

AG-LAND Investment Brokers

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

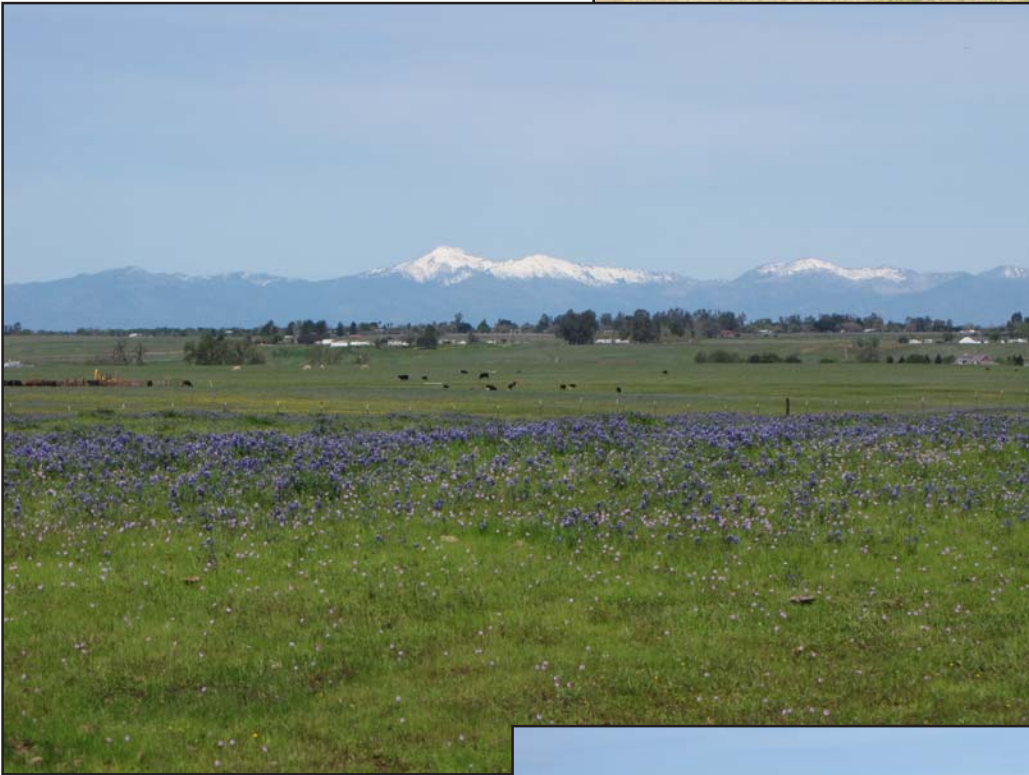


Northcutt Ranch Red Bluff, CA









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

Northcutt Ranch, Red Bluff, California

Property: 456 +/- acres used for winter cattle grazing. The ranch is improved with a nicely landscaped custom “ranch style” home and a beef cattle setup for a headquarters base of operations.

Location: The ranch sets on the south bank of Red Bank Creek, 4 miles SW of Red Bluff, CA. The property is bordered on the east by Paskenta Road. The address is 11425 Paskenta Road, Red Bluff, CA 96080.

Home: Nicely landscaped custom 3 bedroom, 2 bathroom “ranch style” home built in 2011. It has approx. 1,608 sqft of living space plus attached 529 sqft finished oversized single car garage. Granite counters, hickory cabinets and doors, quality appliances, stained concrete floors plus fire suppression sprinklers. Central HVAC, wood stove plus ceiling fans in each room. Hardy plank siding, composition roof plus wrap around porches on 3 sides of the home. There is also a detached garden storage area fully wood framed, hardy plank sided, composition roof, on concrete slab with roll up door for access.

Outbuildings: The building improvements consist of a hay barn with 372 sq ft studio apartment, 364 sq ft shop with concrete slab floor, equipment storage area, approximately 2,000 sq ft of hay storage, interior tack room with an outside ferrior working area. 576 sq ft wood sided steel roof dog kennel with 18 interior separate steel cages all on concrete flooring with sloped drainage for easy daily cleaning into a separate septic system. All outbuildings set on a slightly sloping well graveled farmstead which provides easy winter time access.

Cattle Facilities: Steel guard rail corrals and feed bunks in exterior perimeter feeding areas at two locations in the corral area. The feed bunk runs are approximately 400 ‘in length. There are 4 working corral areas with a 60’ curved, adjustable lead up to a covered cattle hospital area. Inside the cattle hospital area is a vet supply storage area along with 2 hospital pens for use in calving heifers or addressing sick cattle. Feed mangers and water troughs are installed. The cattle loading area accommodates large semi- trucks all made of steel and concrete. There are 2 stack yard feeding areas located in the middle of the ranch used to store hay for winter supplementation. One yard is 100’ x 300’, the other 80’ x 120’. Both stack

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yards have perimeter guard rail lined feeding areas where the feed can be stored and fed.

Water: There is a 6 inch cased domestic well located within the farmstead with a submersible pump providing water for the residence and livestock. The tankless system is protected by a wood frame and sided pump house. In the pump house is a large sized air compressor. There is a single reservoir in the middle of the property which is spring fed for year around stock water

Cattle Lease: The ranch is not leased as the owner grazes the pastures with their own cattle. This property would normally lease for \$25-30 per acre for a 6 month grazing season between the months of November through May annually.

Topography: The elevations range between 330' to 400'. The land runs from a low elevation in Red Bank Creek to the highest point being adjacent to its southern property boundary. The land is slightly sloping with minor drains running from west to east draining across Paskenta Road. The property is unwooded with access by vehicle anywhere during summer and most winter months.

Wildlife: Turkey, geese, dove and quail are found within Red Bank Creek.

Mineral Rights: All mineral, oil and gas rights owned by seller are included.

Soils: Per Natural Resource Conservation Service, the soils consist of approx. 6% Maywood Loam Class I, 32% Arbuckle- Perkins Gravelly Loam Class II, 22% Kimball Loam Class III and 30% Corning-Redding Gravelly Loam Class IV. The balance of the land is within Red Bank Creek or unrated. In the past, some of the land has been dry farmed to grain crops.

Zoning: EA-AP (40 acre minimum). It is enrolled in the California Land Conservation Act aka Williamson Act to keep property taxes low. Current property taxes are \$1,357 per year. Tehama County Assessor Parcel Numbers 025-100-004-000, 025-100-005-000, 025-160-062-000, & 025-160-063-000. The entire property has a Record of Survey Map recorded in 1962.

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Comments: This ranch will make an outstanding headquarters for a local cattleman having the facilities to accommodate all classes of beef cattle. Approx. 180 acres of class 1 and 2 soils maybe suitable for development of orchards or planted to permanent pasture for livestock. The location is just a short drive from Red Bluff and is known for reliable groundwater.

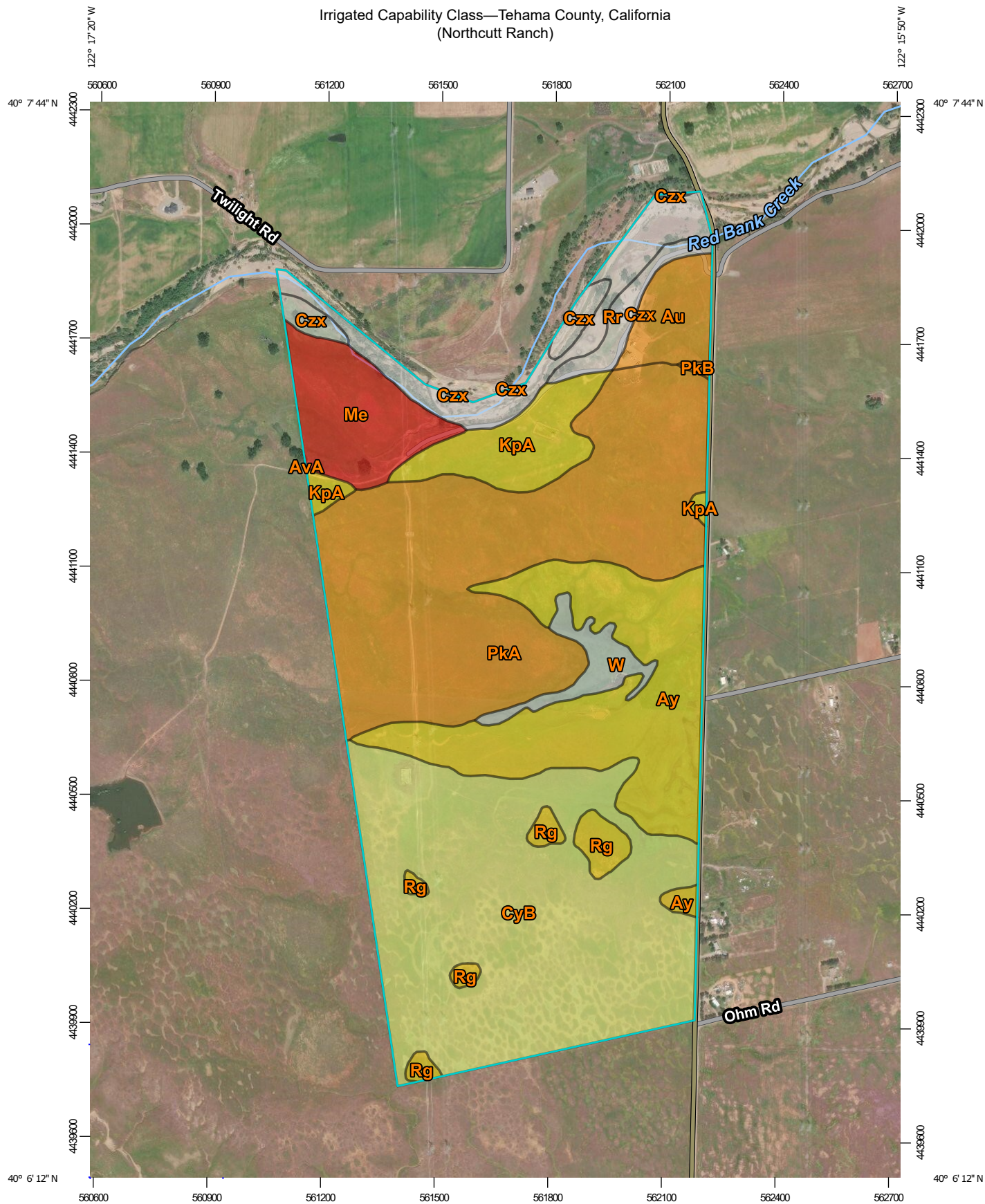
Listing Price: \$1,520,000 cash to Seller.

Contact Info: Please contact Bert Owens or Sam Mudd.

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

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

Irrigated Capability Class—Tehama County, California
(Northcutt Ranch)



Map Scale: 1:13,800 if printed on A portrait (8.5" x 11") sheet.




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



Irrigated Capability Class—Tehama County, California
(Northcutt Ranch)










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.

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 12, Sep 13, 2018

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

Date(s) aerial images were photographed: Apr 11, 2015—Oct 25, 2017

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
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	13.4	2.9%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	0.0	0.0%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	70.2	15.1%
CyB	Coming-Redding gravelly loams, 0 to 5 percent slopes	4	142.8	30.7%
Czx	Cortina complex		13.4	2.9%
KpA	Kimball loam, 0 to 3 percent slopes	3	23.2	5.0%
Me	Maywood loam, 0 to 3 percent slopes	1	26.8	5.8%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	134.9	29.0%
PkB	Perkins gravelly loam, 3 to 8 percent slopes	2	0.5	0.1%
Rg	Red Bluff gravelly loam, 0 to 3 percent slopes	3	8.8	1.9%
Rr	Riverwash		22.7	4.9%
W	Water		9.0	1.9%
Totals for Area of Interest			465.9	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

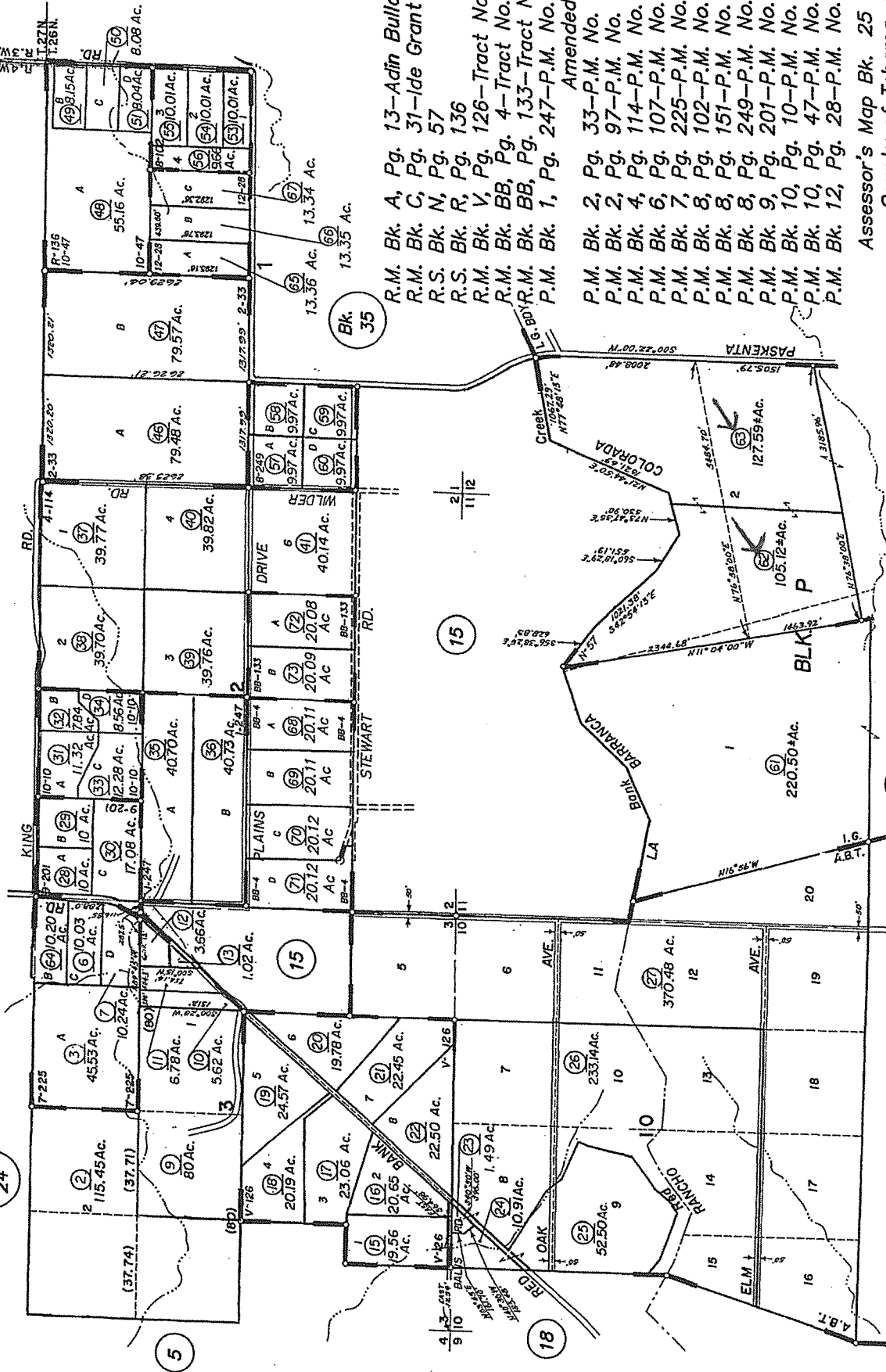
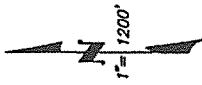
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

T.26N., R.4W., M.D.B.&M. AND POR. RANCHO LA BARRANCA COLORADA

25-16

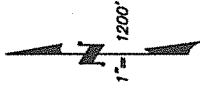
Tax Area Code



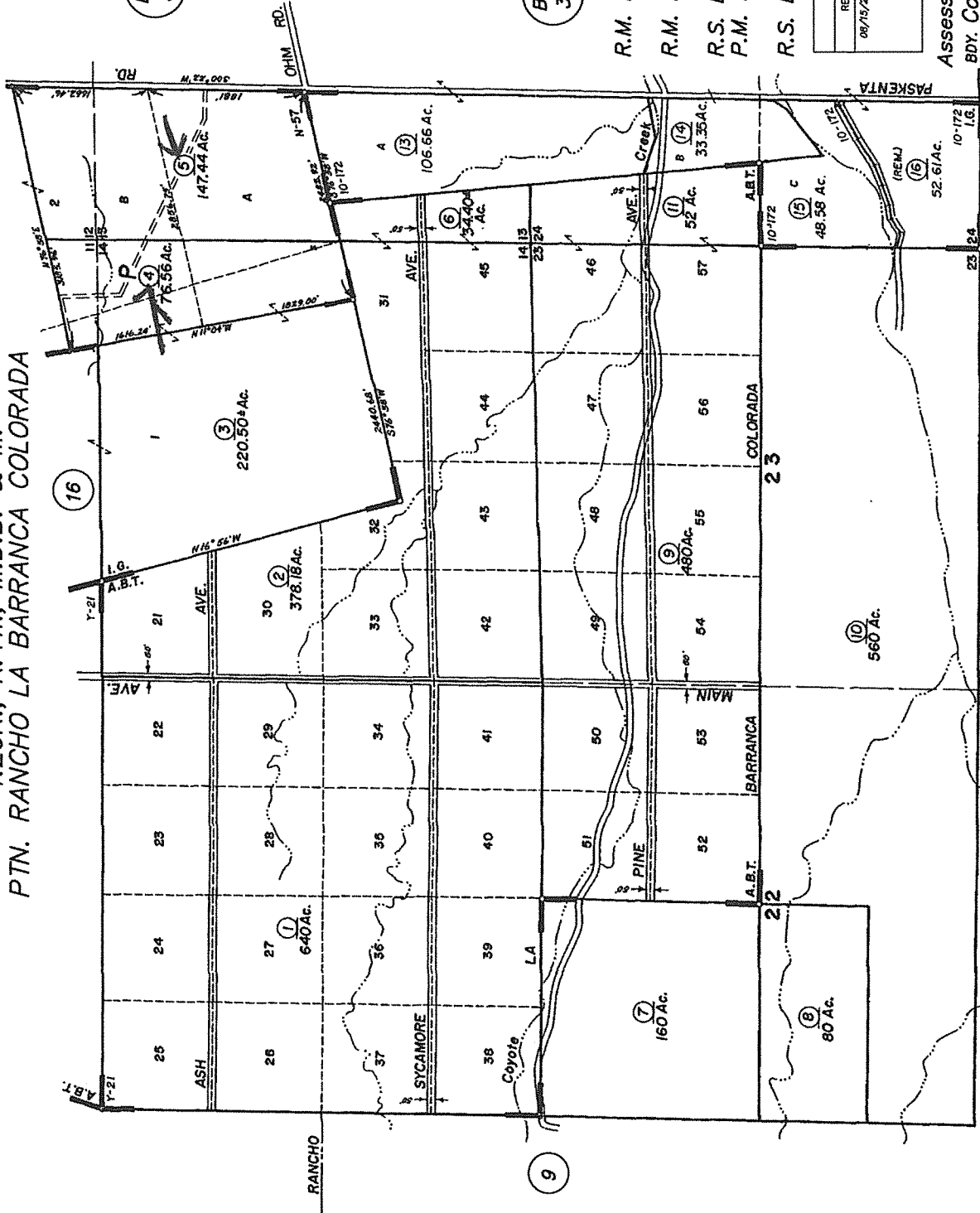
- R.M. Bk. A, Pg. 13-Adin Bullard Tract
- R.M. Bk. C, Pg. 31-Ide Grant
- R.S. Bk. N, Pg. 57
- R.S. Bk. R, Pg. 136
- R.M. Bk. V, Pg. 126-Tract No. 85-1007
- R.M. Bk. BB, Pg. 4-Tract No. 05-1002
- R.M. Bk. BB, Pg. 133-Tract No. 06-1011
- P.M. Bk. 1, Pg. 247-P.M. No. 333, Amended
- P.M. Bk. 2, Pg. 33-P.M. No. 494
- P.M. Bk. 2, Pg. 97-P.M. No. 561
- P.M. Bk. 4, Pg. 114-P.M. No. 461
- P.M. Bk. 6, Pg. 107-P.M. No. 79-143
- P.M. Bk. 7, Pg. 225-P.M. No. 83-14
- P.M. Bk. 8, Pg. 102-P.M. No. 84-41
- P.M. Bk. 8, Pg. 151-P.M. No. 85-48
- P.M. Bk. 8, Pg. 249-P.M. No. 87-67
- P.M. Bk. 9, Pg. 201-P.M. No. 90-68
- P.M. Bk. 10, Pg. 10-P.M. No. 89-37
- P.M. Bk. 10, Pg. 47-P.M. No. 91-58
- P.M. Bk. 12, Pg. 28-P.M. No. 00-10

Assessor's Map Bk. 25 -Pg. 16
County of Tehama, Calif.

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



T.26N., R.4W., M.D.B. & M.
PTN. RANCHO LA BARRANCA COLORADA



Bk. 35

Bk. 37

R.M. Bk. A, Pg. 13 - Adin Bullard Tract
 R.M. Bk. C, Pg. 31 - Ide Grant
 R.S. Bk. N, Pg. 57
 P.M. Bk. 10, Pg. 172 - Parcel Map No. 92-12
 R.S. Bk. Y, Pg. 21

ASSESSOR'S CADASTRAL MAP	
REVISED	08/15/2018 4th
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. 2. NO LIABILITY IS ASSUMED FOR ERRORS OR OMISSIONS. 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.	

Assessor's Map Bk. 25 -Pg. 10
 Bdy. County of Tehama, Calif.

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

Property Detail Report

CA

APN: 025-100-004-000

Tehama County Data as of: 03/29/2019

Owner Information

Owner Name: Stayer Family Trust
Vesting: Personal Trust
Mailing Address: Po Box 8044, Red Bluff, CA 96080-8044
Occupancy: Unknown

Location Information

Legal Description: Ptn Tract P Ide Grant
APN: 025-100-004-000
Munic / Twnshp: Ide Rho
Subdivision: Ide Rho
Neighborhood: Ide Rho
Elementary School: William M. Metteer...
Alternate APN: 02510004
Twnshp-Rng-Sec: P
Tract #: P
School District: Red Bluff Union Elementary
Middle School: Vista Preparatory...
County: Tehama, CA
Census Tract / Block: 2 /
Legal Lot / Block: 2 /
Legal Book / Page: 2 /
High School: Red Bluff High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/03/2013 / 06/06/2013
Buyer Name: Stayer Family Trust
Price: \$11,583
Seller Name: Stayer Robert
Transfer Doc #: 2013.7104
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 06/03/2013 / 06/06/2013
Multi / Split Sale: No
1st Mtg Amt / Type: \$11,583 / P
2nd Mtg Amt / Type: \$0 / P
Seller Name: Stayer Robert
Lender: Stayer Robert
Title Company: Stayer Robert
Sale Price / Type: \$11,583 / P
Price / Sq. Ft.: \$11,583 / 0
1st Mtg Rate / Type: 0% / P
2nd Mtg Rate / Type: 0% / P
Deed Type: Grant Deed
New Construction: No
1st Mtg Doc #: N/A
Sale Doc #: N/A

Prior Sale Information

Sale / Rec Date: 06/03/2013 / 06/06/2013
1st Mtg Amt / Type: \$11,583 / P
Prior Lender: Stayer Robert
Sale Price / Type: \$11,583 / P
1st Mtg Rate / Type: 0% / P
Prior Deed Type: Grant Deed
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area: 0
Living Area: 0
Total Adj. Area: 0
Above Grade: 0
Basement Area: 0
Style: 0
Foundation: 0
Quality: 0
Condition: 0
Total Rooms: 0
Bedrooms: 0
Baths (F / H): 0
Pool: 0
Fireplace: 0
Cooling: 0
Heating: 0
Exterior Wall: 0
Construction Type: 0
Year Built / Eff: 0
Stories: 0
Parking Type: 0
Garage #: 0
Garage Area: 0
Porch Type: 0
Patio Type: 0
Roof Type: 0
Roof Material: 0

Site Information

Land Use: Pasture
State Use: Pasture
County Use: 530 - Dry Pasture No Res
Site Influence: X
Flood Zone Code: X
Community Name: Tehama County
Unincorporated Areas
Lot Area: 3,334,953 Sq. Ft.
Lot Width / Depth: 76.56
Usable Lot: 76.56
Acres: 76.56
Flood Map #: 06103C1125H
Flood Panel #: 1125H
Zoning: 0
of Buildings: 0
Res / Comm Units: 0
Water / Sewer Type: 0
Flood Map Date: 09/29/2011
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2018
Tax Area: 95-001
Property Tax: \$122.10
Exemption: 0
Assessed Value: \$11,583
Land Value: \$11,583
Improvement Value: 0
Improved %: 0
Delinquent Year: 0
Market Total Value: 0
Market Land Value: 0
Market Imprv Value: 0
Market Imprv %: 0

Property Detail Report

CA

APN: 025-100-005-000

Tehama County Data as of: 03/01/2019

Owner Information

Owner Name:	Northcutt John L & Carolyn A	Recent Sale:	\$1,300,000
Vesting:	Family Trust		
Mailing Address:	6521 E Langell Valley Rd, Bonanza, OR 97623-9763	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Tract P Ide Grant	County:	Tehama, CA		
APN:	025-100-005-000	Alternate APN:	02510005	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	2 /
Subdivision:	Ide Rho	Tract #:	P	Legal Book / Page:	
Neighborhood:		School District:	Red Bluff Union Elementary		
Elementary School:	William M. Metteer...	Middle School:	Vista Preparatory...	High School:	Red Bluff High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/06/2018 / 09/18/2018	Price:	\$1,300,000	Transfer Doc #:	2018.10690
Buyer Name:	Northcutt John L & Carolyn A	Seller Name:	Stayer Robert Katharine	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	09/06/2018 / 09/18/2018	Sale Price / Type:	\$1,300,000 /	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$1,145,000 /	1st Mtg Rate / Type:		1st Mtg Doc #:	2018.10691
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2018.10690
Seller Name:	Stayer Robert Katharine				
Lender:	Umpqua Bank				
Title Company:	Northern California Title Co				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	6,422,486 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	530 - Dry Pasture No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	147.44	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1125H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1125H	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$22,308	Market Total Value:	
Tax Year:	2018	Land Value:	\$22,308	Market Land Value:	
Tax Area:	95-007	Improvement Value:		Market Imprv Value:	
Property Tax:	\$230.72	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 025-160-062-000

Tehama County Data as of: 03/01/2019

Owner Information

Owner Name:	Northcutt John L & Carolyn A	Recent Sale:	\$1,300,000
Vesting:	Family Trust		
Mailing Address:	6521 E Langell Valley Rd, Bonanza, OR 97623-9763	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Blk P Ide Grant	County:	Tehama, CA		
APN:	025-160-062-000	Alternate APN:	02516062	Census Tract / Block:	
Munic / Twnshp:		Twshp-Rng-Sec:		Legal Lot / Block:	2 / P
Subdivision:	Ide Rho	Tract #:	P	Legal Book / Page:	
Neighborhood:		School District:	Red Bluff Union Elementary		
Elementary School:	William M. Metteer...	Middle School:	Vista Preparatory...	High School:	Red Bluff High Sch...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/06/2018 / 09/18/2018	Price:	\$1,300,000	Transfer Doc #:	2018.10690
Buyer Name:	Northcutt John L & Carolyn A	Seller Name:	Stayer Robert Katharine	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	09/06/2018 / 09/18/2018	Sale Price / Type:	\$1,300,000 /	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$1,145,000 /	1st Mtg Rate / Type:		1st Mtg Doc #:	2018.10691
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2018.10690
Seller Name:	Stayer Robert Katharine				
Lender:	Umpqua Bank				
Title Company:	Northern California Title Co				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	4,579,027 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	530 - Dry Pasture No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	105.12	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1125H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1125H	Inside SFHA:	False

Tax Information

Assessed Year:	2018	Assessed Value:	\$15,904	Market Total Value:	
Tax Year:	2018	Land Value:	\$15,904	Market Land Value:	
Tax Area:	95-001	Improvement Value:		Market Imprv Value:	
Property Tax:	\$167.66	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

11425 Paskenta Rd, Red Bluff, CA 96080-7787

APN: 025-160-063-000

Tehama County Data as of: 03/01/2019

Owner Information

Owner Name:	Northcutt John L & Carolyn A	Recent Sale:	\$1,300,000
Vesting:	Family Trust		
Mailing Address:	6521 E Langell Valley Rd, Bonanza, OR 97623-9763	Occupancy:	Absentee Owner

Location Information

Legal Description:	Ptn Blk P Ide Grant	County:	Tehama, CA		
APN:	025-160-063-000	Alternate APN:	02516063	Census Tract / Block:	000300 / 1315
Munic / Twnshp:		Twtnshp-Rng-Sec:		Legal Lot / Block:	2 / P
Subdivision:	Ide Rho	Tract #:	P	Legal Book / Page:	
Neighborhood:		School District:	Red Bluff Union Elementary		
Elementary School:	William M. Metteer...	Middle School:	Vista Preparatory...	High School:	Red Bluff High Sch...

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Transfer / Rec Date:	09/06/2018 / 09/18/2018	Price:	\$1,300,000	Transfer Doc #:	2018.10690
Buyer Name:	Northcutt John L & Carolyn A	Seller Name:	Stayer Robert Katharine	Deed Type:	Grant Deed

Last Market Sale

Sale / Rec Date:	09/06/2018 / 09/18/2018	Sale Price / Type:	\$1,300,000 /	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$1,145,000 /	1st Mtg Rate / Type:		1st Mtg Doc #:	2018.10691
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2018.10690
Seller Name:	Stayer Robert Katharine				
Lender:	Umpqua Bank				
Title Company:	Northern California Title Co				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F / H):		Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:		Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

Site Information

Land Use:	Pasture	Lot Area:	5,557,820 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	534 - Dry Pasture W/Imp	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	127.59	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1125H	Flood Map Date:	09/29/2011
Community Name:	Tehama County	Flood Panel #:	1125H	Inside SFHA:	False
	Unincorporated Areas				

Tax Information

Assessed Year:	2018	Assessed Value:	\$81,369	Market Total Value:	
Tax Year:	2018	Land Value:	\$19,304	Market Land Value:	
Tax Area:	95-007	Improvement Value:	\$62,065	Market Imprv Value:	
Property Tax:	\$836.52	Improved %:	76.28%	Market Imprv %:	
Exemption:		Delinquent Year:			