

# Borderline Farm

Glenn County, California

\$1,270,000 | 294.00 Acres

7171 County Road 68  
Willows, California

50% Ownership! Just over two hours from the Bay Area, this incredible 294-acre rice ranch, pasture, and duck club is east of the Sacramento Valley Wildlife Refuge. This refuge is home to millions of migratory waterfowl each year, and the property sits very close to the closed zone of the Refuge.

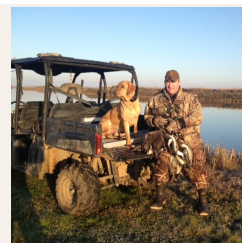


## PROPERTY HIGHLIGHTS

- 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.&nb



**JOHN WARD**  
Real Estate Agent  
BRE# 01333736  
Cell: (415) 215-8728  
[jward@caoutdoorproperties.com](mailto:jward@caoutdoorproperties.com)



**CHARLIE ENGS**  
Real Estate Agent  
BRE# 01904065  
Cell: (415) 601-6330  
[cengs@caoutdoorproperties.com](mailto:cengs@caoutdoorproperties.com)