COP Property Profile

Ranch Name: Spring Meadow Farm **Acreage:** 21 **Date:** 9/4/15

Owners Name: Patricia M Chism Dennis F Myles revocable Trust

Property Address:
Street: 50 Starr Access Rd.
City: ETNA
Zip: 96027
County: Siskiyou

Owners Mailing Address:
Street: SAME
City:
Zip:

Owners Contact Information:
Owners Home #: 530-598-0676 Owners Cell #: 530 598 0676
Owners Email: None
Best Way to Contact Owner: Phone
Do you have a Facebook account: NO Would you like to be sent a link to share your listing on FB? *Yes or No*

Special Showing instructions, gate combo, key location etc.: None Call Then Co.
Directions to Property: Hwy 3 to Starr Access Rd.

**********IN OFFICE**********

Listing Date: **Expiration Date:** **Asking Price:** 345,000
Sales Price:
Modifications:
Escrow Company: **Lender:**
Address:
Escrow Officer:
Ph: **Fx:**
Email:
Escrow Number: **Inspection Contingency:** **Appraisal Contingency:**
Date Escrow Opened: **Estimated Closing Date:** **Loan Contingency:**
Land Leader? **Commission:** 6 **Listing Side:** **Selling Side:** 2.5 **Home Warranty:**
Any Concessions:
Buyers' Name: **Buyers' Agent:**

Address: **Company:**
Email:
Phone:

Home #:
Cell:
Email:

* owes close to $300K.

 Buyers Initials_____ Sellers Initials_____

California Outdoor Properties – Property Profile Questionnaire

List all APN's and Zoning Information:

Parcel Numbers	Acreage	Zoning	Current Property Taxes	Ag Preserve Y/N
023-090-580	21			

Utilities: X Yes ____No –if Yes, include provider for the following:
Electric Service: PPL (X) Overhead ( ) Underground ( ) Single Phase ( ) 3 Phase
Phone Service: X Propane Service: _____ Cable TV: _____
Internet: X Natural Gas _____ Cell Service Coverage X Yes ____No
Fire District:
Is property covered by a fire district? (X)Yes ( )No – if yes please provide name of district Cal Fire - Etna Volunteer
What is the county property tax rate for this county: _____ **Total Property Tax per year:** _____

Sewage:
Public or Municipality ___Yes X No – if Yes include name of provider_____
Septic: X Standard or Engineered: X Permitted:_____
Age: _____ Location: 6 FT North of North Bathroom windo

Property Features: Road Access: ___Private X Public (circle all that apply) Paved/Gravel/Dirt/Trail
Access Issues?: ( )Yes (X)No – if yes explain _____
Entity responsible for road maintenance: _____ Level of maintenance:_____

a. If private, does the road have direct legal access to and from a completed, dedicated, accepted public road?:
_____

b. If public, does the have direct legal access to & from a completed, dedicated, accepted public road?: _____
_____

Wall

Interior Features: Air Condition X Forced Air Heating_____ Fireplace, Wood Stove, Pellet Stove X
Flooring (check all that apply: (X)carpet ( )hardwood ( )stone (X)tile (X)vinyl ( )other_____

Exterior Features: Construction: Wood Roof: Tin
Foundation: (X)Perimeter ( )Partial ( )Slab ( )Other_____ Siding: Wood
Window: (X)Dual Pane (X)Single Pane (X)Vinyl ( )Metal (X)Aluminum ( )Wood ( )Other _____

Seasonal

View: ( )Lake (X)Pond (X)Meadow (X)Mountains (X)Trees ( )Valley ( )River ( )Hills ( )Ocean ( )Golf Course

List names of Mtns, Lakes, Streams, Creeks, Rivers, etc.: MALBIE'S TRINITY

Activity Type: ( )Big Game Hunting ( )Upland Bird Hunting ( )Water Fowl Hunting ( )Fishing (X)Home ( )Lake/Pond Frontage ( )River Frontage ( )Ocean Frontage ( )Equestrian ( )Agriculture

Property Subtype: (mark all that apply) ( )Acreage (X)Ranchette ( )Ranch ( )Bait Shop ( )Bed and Breakfast ( )Boat Landing ( )Cabin ( )Campground ( )Charter Service ( )Condo (X)Equestrian ( )Farms ( )Fish ( )Fishing Lodge ( )Fishing Resort ( )Fly Fishing ( )Guide Svc ( )Hunt ( )Hunting Lodge ( )Hunting Resort ( )Island ( )Lake/Pond ( )Marina ( )Ocean Front ( )Outfitter ( )Pack Trips ( )Rec Retail ( )Riding Stable ( )River & Streams (X)Single Family ( )Sporting Goods ( )Taxidermy ( )Townhouse ( )Vacant Land ( )Wilderness Camp ( )Other

Site Analysis

1: Restrictive covenants/deed restrictions in effect? _____

2: Unrecorded easements, known to seller, on property? _____

3: Any Mineral Rights Reserved by others? Yes

4: Do you have a survey? _____ 5: Any Encroachments? _____ 6: Any HOA? _____

7: In a platted Subdivision? _____ if yes name of Subdivision _____

8: **Easements**?

Type of Easement	Deed or Prescriptive	Copy of Deed	Location of Easement	Any issue/concern w/this easement
Conservation Easements			Conservation Potential?	

Improvements:

Houses	Sq. ft.	# of Bed Rm.	# of Bath	Yr. Built	Foundation Type	Roof Type	Garage Size
1	864	1	1	1919			Shop/Garage

Floor Plans Available: ( ) Yes (X) No

Interior Special Features: _____

Exterior Special Features: _____

Barns	Size	Construction Type	Yr. Built	Storage Capacity	Condition	Electricity Y/N
Shop	2500 sq ft		1980?		good	yes
Barn		Pole				yes
Garden shed						yes
Shops/Other Outbuildings						

Other Special Features:

Is Property bordering any Public Land: ( ) Yes (X) No

Flood Info:
What flood zone designation: Ask County
Any other flooding issues:

Is any of the property in any flood zone? If yes, all or which Part: Part

Personal Property Included in Sale:
Irrigation Equipment: None included Est. Value:

Farm Equipment: Est. Value:

Livestock: Est. Value:

Household appliances or furnishings: Est. Value:

Irrigation and Domestic Well Information:

Ag Well ID	Depth	Production	Irrigated Acres	Pump Type/Hp	Cost Yr. 1	Cost Yr. 2	KWH Rate
See attached report							

Domestic							

Any records of GPM or Potability Testing: (X) Yes ( ) No Copies: 1

Irrigation District Info:
Water District or Public Entity Name: _____

Contact Person: _____ Phone #: _____

Cost: per Acre / Acre ft / other: _____ Cost per season: _____

Season Cost: _____

Shares or Volume: _____

Acres Irrigated under District: _____

Reliability: Full Season - Partial Season – Other: explain _____

Adjudicated and/or Riparian Right

Adj./Riparian	Stream Name	CFS/Volume	Priority	Diversion #	Pump or Gravity	How Delivered	Cost

NONE

Are all water sources in permitted and in good order with State entities: ( ) Yes ( ) No

Are fish screens in place: ( ) Yes ( ) No

Number of Pivots: _____ Make: _____ Year: _____ Condition: _____

Number of Wheel lines: _____ Make: _____ Year: _____ Condition: _____

Hand line: ( ) Yes ( ) No How much: _____ Size: _____ Condition: _____

Sprinkler Guns: ( ) Yes ( ) No How many: _____ Make: _____ Age: _____ Condition: _____

Overall irrigation delivery system condition main line, open ditches ext.: _____

Crops:

Field Size	Crop	Yr. Planted/Age	Yield	Irrigation Type	

How are crops sold Direct, Brokerage or Contracts? Explain: _____

_____

Any current crop contracts in place: ( )Yes ( )No –if yes explain _____

Any current leases in place: ( ) Yes ( )No – if yes explain: _____

Livestock: None at this time

Current carrying capacity #'s: Cow/calf: _____ Yearlings: _____ Bulls: _____ Other: _____

Historic carry capacity #'s: Cow/Calf: _____ Yearlings: _____ Bulls: _____ Other: _____

Potential carry capacity #'s: Cow/Calf: _____ Yearlings: _____ Bulls: _____ Other: _____

Ranch: Year around / Seasonal / Both

How many months: _____ grazing _____feeding _____ #'s fed

Spring Calves: ( )Yes ( )No **Fall Calves**: ( )Yes ( )No

Both Spring & Fall: ( )Yes ( )No if yes, Fall #'s: _____ Springs #'s:_____

Average Weaning Weight: Steers: _____ Heifers: _____

Other Types and #'s of Livestock: explain horses

_____

Fencing and Corrals: Partial / Perimeter / Cross fenced (circle all that apply) Condition _____

Type of fencing: _____

Corrals: (X)Yes ( )No Corral construction wood, pipe ext.: _____ Age: _____

Loading Chute for Semi Truck: ( )Yes ( )No N **Squeeze Chute**: Manual: N or Hydraulic: _____

Other features: _____

Leases/contracts

Farming

Terms_____ Copy of Lease _____

Tenants

Terms _____ Copy of Lease _____

Hunting

Terms _____ Copy of Lease _____

Mineral/Mining Rights

Terms_____Copy of Lease_____

Hunting and Fishing

Any landowner tags _____ What type_____

Any PLM's _____

Owner tags or other special circumstances_____

Type of game on property_____

Type of game nearby_____

What hunting zone is property in?_____

Any migratory birds / animals_____

Season of migration_____

Fishing amenities

Type of fish on property?_____ No

Type of fishing nearby?_____ Trout

Nearby rivers/lakes for fishing?_____ Many

Season for each?_____ Per CA Reg.

Any restrictions on fishing?_____ Per CA Reg

Miscellaneous

1. Describe any structural changes, major repairs and/or improvements which have been made to the property within the last year. _____

2. Describe any current or prior Non-Farm uses of the property. _____

What are the best or potential uses for the property?_____ VET PRACTICE

Special Attractions:

Are there any local attractions, ie: Rodeos, shopping, fairs, annual events, permanent attractions: _____

Ask Amy

Fuel Tanks: 1 For monitor

1. Size, use, location, age, type (above/underground): _____

_____

2. Any known or reported spills or leaks from such tank: _____
3. Have any such tanks been removed? _____ When? _____

Agriculture Chemicals

1. Have general & restricted use pesticides and other agricultural chemicals been applied in accordance with label & registration guidelines? _____
2. Have residual pesticides & agricultural chemicals & their containers been disposed of as required by applicable law?

_____

3. Have restricted use pesticides been applied by or under the direct supervision of certified applicators, as required by law? _____
4. List the primary fertilizers, pesticides, & agricultural chemicals that have been used on the property: _____

_____

5. Are fertilizers, pesticides & agricultural chemicals being stored as prescribed by law?_____
6. Are there use & application records available for inspection with respect to the items listed in question #4?

_____

Weeds & Pests

1. Describe any noxious and/or poisonous weed or rye on property _____

_____

2. Describe any existing problem with pests. (i.e., prairie dogs, snakes, etc.) _____

_____

3. Have predator poisons been stored on property? ____ Where? _____
Have they been property disposed of? _____

None

Regulatory Compliance

1. In general, do you believe the property has been & is now being operated in conformity with applicable local, state, & federal environmental laws & regulations? ( )Yes ( ) No
Explain _____

_____

2. Is the property being operated in conformity with applicable local, state, & federal conservation compliance requirements, including those of U.S.D.A. & its agencies? _____
Explain_____
3. Describe existing government programs or practices in which you are participating. Please provide copies of existing contracts. _____

Hazardous & Toxic Waste

1. Describe any locations on the property where hazardous or toxic waste items have been stored, disposed of, spilled, or dumped. Includes, but not limited to, fertilizers, pesticides, chemicals, fuels, lubricants, solvents, paints, coolants, oil wastes, tires, batteries, motors, generators, refrigerators, etc. _____

_____

_____

2. Describe the location and use of any of the following:
j. Landfills, dump sites, or similar sites _____

_____

k. Any active or abandoned oil wells or dry holes on property _____

_____

l. Describe the location of any prior building sites _____

_____

m. Any active or abandoned rail lines on the property _____

Orchard

Types of Trees _____

Acres planted _____ Age____ Yield Current _____ Historical _____

Income _____ Verified by _____

Vineyard

Types of vines _____

Acres planted _____ Age____ Yield Current _____ Historical _____

Income _____ Verified by _____

Timber

Has the property ever been logged?_____

If so, describe history and current condition of property including age of new growth:

_____

Current timber contract?_____

Company Name & contact information _____

Potential for logging? _____ Types of trees _____

Is there a timber harvest plan or timber appraisal for the property? _____