AG-LAND Investment Brokers

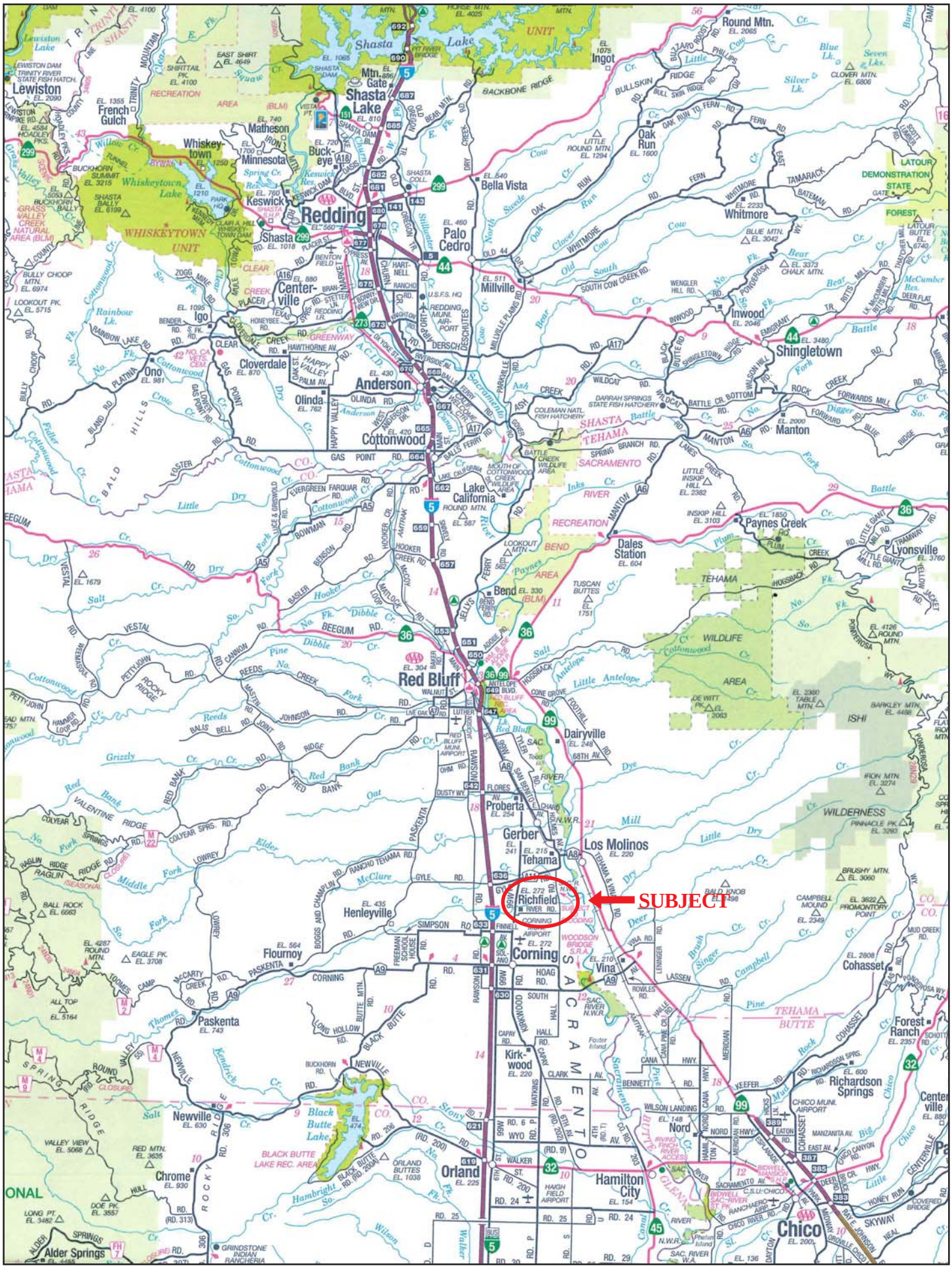
275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042

Richfield Prunes, Pistachios & Walnuts

210 +/- acres • 3 Parcels

Corning, CA - Tehama County

YASKAWA


SUBJECT
Redding
Shasta Lake
Anderson
Cottonwood
Red Bluff
Corning
Chico
Oroville
Richfield
Tehama
Gerber
Proberta
Los Molinos
Dairyville
Vina
Nord
Hamilton City
Orland
Willows
Paskenta
Newville
Chrome
Flournoy
Henleyville
Kirkwood
Richardson Springs
Forest Ranch
Cohasset
Paradise
Magalia
Shingletown
Inwood
Whitmore
Round Mtn.
Oak Run
Bella Vista
Palo Cedro
Millville
Cloverdale
Olinda
Igo
Ono
Centerville
Keswick
Whiskeytown
Lewiston
French Gulch
Matheson
Buckeye
Ingot
Lake California
Bend
Dales Station
Paynes Creek
Lyonsville
Manton
Alder Springs
Grindstone Indian Rancheria
Sacramento River
Shasta Lake
Whiskeytown Unit
Lake California
Red Bluff Municipal Airport
Corning Municipal Airport
Haigh Field Airport
Chico Municipal Airport
Tehama-Colusa Canal
Tuscan Buttes
Black Butte Lake
Black Butte Lake Rec. Area
Lake Oroville
Feather River
Thermalito Afterbay
Table Mtn.
Barkley Mtn.
Iron Mtn.
Pinnacle Pk.
Wilderness
Recreation Area
Wildlife Area
Forest
Demonstration State
Interstate 5
Interstate 505
Interstate 80
Interstate 99
Interstate 32
Interstate 45
Interstate 36
Interstate 44
Interstate 299
Interstate 273
Interstate 151
Interstate 505
Interstate 80
Interstate 99
Interstate 32
Interstate 45
Interstate 36
Interstate 44
Interstate 299
Interstate 273
Interstate 151

AG-LAND INVESTMENT BROKERS
275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
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Richfield Prunes, Pistachios & Walnuts
Corning, California

Property: 210 assessed acres, approximately 174 acres planted to bearing prunes and non-bearing pistachios and walnuts. Primarily Class 1 & 2 level soils irrigated using 3 groundwater wells. Want 294 acres in Richfield with good soil, water and climate? Under separate agreement, we have 84 additional acres of Class 1 soil listed for sale only a 4 minute drive from this offering. Call for details.

Location: Between Corning and Red Bluff, south of Thomes Creek, within the community known as Richfield. The community is a mix of agricultural and rural home sites. The east property line fronts Walnut Road and the south property line fronts Orangewood Road. Both roads are County paved roads.

Water: Irrigation water is provided using 3 groundwater wells. The south well drilled in 2015 was completed to 267 feet and is setup with a 50Hp turbine & VFD electric panel. In 2017, new submersible pumps were installed in the east well (40Hp) and west well (20Hp).

Irrigation: Depending upon the block, the orchards are irrigated using double drip lines, drip line with micro, fan jet or rotator. A small block is flood irrigated.

Soils: Per Natural Resources Conservation Service, approximately 40% of the farm has Class 1 soil, Wy - Wyo Loam. 46% has Class 2 soils, AvA - Arbuckle Gravelly Loam. 11% has Class 3 soils, KoB - Kimball Gravelly Loam Class III. The balance of the soils are Class 4 soils and lands within a seasonal creek or county road.

Prunes: Approximately 120 acres planted to bearing French prunes. 20 acres planted in 2013, 80 acres planted in the 1990's and 20 acres planted in the 1980's. Tree stand is in the 90% with replants in place. Tree spacing varies by blocks. Blocks are level to grade. 2017 total production was 328.3 dry tons, 2.73 tons per acre.

Pistachios: Approximately 40 acres of Kerman pistachios planted in 2017 on UCB1 rootstock w/ 5% pollinators. Topography is sloping to undulating. Tree spacing is 17' x 19', 134 trees per acre. Trees are on a continual program of training and tying.

The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.

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Irrigation is provided by a double line drip system. Trees are recognized as an excellent planting by crop experts.

Walnuts: Approximately 14 acres of Chandler walnuts planted in 2015 on paradox rootstock. Tree spacing is 18' x 27', 90 trees per acres. Topography is level to grade. Irrigation is provided using above ground drip line w/ micro sprinklers spacing at 36' x 27'. Trees are in good condition, near 100% tree stand.

Grazing Land: Approximately 20 acres within a seasonal creek is perimeter fenced.

Fruit Orchard: Broker estimates an acre is planted to Peaches, Apricots, Nectarines, Cherries, Pomegranates and Persimmons. Seller reports these trees are a big hit with employees and family.

Zoning: Tehama County Parcel Numbers 067-251-019 (93.24 acres), 067-251-020 (23.28 acres) & 067-251-021 (93.48 acres). The property is zoned AG-2, Ag Preserve, 40 acre minimum. This zoning may help to minimize future property taxes.

Mineral Rights: Oil, gas and minerals rights owned by Seller are included in the sale.

Buildings: Buildings include a 800 sq. ft. wood framed, metal roof and sided shop with adjacent equipment shed. Nearby is an area used for a vegetable garden.

Depreciation: Improvements such as the trees, wells, irrigation systems may offer depreciation advantages to a prospective Buyer.

Comments: Opportunity to purchase 210 acres of land planted to French Prunes, Kerman Pistachios & Chandler Walnuts which is not burdened by homes or excessive improvements. This orchard is located in one of the best groundwater areas of Tehama County and an area known for orchard production.

Listing Price: $4,225,000 cash to Seller. Buyer to cooperate with Seller's intention to purchase replacement property using a 1031 tax deferred exchange.

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sam.mudd@aglandbrokers.com
www.aglandbrokers.com

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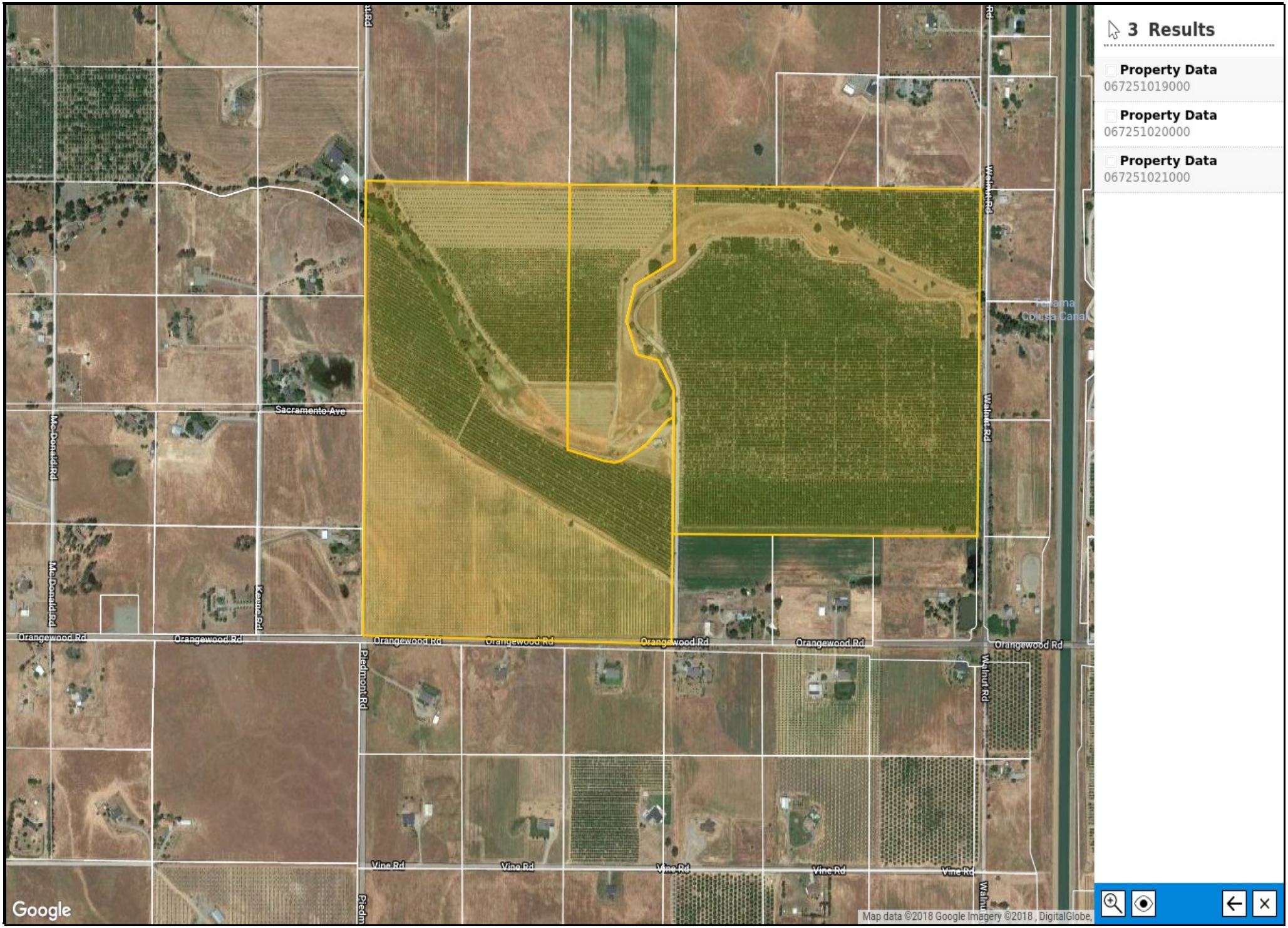
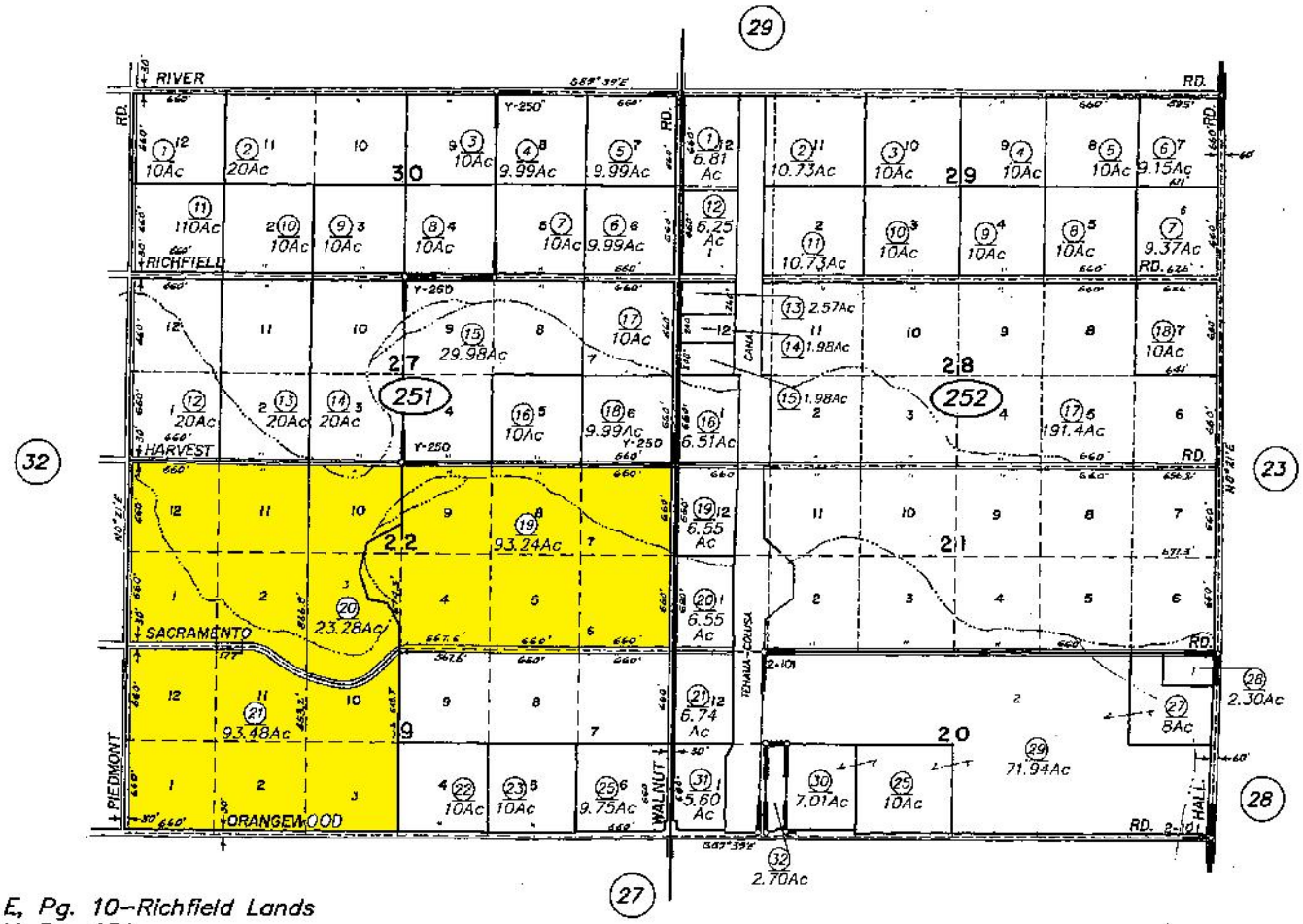

3 Results
Property Data
067251019000
Property Data
067251020000
Property Data
067251021000
Sacramento Ave
McDonald Rd
Keene Rd
Orangewood Rd
Piedmont Rd
Walnut Rd
Vine Rd
Tehama Colusa Canal
Google
Map data ©2018 Google Imagery ©2018 , DigitalGlobe,

RANCHO SAUCOS

67–25



R.M. Bk. E, Pg. 10–Richfield Lands
R.S. Bk. Y, Pg. 250
P.M. Bk. 2, Pg. 101–P.M. No. 568

Assessor's Map Bk. 67 –Pg. 25
County of Tehama, Calif.

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

FASTWeb Search by: FASTWeb #

Main Menu
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Help

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Recent 300 Orders
New Order
Property Profile

Property Services

Lender Services
Mortgage Leads
TRV Reports

Other Services
News & Resources
User/Office Search
Customer Service
FASTWeb Admin

User Settings
Authorized User List

Search Results

Search Text: CA-Tehama, 067251, Eller

Search Results: 3 Match(es)

Select a Property:

Record Number	APN/Tax Number	Owner Name	Property Address
Acres			
1. 93.74	067-251-019-000	Eller Curtis A / Eller Lorrie A	
2. 23.28	067-251-020-000	Eller Curtis / Eller Lorrie	
3. 93.48	067-251-021-000	Eller Curtis / Eller Lorrie	
210.00 Total Assessed Acres			

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CA

FASTWeb
Property Profile

Property Information

Owner(s)	Eller Curtis A / Eller Lorrie A	**Parcel #**	067-251-019-000
Property		**Map Coord**	
	, CA	**Census Tract**	
Mailing Addr	5825 99w	**County**	Tehama
	Corning , CA 96021	**Owner Phone**	
Legal	PTN BLKS 19&22 RICHFIELD LAND.		
Lot Number	7-9	**Tract Number**	
Block	19	**Subdivision**	Richfield Lands

Characteristics

Use	Orchard	**Year Built**		**Sq. Feet**	
Zoning		**Lot Size**	93.24 / 4061534	**# of units**	
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	$163,938.00	**Exemption**	
Land Value	$75,495.00	**Tax Year/Area**	2017/97-000
Total Value	$239,433.00	**Tax Value**	$239,433.00
Tax Amount	$2,521.96	**Improved**	68%

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

FASTWeb
Property Profile

CA

Property Information

Owner(s)	Eller Curtis & Lorrie	**Parcel #**	067-251-020-000
Property		**Map Coord**	
	, CA	**Census Tract**	
Mailing Addr	5825 99w	**County**	Tehama
	Corning , CA 96021	**Owner Phone**	
Legal	PTN LTS 3 & 10,BLK 22,RICHFIELD.		
Lot Number	3, 10	**Tract Number**	
Block	19	**Subdivision**	Richfield Lands

Characteristics

Use	Orchard	**Year Built**		**Sq. Feet**
Zoning		**Lot Size**	23.28 / 1014076	**# of units**
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	12/19/2012	**$/Sq. Ft.**		**2nd Mtg.**
Sale Price	$593,000.00	**1st Loan**		**Prior Sale Amt.**
Doc No.	000000015867	**Loan Type**		**Prior Sale Dt.**
Doc Type	Grant Deed	**Xfer Date**	12/27/2012	**Prior Doc No.**
Seller	White Ronald & A Trust	**Lender**		**Prior Doc Type**

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

Tax Information

Imp Value	$12,269.00	**Exemption**	
Land Value	$9,352.00	**Tax Year/Area**	2017/97-000
Total Value	$21,621.00	**Tax Value**	$21,621.00
Tax Amount	$228.68	**Improved**	57%

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

CA

FASTWeb
Property Profile

Property Information

Owner(s)	Eller Curtis & Lorrie	**Parcel #**	067-251-021-000
Property		**Map Coord**	
	, CA	**Census Tract**	
Mailing Addr	5825 99w	**County**	Tehama
	Corning , CA 96021	**Owner Phone**	
Legal	PTN BLK 19&22 RICHFIELD LANDS.		
Lot Number		**Tract Number**	
Block	19&22	**Subdivision**	Richfield Lands

Characteristics

Use	Orchard	**Year Built**		**Sq. Feet**	
Zoning		**Lot Size**	93.48 / 4071988	**# of units**	
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	12/19/2012	**$/Sq. Ft.**		**2nd Mtg.**	
Sale Price	$593,000.00	**1st Loan**		**Prior Sale Amt.**	
Doc No.	000000015867	**Loan Type**		**Prior Sale Dt.**	
Doc Type	Grant Deed	**Xfer Date**	12/27/2012	**Prior Doc No.**	
Seller	White Ronald & A Trust	**Lender**		**Prior Doc Type**	

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

Tax Information

Imp Value	$129,121.00	**Exemption**	
Land Value	$53,673.00	**Tax Year/Area**	2017/97-000
Total Value	$182,794.00	**Tax Value**	$182,794.00
Tax Amount	$1,926.76	**Improved**	71%

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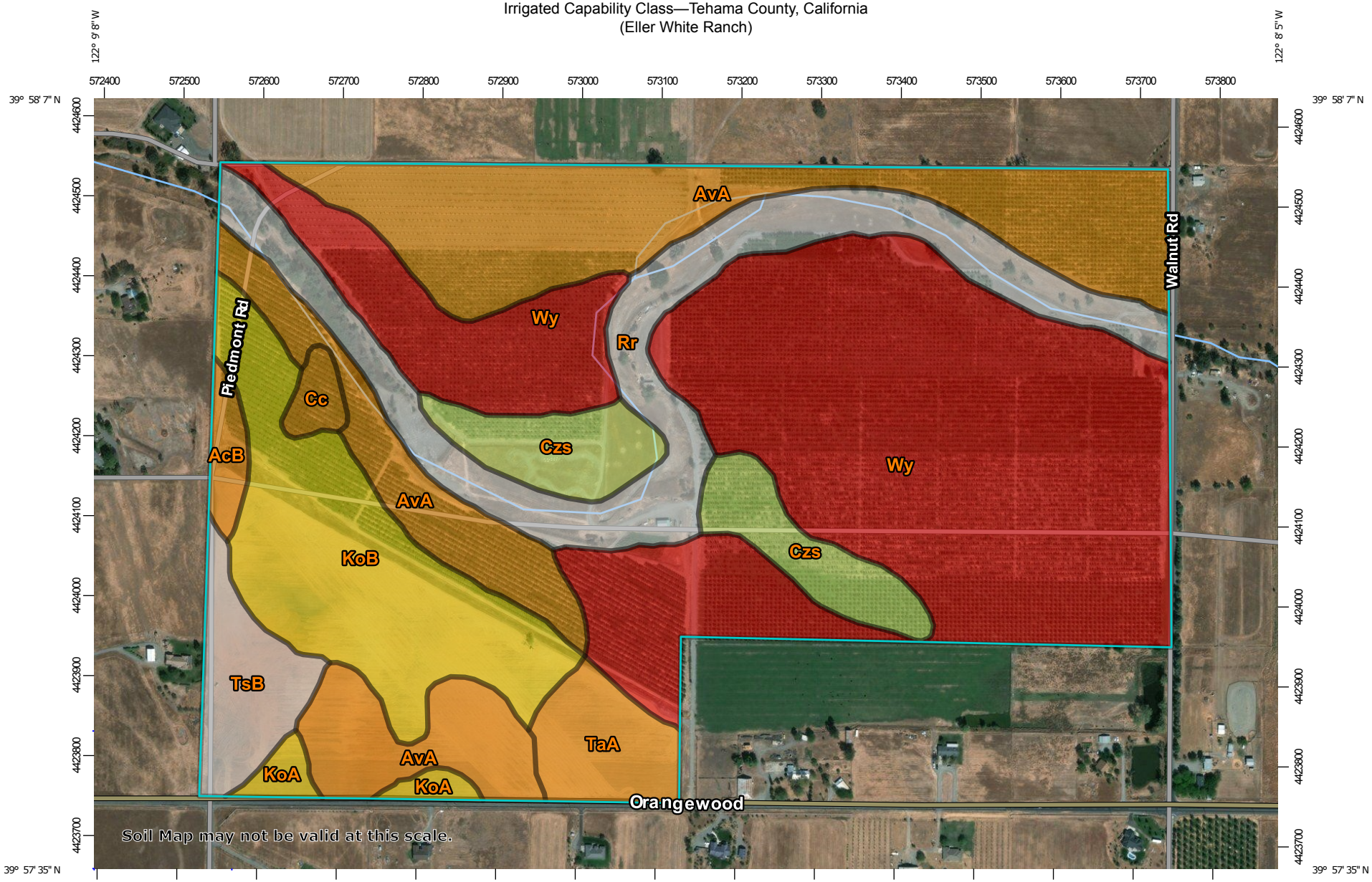
Irrigated Capability Class—Tehama County, California
(Eller White Ranch)



Map Scale: 1:6,790 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 300 600 1200 1800

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 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 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

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AcB	Altamont clay, terrace, 3 to 10 percent slopes	2	2.0	1.0%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	45.9	22.2%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	2	1.5	0.7%
Czs	Cortina very gravelly fine sandy loam	4	12.0	5.8%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	2.1	1.0%
KoB	Kimball gravelly loam, 3 to 8 percent slopes	3	23.8	11.5%
Rr	Riverwash		24.6	11.9%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	6.1	3.0%
TsB	Tuscan loam, 1 to 5 percent slopes		6.8	3.3%
Wy	Wyo loam, 0 to 3 percent slopes	1	81.9	39.6%
Totals for Area of Interest			**206.9**	**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

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AG-LAND Estimated Market Value For Eller Orangewood Road Orchards
Revised 10/15/2018

Field #	Field Description	Age	Spacing	Spacing	Trees/Ac	Acres
Walnuts	Chandler planted 2015 on paradox rootstock Primarily Class 2 soils, AvA - Arbuckle gravelly loam, Minor Class 1 soils, Wy - Wyo Loam Level topography, irrigated by well, above ground drip line micro sprinkler between each tree Trees in good condition, not many replants	4	18	27	90	14.00
South Prunes	French primarily planted 2013 on M40 rootstock & Myro 29C in NW corner Class 3 soils, KoB - Kimball gravelly loam; Class 2 soils, AvA - Arbuckle gravelly loam & Class 1 soils, Wy - Wyo Loam Level topography, irrigated by well, above ground drip line w/ fan jet between each tree 25% of trees were planted in 1980's at 20' x 20'. In 2013, 75% of trees were planted at 10' x 20' Trees in good condition, not many replants	6	10	20	218	20.00
North Prunes	French planted 1990 on M2624 rootstock Primarily Class 1 soils, Wy - Wyo Loam; Minor Class 2 soils, AvA - Arbuckle gravelly loam & Class 3 soils, KoB - Kimball gravelly loam; Level topography, irrigated by well, above ground drip line w/ rotator sprinkler between each tree Trees in fair condition for age, more replants than south prune block	29	16	18	151	20.00
Pistachios	Kerman planted 2017 on UCB1 rootstock w/ 5% pollenators (Peters & ???) Class 3 soils, KoB - Kimball gravelly loam; Class 2 soils, AvA - Arbuckle gravelly loam & Minor Unclassified TsB - Tuscan loam Undulating topography, irrigated by well, above ground double drip line	2	17	19	135	40.00
East Prunes	French planted 1991, 1984/1995 & 1997 on M2624 rootstock Primarily Class 1 soils, Wy - Wyo Loam; Minor Class 2 soils, AvA - Arbuckle g loam & Class 4 soils, CzS - Cortina very gravely fine sandy loam; Level topography, irrigated by well, south block flood, middle block single line drip South block in good condition, middle block in poor condition, north block in fair condition	S block, 1991 M block, 1984/1995 N block, 1997	18 20 16	18 20 18	134 109 151	80.00
	Farm Land Subtotal					**174.00**

	Age	Condion	Sq. Ft.	RCN	CV
Roads, creeks, sumps/ponds & farmstead areas					36.00
Shop, wood framed, metal roof & siding, gravel floor, no power, 20' x 40'		Average	800	15.00	40.00%
Non-Irrigated Farm Land & Improvement Subtotal					
Total Farm Land & Improvement					**210.00**

Footnotes: **Average price per planted acre** **174.00**

RCN = replacement cost new
CV = contributory value
NCV = net contributory value
Oil, gas, mineral and water rights owned by Seller to transfer to Buyer
Zoning = AG-2, Ag Preserve, 40 acre minimum

South well, 12" casing, drilled 2015 to depth of 275', 50 Hp turbine with VFD, test pumped @ 1,000 gpm, usually pumps 600 gpm
West well, ???" casing, drilled ??? to depth of ???', 20 Hp submersible installed 2017, usually pumps 350- 400 gpm
East well, 12" casing, drilled to depth of ???', 40 Hp submersible installed 2017, usually pumps 600 gpm
Total water supply estimated at 1,550 gpm or 8.9 gpm/acre

Assessor Parcel Number	Acres	Imp	Land	Other	Total	Pro. Tax
067-251-019-000	93.24	$163,938	$75,495	$0	$239,433	$2,522
067-251-020-000	23.28	$12,269	$9,352	$0	$21,621	$229
067-251-021-000	93.48	$129,121	$53,673	$0	$182,794	$1,927
Total	210.00	$305,328	$138,520	$0	$443,848	$4,677

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