

# AG-LAND Investment Brokers

275 Sale Lane • Red Bluff, CA 96080  
530-529-4400 • Fax 530-527-5042



## Red Bank Creek Ranch Red Bluff, CA



## Tehama County, CA







## AG-LAND INVESTMENT BROKERS

275 Sale Lane, Suite 2 / P. O. Box 896

Red Bluff, CA 96080

530.529.4400 office / 530.527.5042 fax

# Red Bank Creek Ranch Red Bluff, California

**Property:** 101 +/- acres on (S) bank of Red Bank Creek. Improvements include (2) homes, livestock barn, metal shop, mobile home, AG well w/pump & perimeter fencing. This property may be well suited for an orchard development and a livestock operation. Its proximity to Red Bluff, existing zoning, multiple parcels and paved county road frontage may be valuable for future development.

**Location:** Less than a mile (S) of the city limits of Red Bluff, (s) of Red Bank Creek on both sides of Rawson Road. Metteer Elementary School and Vista Preparatory Academy, both public schools are located on very close to the property.

**Homes:** The 1925 built home located at 11900 Rawson Road has 1,449 sqft with 3 bedrooms and 1 bathroom. The 1948 built home located at 11914 Rawson Road has 1,566 sqft with 3 bedrooms and 1 bathroom. The homes are in reasonably good condition and will add value as excellent rentals. A longtime and valued caretaker lives in the singlewide mobile home. Sellers intend to reserve a life estate for this caretaker to continue living in this mobile home.

**Outbuildings:** 24' x 30' shop (720 sqft), concrete floor, power, wood framing, metal siding and roof. 30' x 50' livestock barn (1,500 sqft) with a perimeter foundation, wood framing and siding, metal roof. Metal grain bin.

**Topography:** Level to slightly sloping toward Red Bank Creek, a tributary of the Sacramento River.

**Soils:** Listing Broker estimates 63 +/- acres suitable for orchard development. The Class 1 soils are Maywood silt loam. The Class 2 soils are Arbuckle gravelly fine sandy loam and the Class 4 soils are Cortina coarse sandy loam.

**Water:** Flood irrigation water was provided by agricultural well with turbine pump but has not been used for a long time. The sump return system has not been used for many years. 3-phase power is located at SE corner of the property.

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**Water:** Domestic water is provided by second well with submersible pump located (S) of the older home.

**Zoning:** Tehama County Assessor Parcel Numbers 035-120-003, 005, 006, 007, 009, 010, 013 & 014. Parcels 035-120-003, 007, 009, & 010 are zoned R1-A-B:43. Parcel 035-120-005, 006, 013, & 014 are zoned AG-2. None of the parcels are enrolled in the Williamson Act aka AG Preserve. Current annual property taxes are \$2,070.

**Mineral Rights:** All oil, gas, minerals and water rights owned by Seller to transfer.

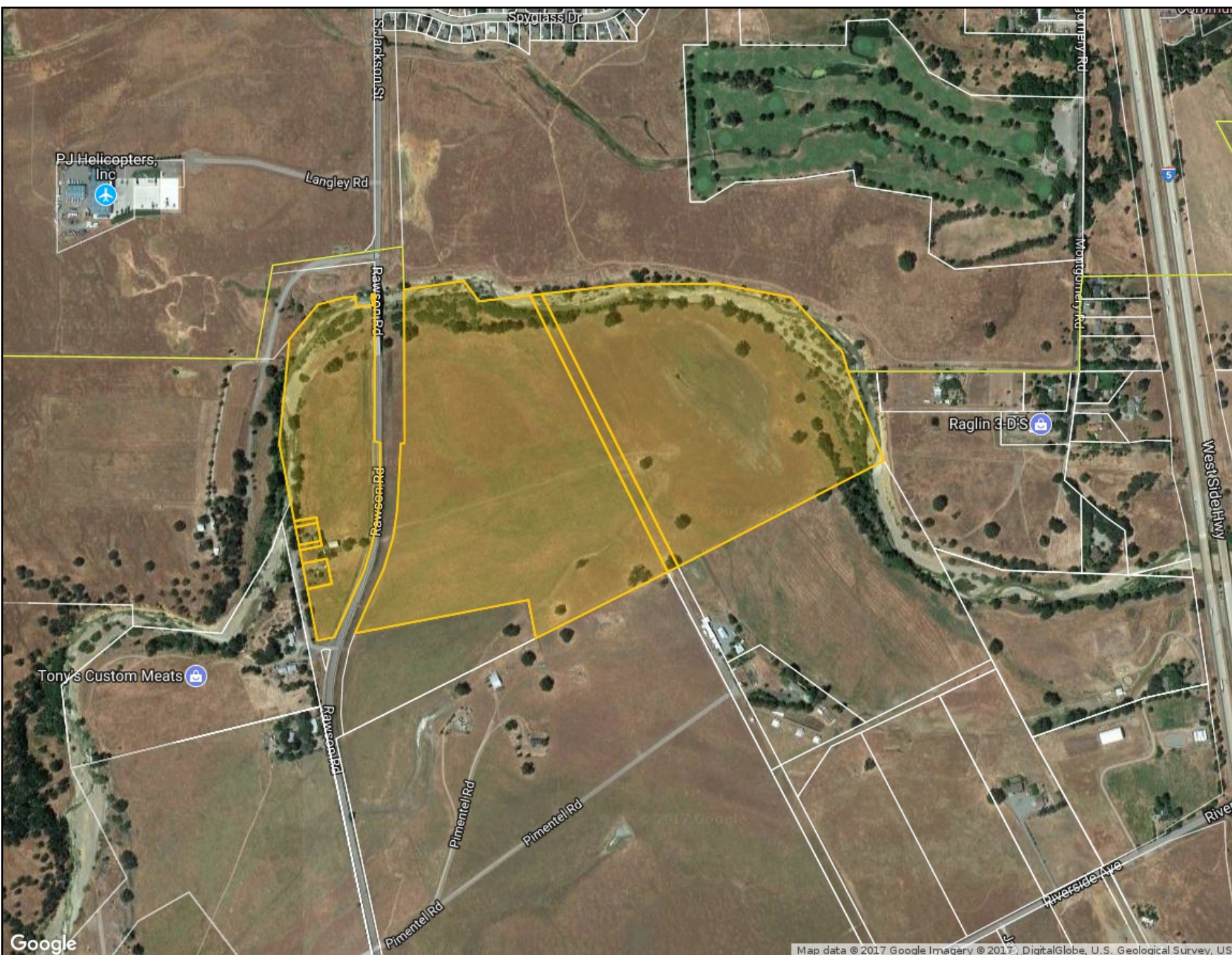
**Comments:** 101 +/- acres owned by a same family for over 75 years. Future property uses include specialty orchards or crops, livestock production and income by renting the homes. Its many potential uses, close proximity to Red Bluff, favorable zoning, multiple parcels and paved county road frontage may combine to make this an excellent investment property.

**Listing Price:** \$998,000 cash to Seller.

**Contact Info:** Please contact Bert Owens or Sam Mudd.

**Bert Owens,** California Brokers License Number 01707128  
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[bert.owens@aglandbrokers.com](mailto:bert.owens@aglandbrokers.com), email

**Sam Mudd** California Brokers License Number 01710463  
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[sam.mudd@aglandbrokers.com](mailto:sam.mudd@aglandbrokers.com), email  
[www.aglandbrokers.com](http://www.aglandbrokers.com), website



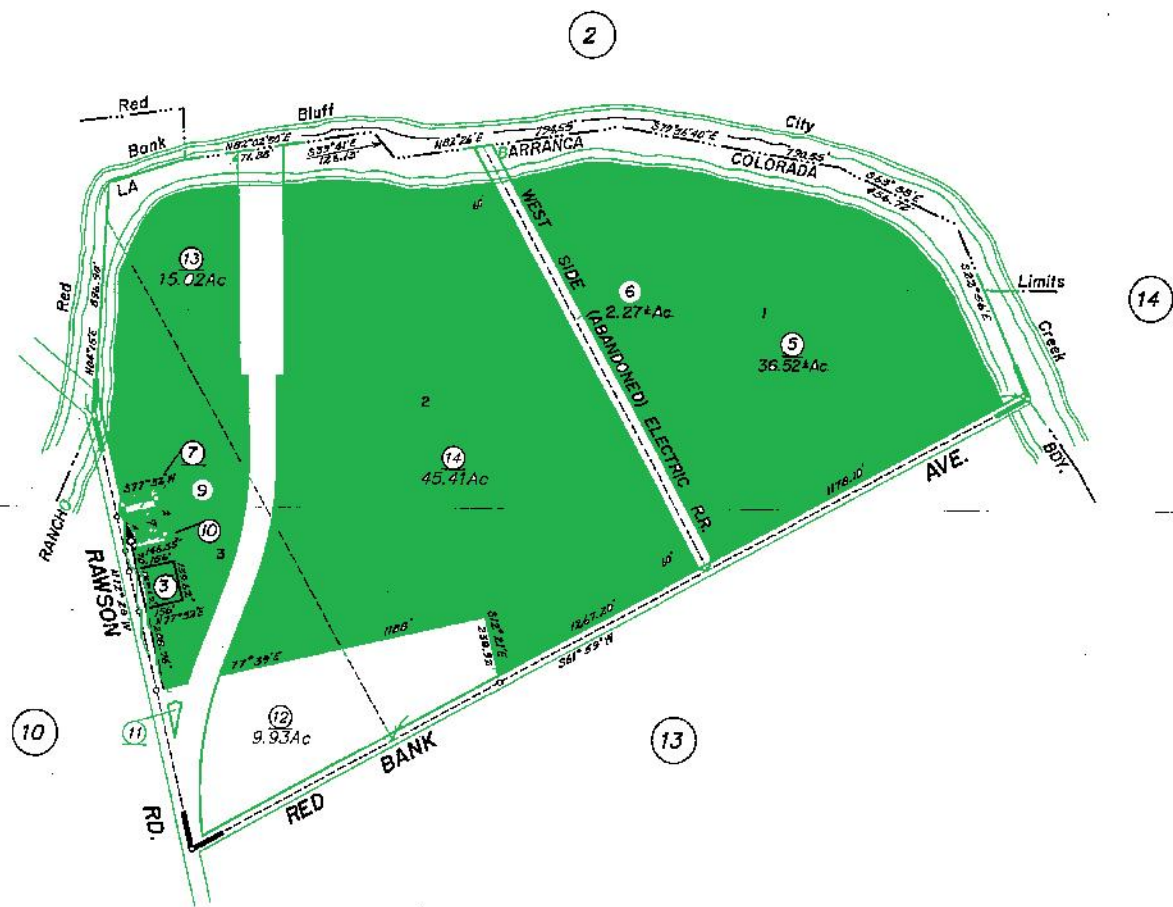
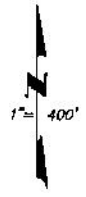
8 Results

- Parcel 035-120-003-000
- Parcel 035-120-005-000
- Parcel 035-120-006-000
- Parcel 035-120-007-000
- Parcel 035-120-009-000
- Parcel 035-120-010-000
- Parcel 035-120-013-000
- Parcel 035-120-014-000

Google

Map data © 2017 Google Imagery © 2017, DigitalGlobe, U.S. Geological Survey, US

Map navigation controls including zoom in (+), zoom out (-), home (house icon), and close (X) buttons.



R.M. Bk. A, Pg. 22—Rawson Tract  
R.S. Bk. U, Pg. 78—Lot Line Adj. No. 81-10

Assessor's Map Bk. 35 -Pg. 12  
County of Tehama, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles



- Auto Login
- Logout
- Help
- Calculate Fees
- Recent 100 Orders
- New Order
- Property Search

### Search Results

**Search Text:** CA-Tehama, Bosenko

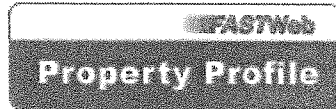
**Search Results:** 8 Match(es)

Select a Property:

Record Number	APN/Tax Number	Owner Name	Property Address
1.	<a href="#">035-120-003-000</a>	Bosenko Thomas M	11900 Rawson Red Bluff, CA 96080
2.	<a href="#">035-120-005-000</a>	Bosenko Thomas M	
3.	<a href="#">035-120-006-000</a>	Bosenko Thomas M	
4.	<a href="#">035-120-007-000</a>	Bosenko Thomas M Etal Trs Bosenko Revoc L & Trust	11914 Rawson Red Bluff, CA 96080
5.	<a href="#">035-120-009-000</a>	Bosenko Thomas M Etal Trs Bosenko Revoc L & Trust	11914 Rawson Red Bluff, CA 96080
6.	<a href="#">035-120-010-000</a>	Bosenko Thomas M	
7.	<a href="#">035-120-013-000</a>	Bosenko Thomas M	
8.	<a href="#">035-120-014-000</a>	Bosenko Thomas M	

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11900 Rawson Rd  
Red Bluff CA 96080



#### Property Information

<b>Owner(s)</b>	Bosenko Thomas M	<b>Parcel #</b>	035-120-003-000
<b>Property</b>	11900 Rawson Rd Red Bluff, CA 96080	<b>Map Coord</b>	
<b>Mailing Addr</b>	21540 Bonita Vista Rd Anderson, CA 96007	<b>Census Tract</b>	000300
		<b>County</b>	Tehama
		<b>Owner Phone</b>	
<b>Legal</b>	PTN LT 3 ORCHARD PARK.		
<b>Lot Number</b>	3	<b>Tract Number</b>	
<b>Block</b>		<b>Subdivision</b>	Orchard Park

#### Characteristics

<b>Use</b>	Sfr	<b>Year Built</b>	1925	<b>Sq. Feet</b>	1304
<b>Zoning</b>		<b>Lot Size</b>	0.5 / 21780	<b># of units</b>	1
<b>Bedrooms</b>	3	<b>Bathrooms</b>	1	<b>Fireplace</b>	
<b>#Rooms</b>		<b>Quality</b>	Average	<b>Heating</b>	
<b>Pool/Spa</b>		<b>Air</b>		<b>Style</b>	
<b>Stories</b>		<b>Improvements</b>		<b>Parking</b>	
<b>Flood</b>		<b>Gross Area</b>	1304	<b>Garage Area</b>	
<b>Basement Area</b>					

#### Attributes

Other

#### Property Sale Information

<b>Sale Date</b>		<b>\$/Sq. Ft.</b>		<b>2nd Mtg.</b>	
<b>Sale Price</b>		<b>1st Loan</b>		<b>Prior Sale Amt.</b>	
<b>Doc No.</b>	0001286495	<b>Loan Type</b>		<b>Prior Sale Dt.</b>	
<b>Doc Type</b>	Deed	<b>Xfer Date</b>		<b>Prior Doc No.</b>	
<b>Seller</b>	Owner Name Unavailable	<b>Lender</b>		<b>Prior Doc Type</b>	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

#### Tax Information

<b>Imp Value</b>	\$25,056.00	<b>Exemption</b>	
<b>Land Value</b>	\$4,103.00	<b>Tax Year/Area</b>	2016/95-005
<b>Total Value</b>	\$29,159.00	<b>Tax Value</b>	\$29,159.00
<b>Tax Amount</b>	\$300.60	<b>Improved</b>	86%

Information compiled from various sources and is deemed reliable but not guaranteed.

FASTWeb

## Property Profile

CA

## Property Information

Owner(s)	Bosenko Thomas M	Parcel #	035-120-005-000
Property		Map Coord	
	, CA	Census Tract	
Mailing Addr	21540 Bonita Vista Rd	County	Tehama
	Anderson , CA 96007	Owner Phone	
Legal	PTN LT 1 ORCHARD PARK.		
Lot Number	1	Tract Number	
Block		Subdivision	Rawson Tr

## Characteristics

Use	Pasture	Year Built		Sq. Feet	
Zoning		Lot Size	36.52 / 1590811	# of units	
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood		Gross Area		Garage Area	
Basement Area					

## Attributes

## Other

## Property Sale Information

Sale Date		\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	0001286496	Loan Type		Prior Sale Dt.	
Doc Type	Deed	Xfer Date		Prior Doc No.	
Seller	Owner Name Unavailable	Lender		Prior Doc Type	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

## Tax Information

Imp Value	\$11,418.00	Exemption	
Land Value	\$62,823.00	Tax Year/Area	2016/95-005
Total Value	\$74,241.00	Tax Value	\$74,241.00
Tax Amount	\$748.90	Improved	15%

Information compiled from various sources and is deemed reliable but not guaranteed.

FASTWeb

## Property Profile

CA

## Property Information

Owner(s)	Bosenko Thomas M	Parcel #	035-120-006-000
Property		Map Coord	
	, CA	Census Tract	
Mailing Addr	21540 Bonita Vista Rd	County	Tehama
	Anderson , CA 96007	Owner Phone	
Legal	60' WEST SIDE (ABANDONED) ELECT.		
Lot Number		Tract Number	
Block		Subdivision	

## Characteristics

Use	Pasture	Year Built		Sq. Feet	
Zoning		Lot Size	2.27 / 98881	# of units	
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood		Gross Area		Garage Area	
Basement Area					

## Attributes

Other

## Property Sale Information

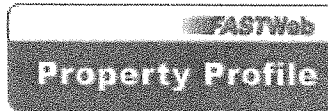
Sale Date		\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	0001737314	Loan Type		Prior Sale Dt.	
Doc Type	Deed	Xfer Date	08/28/1997	Prior Doc No.	0000530561
Seller	Owner Name Unavailable	Lender		Prior Doc Type	Deed
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

## Tax Information

Imp Value		Exemption	
Land Value	\$2,319.00	Tax Year/Area	2016/95-005
Total Value	\$2,319.00	Tax Value	\$2,319.00
Tax Amount	\$23.34	Improved	

Information compiled from various sources and is deemed reliable but not guaranteed.

11914 Rawson Rd  
Red Bluff CA 96080



### Property Information

<b>Owner(s)</b>	Bosenko Thomas M Etal Trs Bosenko Revoc L & Trust	<b>Parcel #</b>	035-120-007-000
<b>Property</b>	11914 Rawson Rd Red Bluff, CA 96080	<b>Map Coord</b>	
<b>Mailing Addr</b>	21540 Bonita Vista Rd Anderson , CA 96007	<b>Census Tract</b>	000300
		<b>County</b>	Tehama
		<b>Owner Phone</b>	
<b>Legal</b>	PTN LOT 3 ORCHARD PARK.		
<b>Lot Number</b>	3	<b>Tract Number</b>	
<b>Block</b>		<b>Subdivision</b>	

### Characteristics

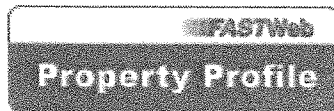
<b>Use</b>	Residential Lot	<b>Year Built</b>		<b>Sq. Feet</b>	
<b>Zoning</b>		<b>Lot Size</b>	0.7 / 3049	<b># of units</b>	1
<b>Bedrooms</b>		<b>Bathrooms</b>		<b>Fireplace</b>	
<b>#Rooms</b>		<b>Quality</b>		<b>Heating</b>	
<b>Pool/Spa</b>		<b>Air</b>		<b>Style</b>	
<b>Stories</b>		<b>Improvements</b>		<b>Parking</b>	
<b>Flood</b>		<b>Gross Area</b>		<b>Garage Area</b>	
<b>Basement Area</b>					
<b>Attributes</b>					
<b>Other</b>					
<b>Property Sale Information</b>					
<b>Sale Date</b>	10/18/2005	<b>\$/Sq. Ft.</b>		<b>2nd Mtg.</b>	
<b>Sale Price</b>	\$265,000.00	<b>1st Loan</b>		<b>Prior Sale Amt.</b>	\$75,000.00
<b>Doc No.</b>	2816-0572	<b>Loan Type</b>		<b>Prior Sale Dt.</b>	06/18/2003
<b>Doc Type</b>	Deed	<b>Xfer Date</b>	10/20/2005	<b>Prior Doc No.</b>	2321-0389
<b>Seller</b>	Nunes,richard J	<b>Lender</b>		<b>Prior Doc Type</b>	Deed
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

### Tax Information

<b>Imp Value</b>		<b>Exemption</b>	
<b>Land Value</b>		<b>Tax/Area</b>	/95-005
<b>Total Value</b>		<b>Tax Value</b>	
<b>Tax Amount</b>		<b>Improved</b>	

Information compiled from various sources and is deemed reliable but not guaranteed.

11914 Rawson Rd  
Red Bluff CA 96080



### Property Information

<b>Owner(s)</b>	Bosenko Thomas M Etal Trs Bosenko Revoc L & Trust	<b>Parcel #</b>	035-120-009-000
<b>Property</b>	11914 Rawson Rd Red Bluff, CA 96080	<b>Map Coord</b>	
<b>Mailing Addr</b>	21540 Bonita Vista Rd Anderson , CA 96007	<b>Census Tract</b>	000300
		<b>County</b>	Tehama
		<b>Owner Phone</b>	
<b>Legal</b>	PTN LOT 3 ORCHARD PARK.		
<b>Lot Number</b>	3	<b>Tract Number</b>	
<b>Block</b>		<b>Subdivision</b>	

### Characteristics

<b>Use</b>	Sfr	<b>Year Built</b>	1948	<b>Sq. Feet</b>	1576
<b>Zoning</b>		<b>Lot Size</b>	0.35 / 15245	<b># of units</b>	1
<b>Bedrooms</b>	3	<b>Bathrooms</b>	1	<b>Fireplace</b>	
<b>#Rooms</b>		<b>Quality</b>	Average	<b>Heating</b>	
<b>Pool/Spa</b>		<b>Air</b>		<b>Style</b>	
<b>Stories</b>		<b>Improvements</b>		<b>Parking</b>	
<b>Flood</b>		<b>Gross Area</b>	1576	<b>Garage Area</b>	
<b>Basement Area</b>					

### Attributes

#### Other

#### Property Sale Information

<b>Sale Date</b>	10/18/2005	<b>\$/Sq. Ft.</b>	\$168.15	<b>2nd Mtg.</b>	
<b>Sale Price</b>	\$265,000.00	<b>1st Loan</b>		<b>Prior Sale Amt.</b>	\$75,000.00
<b>Doc No.</b>	2816-0572	<b>Loan Type</b>		<b>Prior Sale Dt.</b>	06/18/2003
<b>Doc Type</b>	Deed	<b>Xfer Date</b>	10/20/2005	<b>Prior Doc No.</b>	2321-0389
<b>Seller</b>	Nunes,richard J	<b>Lender</b>		<b>Prior Doc Type</b>	Deed

\*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet

### Tax Information

<b>Imp Value</b>	\$71,201.00	<b>Exemption</b>	
<b>Land Value</b>	\$27,256.00	<b>Tax Year/Area</b>	2016/95-005
<b>Total Value</b>	\$98,457.00	<b>Tax Value</b>	\$98,457.00
<b>Tax Amount</b>	\$997.56	<b>Improved</b>	72%

Information compiled from various sources and is deemed reliable but not guaranteed.

FASTWeb

## Property Profile

CA

## Property Information

Owner(s)	Bosenko Thomas M	Parcel #	035-120-010-000
Property		Map Coord	
	, CA	Census Tract	
Mailing Addr	25140 Bonita Vista Rd	County	Tehama
	Anderson, CA 96007	Owner Phone	
Legal	21' STRIP LOT 3 ORCHARD PARK.		
Lot Number	3	Tract Number	
Block		Subdivision	Orchard Park

## Characteristics

Use	Residential Lot	Year Built		Sq. Feet	
Zoning		Lot Size	0.7 / 3049	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood		Gross Area		Garage Area	
Basement Area					

## Attributes

## Other

## Property Sale Information

Sale Date		\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.	0001286496	Loan Type		Prior Sale Dt.	
Doc Type	Deed	Xfer Date		Prior Doc No.	
Seller	Owner Name Unavailable	Lender		Prior Doc Type	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

## Tax Information

Imp Value		Exemption	
Land Value	\$117.00	Tax Year/Area	2016/95-005
Total Value	\$117.00	Tax Value	\$117.00
Tax Amount	\$1.18	Improved	

Information compiled from various sources and is deemed reliable but not guaranteed.

FASTWeb

## Property Profile

CA

## Property Information

Owner(s)	Bosenko Thomas M	Parcel #	035-120-013-000
Property	, CA	Map Coord	
Mailing Addr	21540 Bonita Vista Rd Anderson, CA 96007	Census Tract	
		County	Tehama
		Owner Phone	
Legal	PTN LOTS 2 & 3 ORCHARD PARK W OF RAWSON RD.		
Lot Number	3, 2	Tract Number	
Block		Subdivision	

## Characteristics

Use	Pasture	Year Built		Sq. Feet	
Zoning		Lot Size	15.02 / 654271	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood		Gross Area		Garage Area	
Basement Area					
Attributes					
Other					
Property Sale Information					
Sale Date		\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.		Loan Type		Prior Sale Dt.	
Doc Type		Xfer Date		Prior Doc No.	
Seller		Lender		Prior Doc Type	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

## Tax Information

Imp Value	\$12,469.00	<i>? Property</i>	Exemption	
Land Value	\$29,383.00		Tax Year/Area	2016/95-005
Total Value	\$41,852.00		Tax Value	\$41,852.00
Tax Amount	\$429.10		Improved	30%

Information compiled from various sources and is deemed reliable but not guaranteed.

FASTWeb

## Property Profile

CA

## Property Information

Owner(s)	Bosenko Thomas M	Parcel #	035-120-014-000
Property	, CA	Map Coord	
Mailing Addr	21540 Bonita Vista Rd Anderson, CA 96007	Census Tract	
		County	Tehama
		Owner Phone	
Legal	PTN LOTS 2 & 3 ORCHARD PARK E OF RAWSON RD.		
Lot Number	3, 2	Tract Number	
Block		Subdivision	

## Characteristics

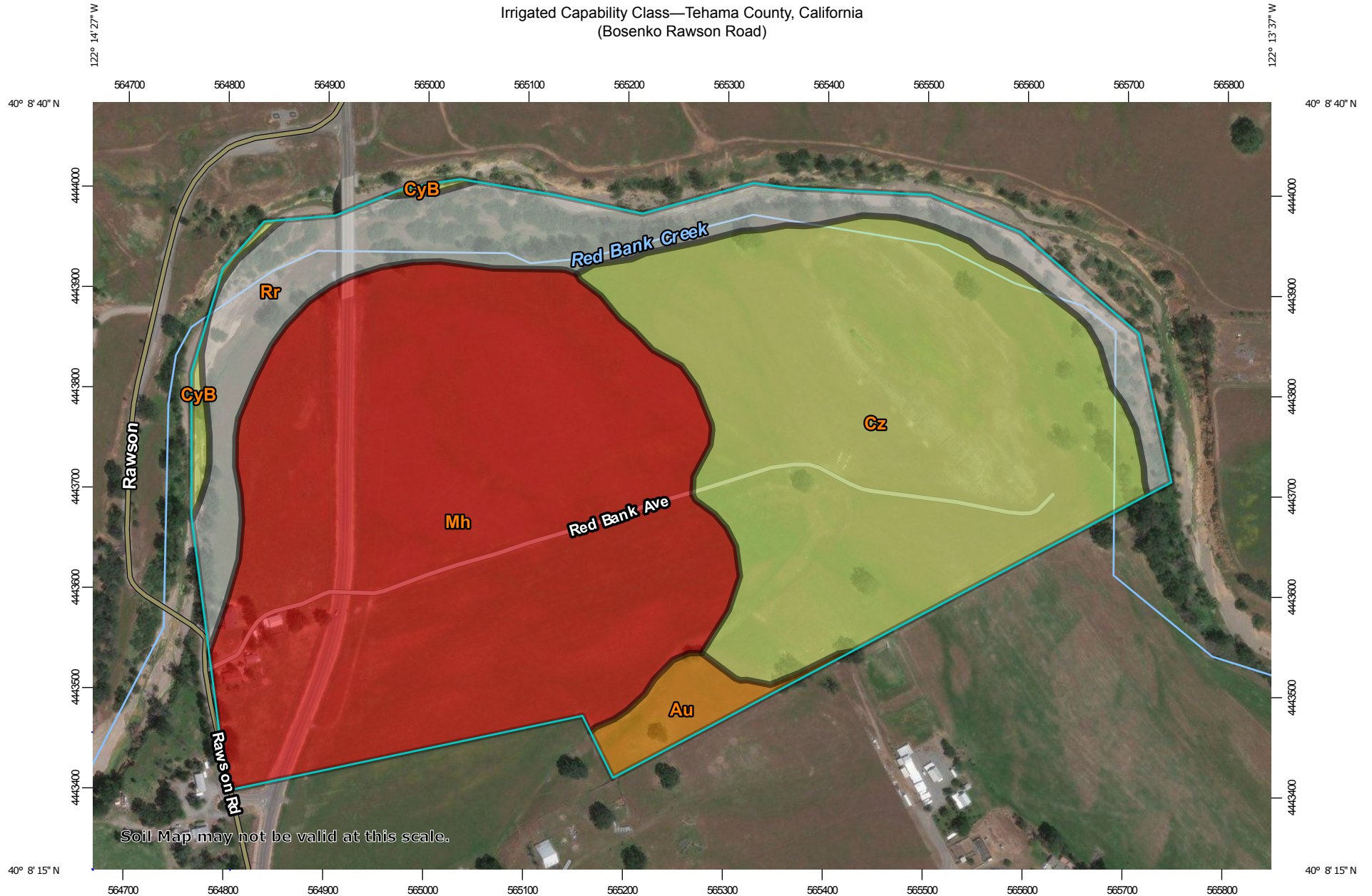
Use	Pasture	Year Built		Sq. Feet	
Zoning		Lot Size	45.41 / 1978059	# of units	
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood		Gross Area		Garage Area	
Basement Area					
Attributes					
Other					
Property Sale Information					
Sale Date		\$/Sq. Ft.		2nd Mtg.	
Sale Price		1st Loan		Prior Sale Amt.	
Doc No.		Loan Type		Prior Sale Dt.	
Doc Type		Xfer Date		Prior Doc No.	
Seller		Lender		Prior Doc Type	
*\$/Sq. Ft. is a calculation of Sales Price divided by Sq. Feet					

## Tax Information

Imp Value		Exemption	
Land Value	\$88,836.00	Tax Year/Area	2016/95-005
Total Value	\$88,836.00	Tax Value	\$88,836.00
Tax Amount	\$893.42	Improved	

Information compiled from various sources and is deemed reliable but not guaranteed.

Irrigated Capability Class—Tehama County, California  
(Bosenko Rawson Road)



Map Scale: 1:5,390 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84












## MAP LEGEND

### Area of Interest (AOI)










 Area of Interest (AOI)

### Soils



#### Soil Rating Polygons








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Lines


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

#### Soil Rating Points






-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

### Water Features

 Streams and Canals

### Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California  
Survey Area Data: Version 10, Sep 13, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 21, 2015—Oct 7, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Tehama County, California (CA645)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 3 percent slopes	2	2.6	2.3%
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	4	0.9	0.8%
Cz	Cortina coarse sandy loam, MLRA 17	4	39.3	35.4%
Mh	Maywood silt loam, 0 to 3 percent slopes	1	52.1	46.9%
Rr	Riverwash		16.2	14.6%
<b>Totals for Area of Interest</b>			<b>111.1</b>	<b>100.0%</b>

## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher