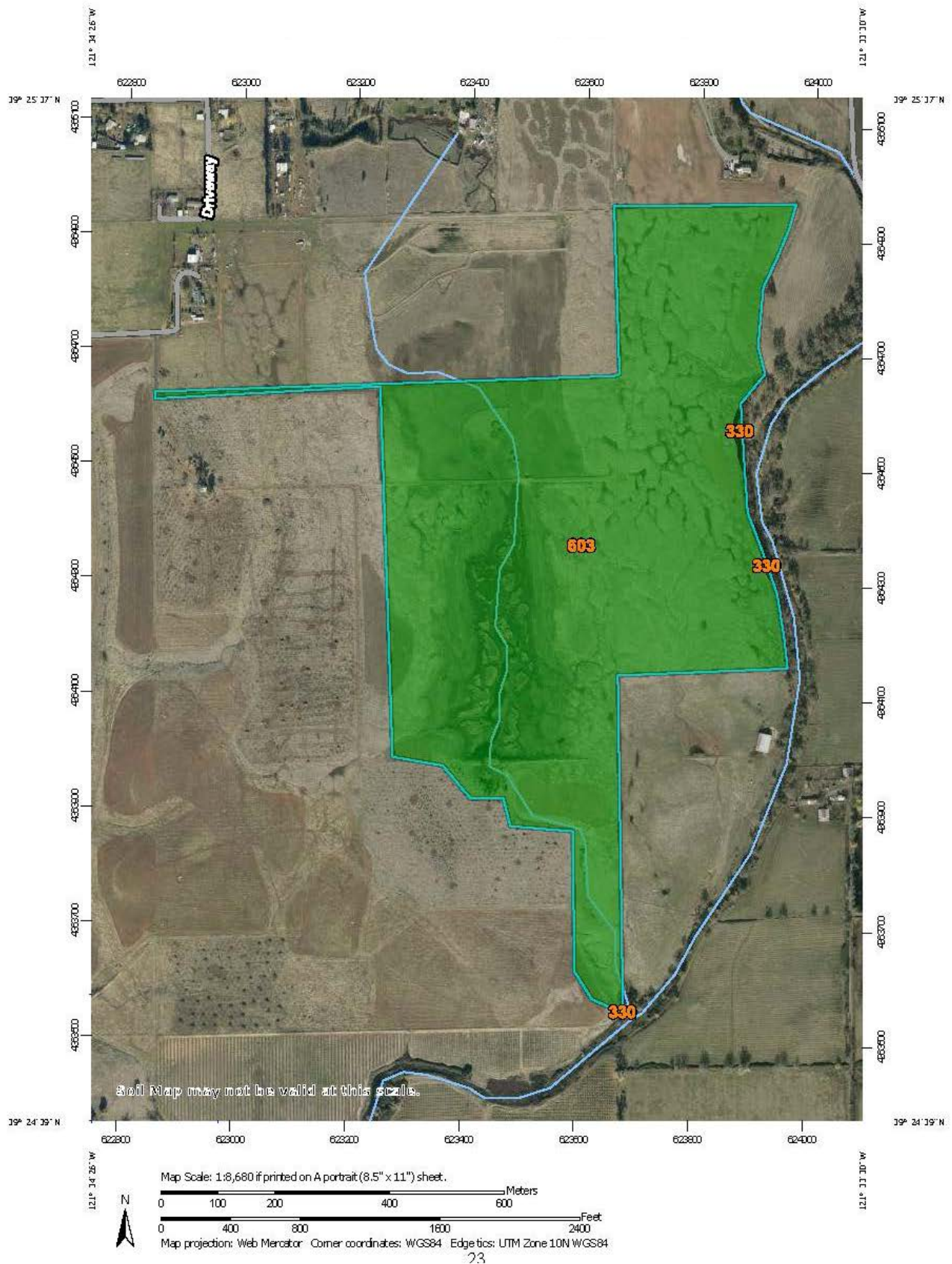
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Custom Soil Resource Report

Map — California Revised Storie Index (CA) (Lone Tree)

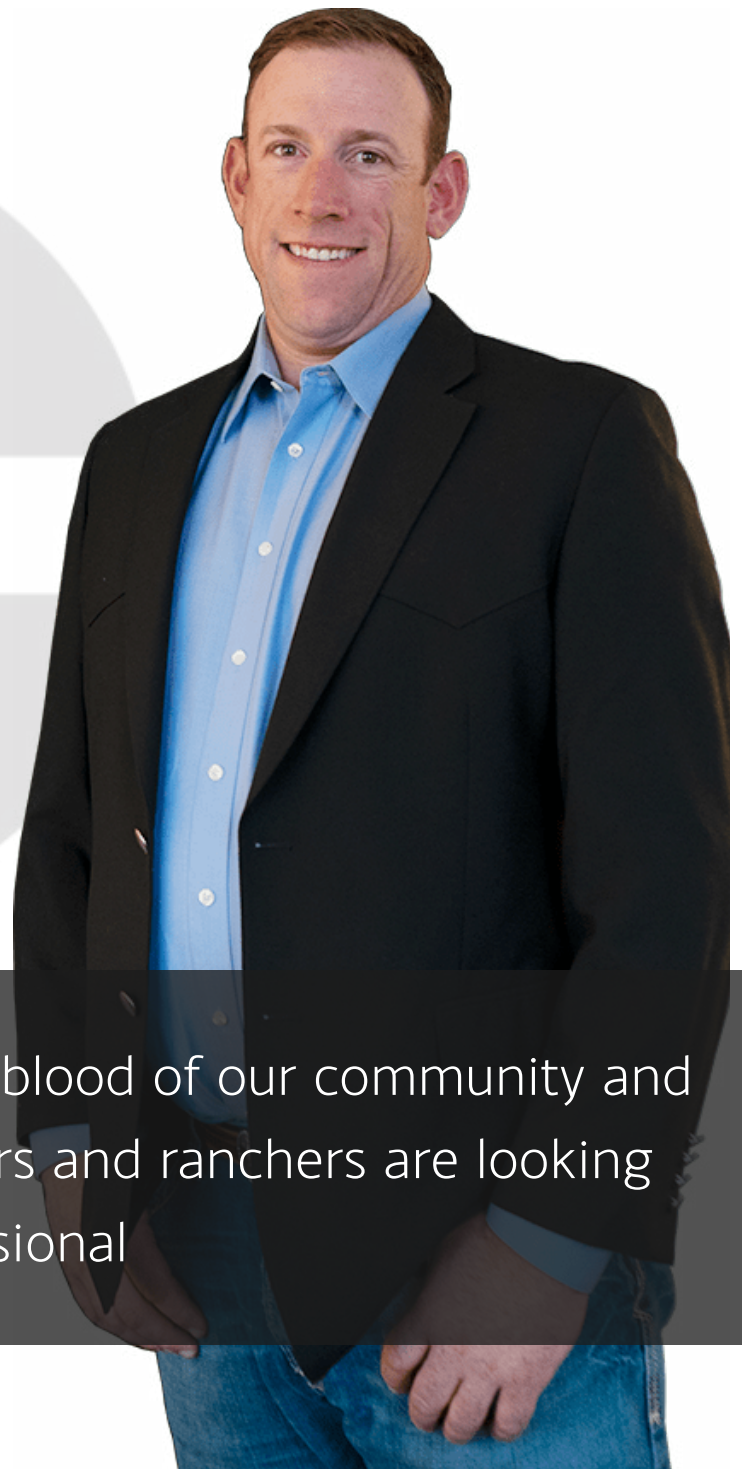


Dom Belza | Agent

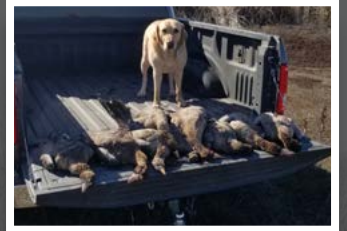
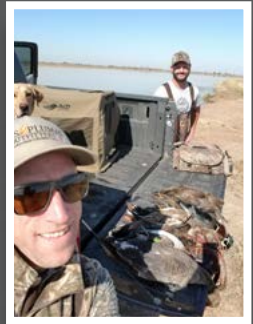
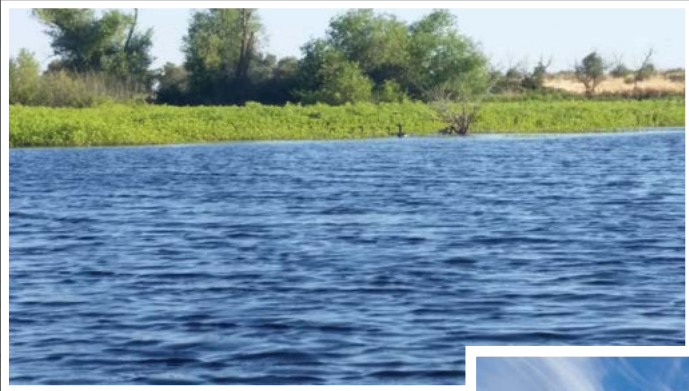
CA BRE Broker License No. 01704405

(530) 701-1068 dom@cornerstonelandco.com

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\$105 million in sales transactions in **2020**



Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



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