

AG-LAND Investment Brokers

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



Capay District Farmland 35 Acres, Orland



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

“Capay District” Farmland Orland, California

Property: 35 +/- total acres of class 2 and 3 soils with potential to develop almonds, walnuts, prunes, pecans or crops typical to Tehama County. Previously farmed to flood irrigated pasture and crops benefiting a dairy which is no longer operating. Improvements include (2) homes, outbuildings, irrigation well with electric turbine motor and domestic water well with submersible pump.

Location: Between Chico and Orland about 1 mile west of the Sacramento River. From Chico, travel west on Highway 32 to Hamilton City, north on Canal Road, west on County Road 9, north on 4TH Avenue, east about 1/4 mile to property on south side of Post Avenue. 25635 & 25637 Post Avenue, Orland, CA 95963.

Soils: PkA, Perkins gravelly loam, rated Class II by Natural Resources Conservation Service. The class III soils are KpA, Kimball loam and HgA, Hillgate loam. Neighbors have planted these soils to almonds, walnuts or other orchard crops typical to Tehama County.

Topography: The 3 +/- acre farmstead sits back from Post Avenue and is surrounded by the farmland. Listing broker estimates the farmable area within the 5 fields is 31 +/- acres.

Water: Irrigation water is provided by an AG well located in the middle of the property with 20 Hp electric turbine motor and pump with flood bowls. Seller advises that adjacent parcels have shared interest in this well but are not currently utilizing the well. Water is delivered to the fields using underground pipelines. Domestic water for both homes is provided by second well with electric submersible pump.

Homes: The site built house designated as 25635 Post Avenue contains 1,188 SF and was originally constructed in the 1960's. It has 2 bedrooms and 1 bathroom and is currently occupied. The manufactured house designated as 25637 Post Avenue contains 1,368 SF and was originally manufactured in 1984 and is placed on a soft set foundation. It has 2 bedrooms and 2 bathrooms plus detached two car garage. It is not currently inhabited.

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Outbuildings: Since this property was operated as dairy, numerous outbuildings exist such as the milk parlor, old pole barn, barn and storage sheds.

“AS-IS”: Buyer will observe the homes and outbuildings are subject to deferred maintenance. The property is sold “AS-IS”.

Zoning: Tehama County Assessor Parcel Numbers 091-200-023 (29.40 acres) and 091-200-049 (6.29 acres). AG-4, Valley Floor Agricultural Capay District 40 acre minimum. Both parcels can be improved under current zoning with a single family residence as they are considered to be lawful prior non-conforming uses (grandfathered). The parcels are not enrolled within the Williamson Act. Acreage and zoning provided by Assessor, Buyer to verify.

Possession: Seller requests continued occupancy of the site built home, rent free, for 120 days after close of escrow.

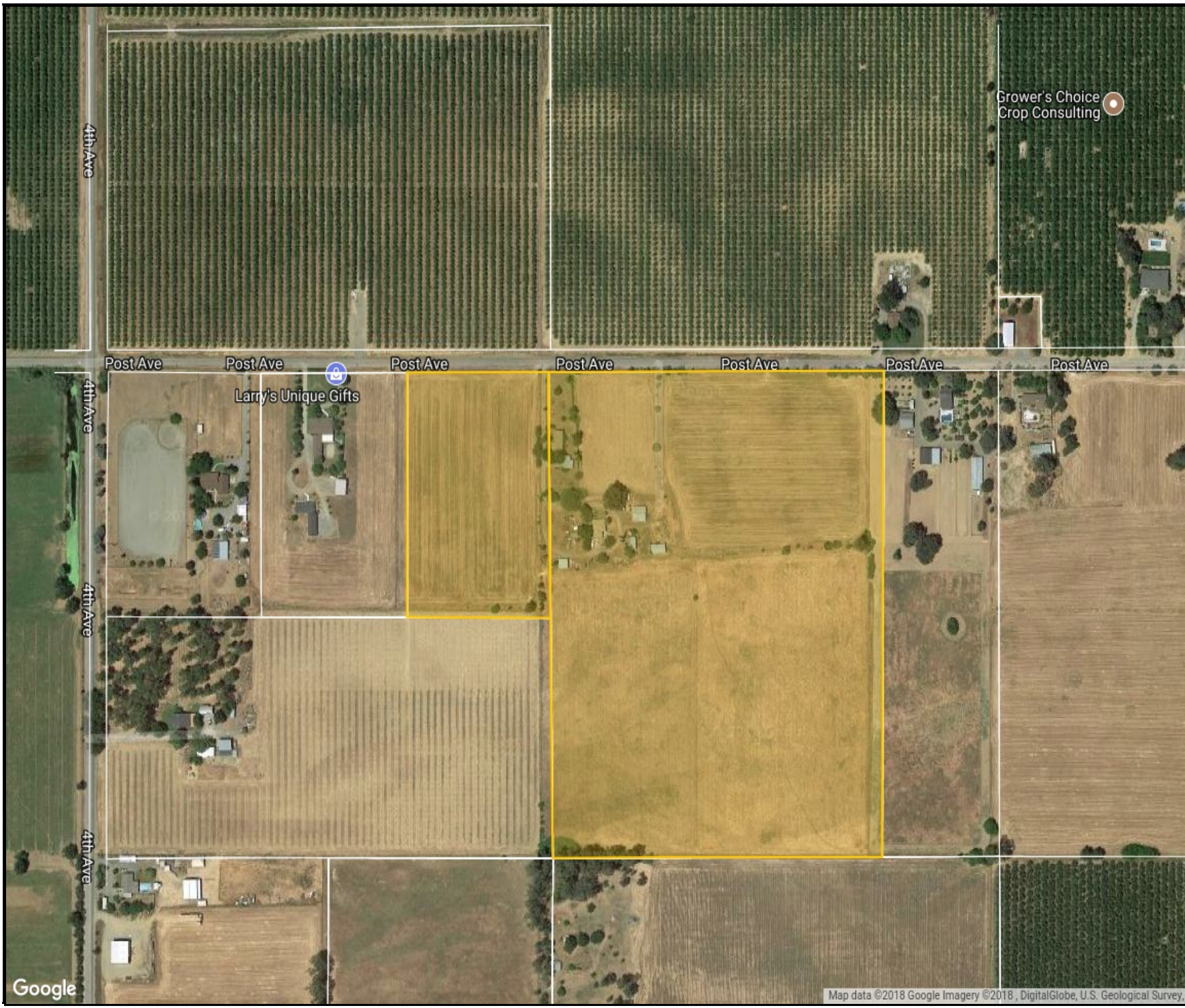
Mineral Rights: Seller to include all owned oil, gas, mineral and water rights.

Listing Price: \$650,000, cash to Seller.

Showing Info: Do not disturb occupant. Listing Broker to accompany. Please contact Bert Owens or Sam Mudd to schedule an appointment.

Bert Owens, California Brokers License Number 01707128
530.529.4400, office / 530.524.4900, cell
bert.owens@aglandbrokers.com, email

Sam Mudd, California Brokers License Number 01710463
530.529.4400, office / 530.949-4054, cell
sam.mudd@aglandbrokers.com, email
www.aglandbrokers.com, website



2 Results

Property Data

091200023000

Property Data

091200049000

Google

Map data ©2018 Google Imagery ©2018, DigitalGlobe, U.S. Geological Survey,





FASTWeb

Search by: FASTWeb #



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Authorized User List

Search Results

Search Text: CA-Tehama, Hester, Saunders

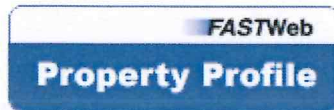
Search Results: 2 Match(es)

Select a Property:

Record Number	APN/Tax Number	Owner Name	Property Address
1. <u>29.40</u>	091-200-023-000	Saunders Hester L	25637 Post Orland, CA 95963
2. <u>6.29</u>	091-200-049-000	Saunders Hester L	

35.69 **TOTAL ACRES**

25637 Post Ave
Orland CA 95963



Property Information

Owner(s)	Saunders Hester L	Parcel #	091-200-023-000
Property	25637 Post Ave	Map Coord	
	Orland, CA 95963	Census Tract	001000
Mailing Addr	6091 Alameda Rd	County	Tehama
	Corning , CA 96021	Owner Phone	
Legal	PTN LOT 162 SUB 2 CAPAY RCH.		
Lot Number	162	Tract Number	
Block		Subdivision	Sub 2 Capay Rch

Characteristics

Use	Dairy Farm	Year Built	1962	Sq. Feet	1188
Zoning		Lot Size	29.4 / 1280664	# of units	
Bedrooms	2	Bathrooms	1	Fireplace	
#Rooms	5	Quality	Average	Heating	Heated
Pool/Spa		Air		Style	
Stories	1	Improvements		Parking	Garage-3
Flood	X	Gross Area	1344	Garage Area	768
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	\$147,900.00	Exemption	
Land Value	\$209,100.00	Tax Year/Area	2017/54-003
Total Value	\$357,000.00	Tax Value	\$357,000.00
Tax Amount	\$3,839.40	Improved	41%

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

FASTWeb

Property Profile

CA

Property Information

Owner(s) Property	Saunders Hester L , CA	Parcel #	091-200-049-000
Mailing Addr	6091 Alameda Rd Corning , CA 96021	Map Coord	
Legal Lot Number	PAR 3 PM 447 BK 1 PG 227.	Census Tract	
Block		County	Tehama
		Owner Phone	
		Tract Number	
		Subdivision	

Characteristics

Use	Residential Acreage	Year Built		Sq. Feet	
Zoning		Lot Size	6.29 / 273992	# of units	1
Bedrooms		Bathrooms		Fireplace	
#Rooms		Quality		Heating	
Pool/Spa		Air		Style	
Stories		Improvements		Parking	
Flood	X	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					

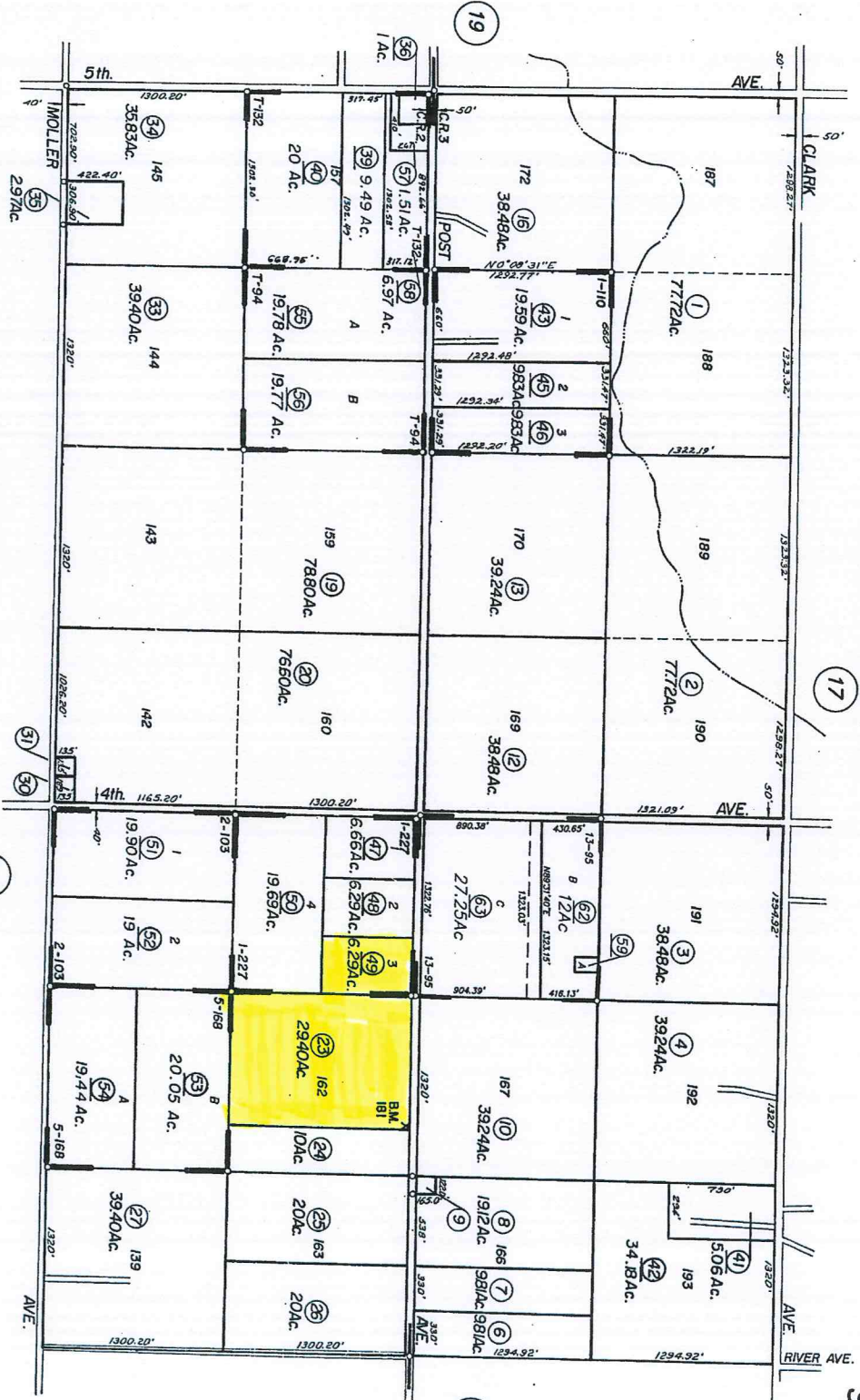
Tax Information

Imp Value		Exemption	
Land Value	\$45,900.00	Tax Year/Area	2017/54-003
Total Value	\$45,900.00	Tax Value	\$45,900.00
Tax Amount	\$486.98	Improved	

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

CAPAY RANCHO

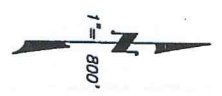
91-20



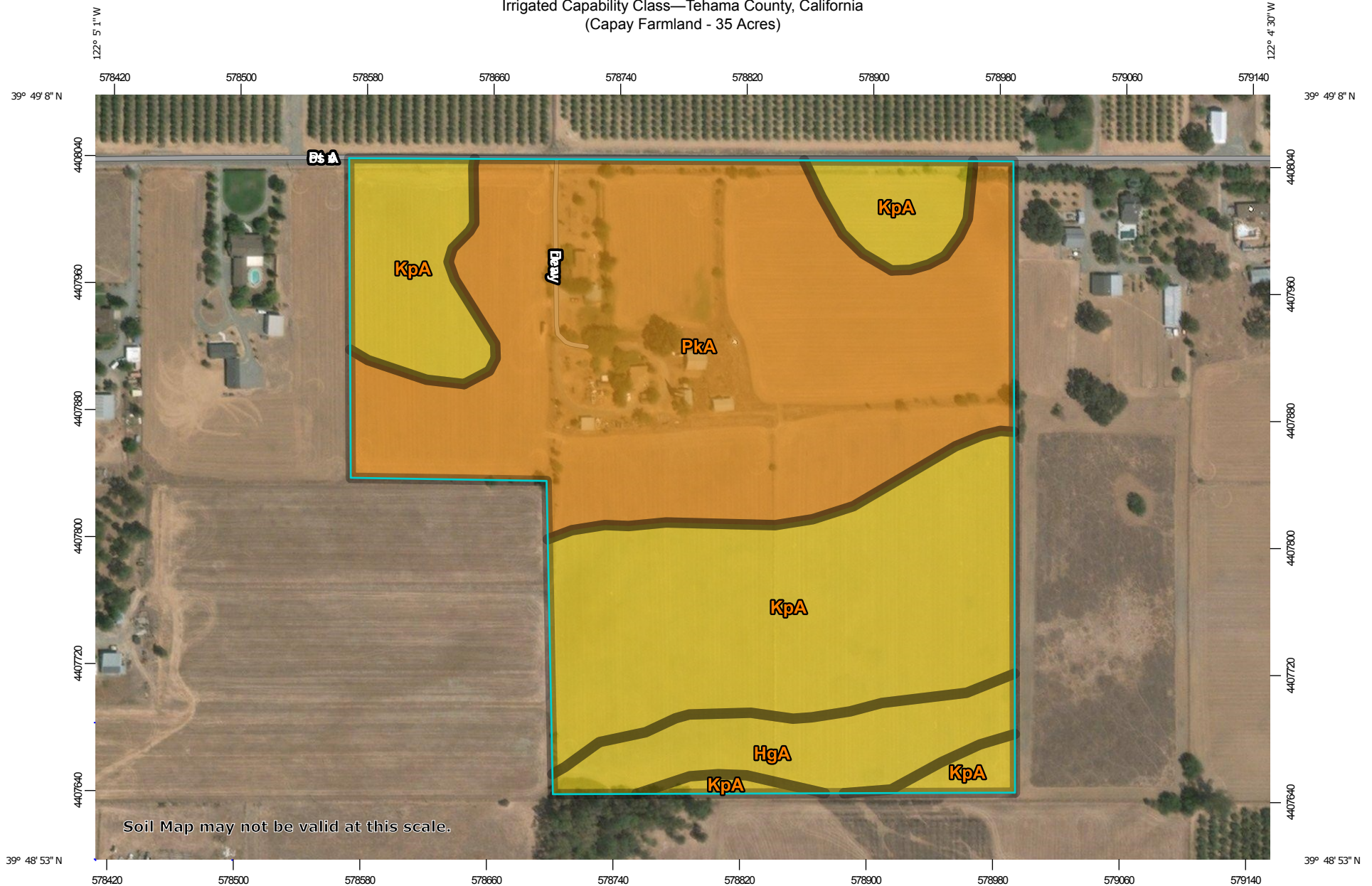
- R.M. Bk. F, Pg. 24-Capay Rancho Subdivision No. 2
- R.M. Bk. F, Pg. 25-Capay Rancho Subdivision No. 3
- R.M. Bk. T, Pg. 94-Tract No. 78-1025
- R.S. Bk. T, Pg. 132
- P.M. Bk. 1, Pg. 110-P.M. No. 303
- P.M. Bk. 1, Pg. 227-P.M. No. 447
- P.M. Bk. 2, Pg. 103-P.M. No. 584
- P.M. Bk. 5, Pg. 168-P.M. No. 78-114
- P.M. Bk. 13, Pg. 95-P.M. No. 05-44

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

Assessor's Map Bk. 91 -Pg. 20
County of Tehama, Calif.

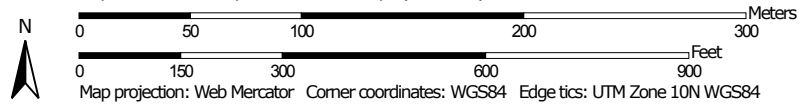


Irrigated Capability Class—Tehama County, California
(Capay Farmland - 35 Acres)




Soil Map may not be valid at this scale.

Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.












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 11, Sep 14, 2017

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 18, 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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgA	Hillgate loam, 0 to 3 percent slopes	3	2.9	8.2%
KpA	Kimball loam, 0 to 3 percent slopes	3	14.4	40.7%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	18.1	51.1%
Totals for Area of Interest			35.4	100.0%

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

Locations of Structural Improvements in Farmstead

