



THE FULL PICTURE

"Land like this doesn't come around twice in a generation."

Diamond M Ranch offers the convergence of beautiful recreational land, turnkey aviation infrastructure, and a home that honors the traditions of the American West. Whether you arrive by truck down a quiet county road or roll out of a cross-country flight, the ranch receives you the same way — with space, silence, and natural beauty.

JENNIFER LEWIS
530.310.1024 · JLRanchSales@gmail.com

Infrastructure

You Can Count On

WELL & STORAGE · SEPTIC · SOLAR BATTERY · TAX SUMMARY

WATER — PRIVATE WELL & STORAGE

WELL & PUMP TEST (APRIL 14, 2026)	
WELL DEPTH	78 ft
STATIC WATER LEVEL	29 ft
SUSTAINED YIELD	1.5 – 1.71 gpm
STORAGE TANKS	Two 2,500-gallon tanks
SYSTEM	Well pumps to tanks; tanks feed home
WATER TREATMENT	Culligan system on-site
DRILLER	Glenn Cherry Drilling

SEPTIC SYSTEM

SEPTIC — AS-BUILT	
TANK SIZE	1,200-gallon
FILTER	Type I
LEACH LINES	3 × 75 ft
MONITORING WELLS	End of each line
WELL SEPARATION	Approx. 350 ft from house

ENERGY — SOLAR & BATTERY SYSTEM

SGIP HOME BATTERY	
A California SGIP-qualified battery system operates standalone through PG&E, charging from the grid, storing energy, and powering the home during outages for 8–24 hours.	

The property is fully wired for solar panels. The solar panels are included with the property — currently stored in the garage and ready for roof installation. Once connected, the system becomes fully self-generating, dramatically reducing or eliminating PG&E dependence.

TAX SUMMARY (2025)

ANNUAL TAX & ASSESSMENTS	
BASE TAX (2025)	\$1,557
SPECIAL ASSESSMENTS	\$157.20
SOLID WASTE FEE	\$42.74
ELK CREEK FIRE	\$80.00
ASSESSED VALUE	\$139,973
APN	022-120-047-000

All utility information sourced from seller-provided documents. Well test conducted April 14, 2026 by Glenn Cherry Drilling. Septic as-built plan dated 10/9/05. Solar panels included; installation by buyer. Tax data from CoreLogic/MLS 03/28/26. Buyer to independently verify all information prior to close of escrow.

