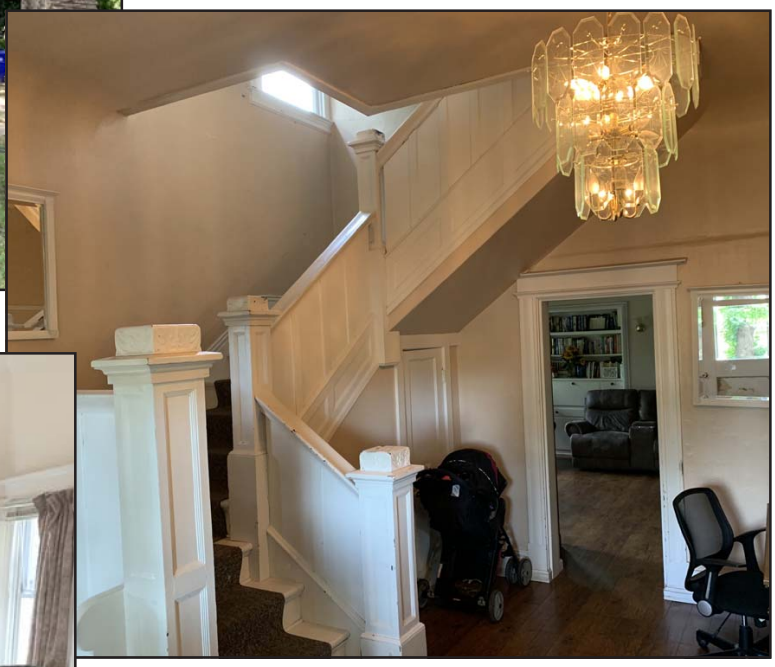
AG-LAND Investment Brokers

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

Sale Orchards - Red Bluff, CA

90+ Acres - Class 1 Soil

RENTAL GUYS
DOOSAN



AG-LAND INVESTMENT BROKERS
275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Sale Orchards, Red Bluff, California

Property: Offered for the first time in 102 years! 90 +/- acres of the best soil in Tehama County planted to producing prunes. Located on the outskirts of Red Bluff near the Sacramento River in an area known for abundant ground water. Improvements include (3) homes and useful outbuildings.

Location: The property is about 1.5 miles (SE) of Red Bluff. The addresses are 22005, 22045 & 22125 Gilmore Ranch Road, Red Bluff, CA 96080.

Water: Irrigation water is provided by AG well(s). The main AG well is completed to 240'. Pump bowls were recently rebuilt and set at 70'. In the past, the pump was powered by 60HP Johnson gearhead and diesel motor. Electric service is available at the well but not connected and this last season the pump was powered by 40HP electric motor and rented generator. A smaller second AG well is located at the south end of the property but is not currently in use. Each home plus the shop have their own domestic wells with submersible pumps.

Irrigation: The orchard can be irrigated in one set using buried PVC mainline and above ground Netafim 1/2"drip tubing with 1 gpm in-line emitters every 4'.

Soils: Per NRCS, the soil is rated class 1; CmA, Columbia fine sandy loam. This class soil is well suited for walnuts, prunes, almonds, pistachios or any crop grown in Tehama County. Topography is slightly undulating.

Prunes: Approx. 80 acres of producing French prunes on Mariani rootstock. The primary tree spacing is 12' x 24', 151 trees per acre. The other spacing is 18' x 18', 134 trees per acre. The oldest block planted about 1967, the youngest block planted about 2001. 2019 production is not yet available. The 10 year average production is 1.8 dry tons per acre. Prunes are marketed by Sunsweet.

Crop: The 2020 crop is included in the sale provided Buyer reimburses Orchard Tenant for cultural expenses from September 15, 2019 to close of escrow including the 2020 crop insurance premium.

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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Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Victorian Home: This home located at 22005 Gilmore Ranch Road was built about 1906. It is two story, 3,821 sqft. with 5 bedrooms, 3 bathrooms. The home is leased to Poor And The Homeless Tehama County Coalition (P.A.T.H.) until February 19, 2023. Here is a website link to learn about P.A.T.H's Sale House for Women & Children, http://redbluffpath.org/path-tehama-programs-womens/

Mid Century Home: This home located at 22125 Gilmore Ranch Road was built about 1961. It is 2,145 sqft. with 4 bedrooms, 3 bathrooms. The home has a newer metal roof, central HVAC, attached carport and vinyl siding over cedar board & batten.

Mobile Home: This home located at 22045 Gilmore Ranch Road was built about 1964. It is 1,080 sqft. with 2 bedrooms, 2 bathrooms, central natural gas heating. The home is rented for $850 per month.

Outbuildings: Within the heart of the property are useful outbuildings; **1) Shop**, built about 1957/1958, 52' x 80', 4,160 sqft., wood framing & siding, metal roof & (S) exterior wall, 12' x 80' overhang, concrete floor, 220 power, built-in tool room (20' x 25') & built-in bathroom/oil/material room (8' x 20'). **2) Quanset huts**, 20' x 50', 1,000 sqft. apiece, partial concrete floor and power. **3) Containment**, (3) storage tanks within concrete containment (1,000, 300 & 200 gallon)

Zoning: Tehama County Assessor Parcel Numbers 041-310-006-000, 041-310-007-000, 041-310-008-000, 041-310-009-000, 041-310-014-000 & 041-320-014-000. Current real property taxes equal $5,630 per year. All parcels are zoned R1-A-B:86, Rural Small Lot, 2 Acre Minimum which may provide future subdivision value.

Mineral Rights: Oil, gas, minerals and water rights owned by Seller are included.

Depreciation: Improvements such as trees, wells, irrigation system, homes and buildings may offer deprecation advantages to a prospective Buyer.

History: Owned by the same family since 1917 when Douglas Lindley of Lindley & Company in Sacramento purchased the property from the Gilmore family. Douglas Lindley's daughter Mary Lindley Sale and husband Richie Sale moved to the Victorian house on the corner of the property to farm and raise livestock plus (8) children; Virginia, Leila and Lindley, Latane, Margaret, Douglas, Eleanor and David.

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History (continued):

In 1921, freestone peaches, apricots, grapes and cherries were planted. The ranch became the staging area for Tehama County peach growers to ship their crops to the Rogue River Packing Company in Medford, Oregon. After Latane Sale returned from the Army, he took over management of the orchards. In 1951, the first of the prunes were planted. Sale Orchards was one of the first orchards in Tehama County to utilize drip irrigation. Beginning in 1996, Latane's son Ryan Sale leased the orchards from the family and began the third generation to farm the land. After 102 years of family farming it is time to pass the land on to its next caregiver.

Listing Price: $1,820,000.

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www.aglandbrokers.com, website

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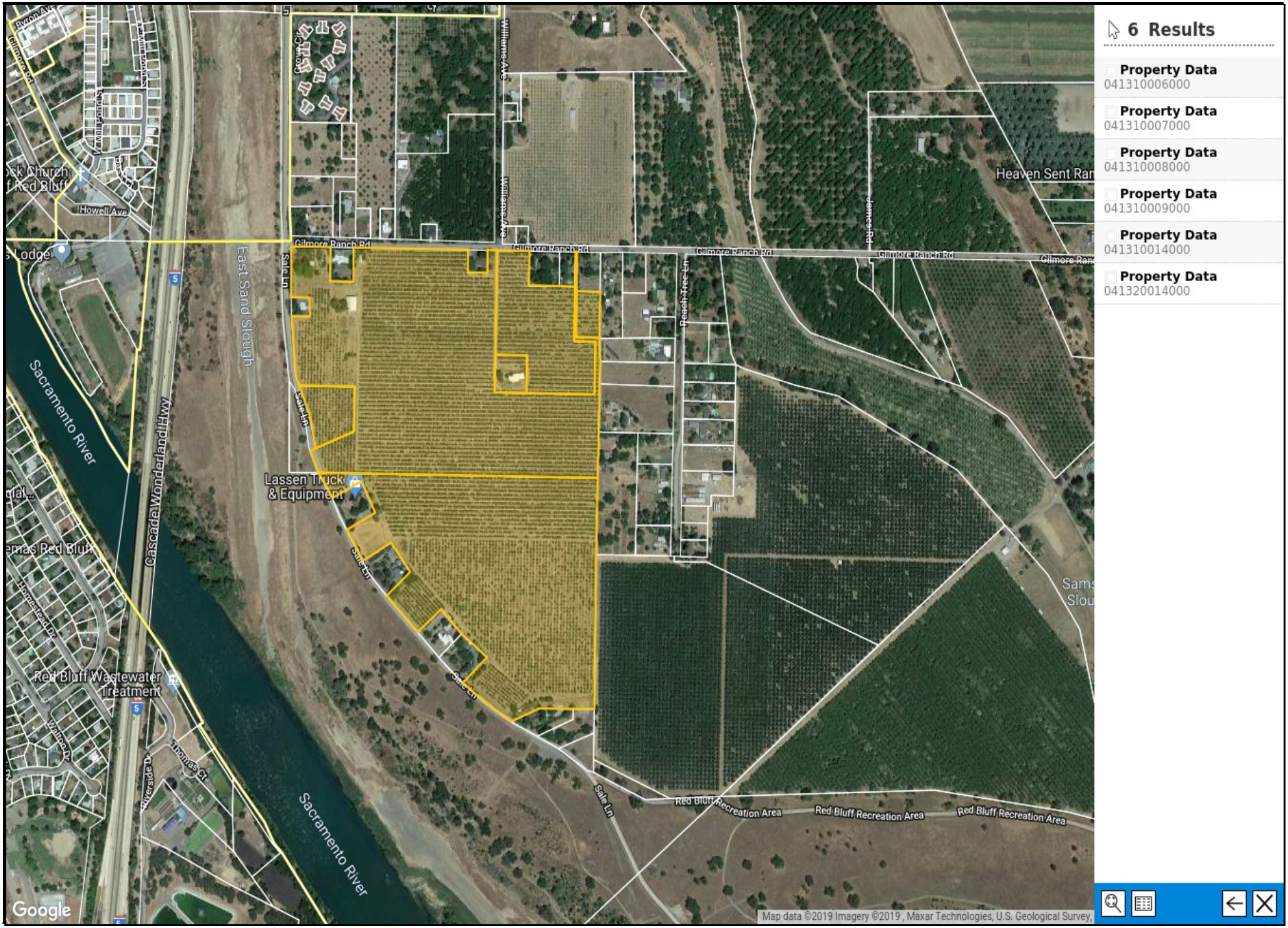


ENPLAN

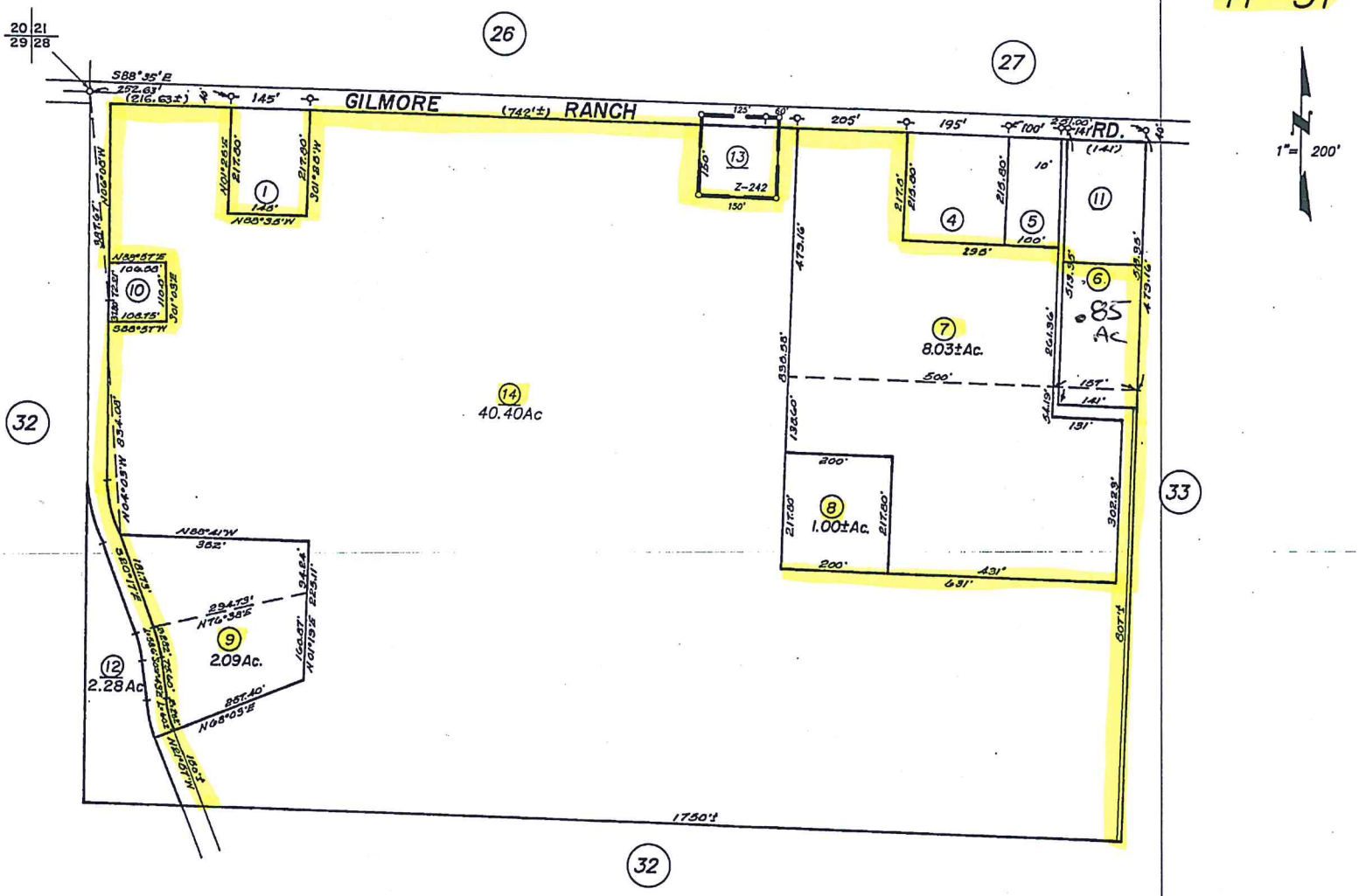
Sale Orchards, Inc.

North

FILE COPY

PTN NW1/4 SEC. 28, T.27N., R.3W., M.D.B.&M.

41–31



R.S. Bk. M, Pg. 48
R.S. Bk. Z, Pg. 242–Lot Line Adj. No. 03–41

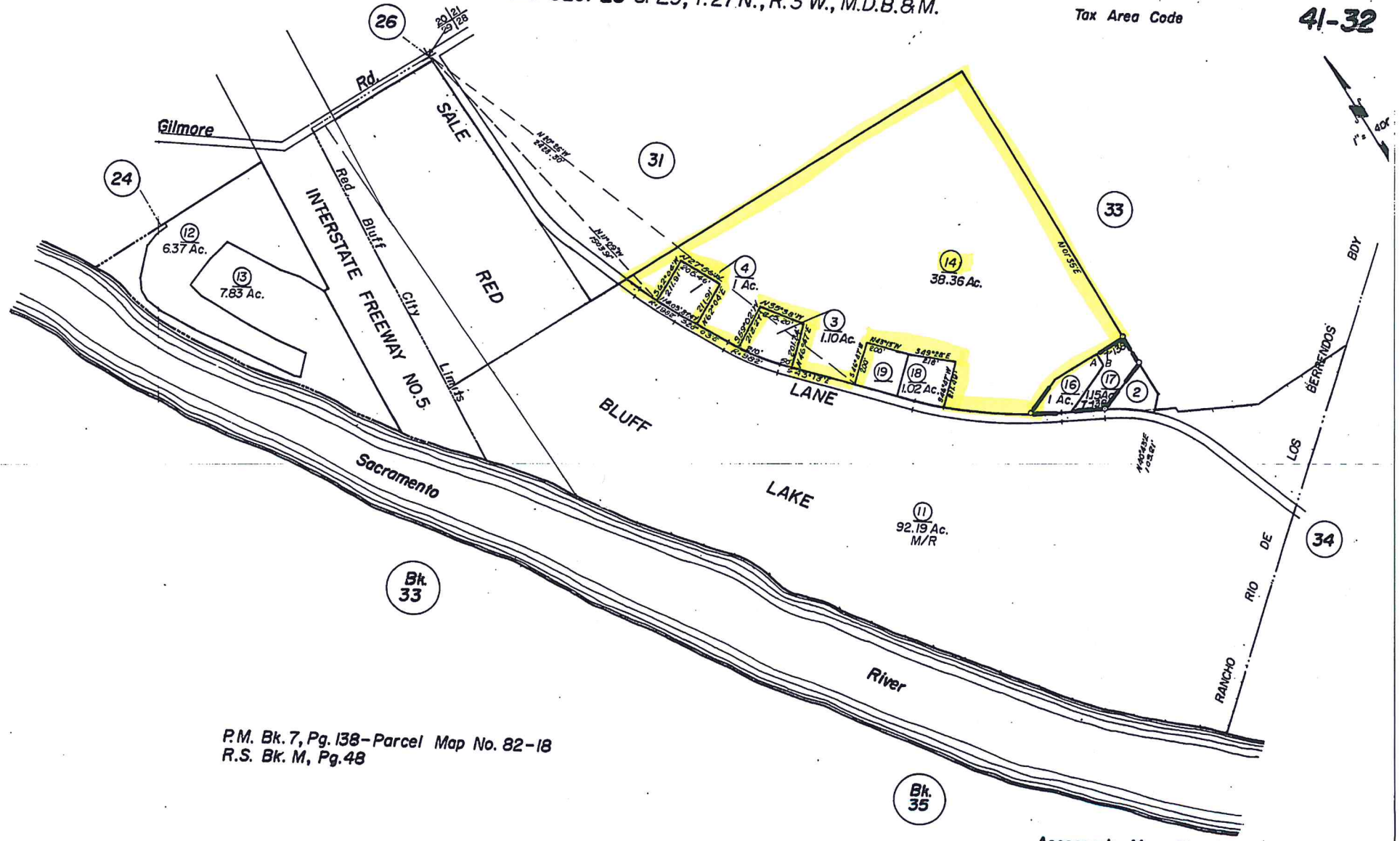
Assessor's Map Bk. 41 –Pg. 31
County of Tehama, Calif.

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

South

POR. SEC. 28 & 29, T.27N., R.3 W., M.D.B.&M.

Tax Area Code 41-32



P.M. Bk. 7, Pg. 138 – Parcel Map No. 82-18
R.S. Bk. M, Pg. 48

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

Assessor's Map Bk. 41 – Pg. 32
County of Tehama, Calif.

Property Detail Report

CA

APN: 041-310-006-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Allen Joan L Suc Trs Sale L & TR 1996 Restd 2		
Vesting:			
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Nw1/4 Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-310-006-000	Alternate APN:	04131006	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District		
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...	High School:	Red Bluff High Sch...
Latitude:	40.17038	Longitude:	-122.21216		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/03/1996 / 12/09/1996	Price:		Transfer Doc #:	1691.193
Buyer Name:	Sale Trust	Seller Name:	Sale, William L	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

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:	Vacant -Residential Land	Lot Area:	37,026 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	050 - Rural Res-Vacant Homesites	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	0.85	Water / Sewer Type:	
Flood Zone Code:	Ae	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	True

Tax Information

Assessed Year:	2019	Assessed Value:	$8,336	Market Total Value:	
Tax Year:	2019	Land Value:	$8,336	Market Land Value:	
Tax Area:	95-007	Improvement Value:		Market Imprv Value:	
Property Tax:	$90.68	Improved %:	100%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

CA

APN: 041-310-007-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Allen Joan L Suc Trs Sale L & TR 1996 Restd 2		
Vesting:			
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Nw1/4 Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-310-007-000	Alternate APN:	04131007	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District		
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...	High School:	Red Bluff High Sch...
Latitude:	40.17013	Longitude:	-122.21323		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/03/1996 / 12/09/1996	Price:		Transfer Doc #:	1691.195
Buyer Name:	Sale Trust	Seller Name:	Sale, William L	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

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:	Vacant -Residential Land	Lot Area:	349,786 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	050 - Rural Res-Vacant Homesites	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	8.03	Water / Sewer Type:	
Flood Zone Code:	Ae	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	True

Tax Information

Assessed Year:	2019	Assessed Value:	$50,077	Market Total Value:	
Tax Year:	2019	Land Value:	$50,077	Market Land Value:	
Tax Area:	95-007	Improvement Value:		Market Imprv Value:	
Property Tax:	$544.94	Improved %:	100%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

22125 Gilmore Ranch Rd, Red Bluff, CA 96080-7803

APN: 041-310-008-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Allen Joan L Suc Trs Sale L & TR 1996 Restd 2		
Vesting:			
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Absentee Owner

Location Information

Legal Description:	Ptn Nw1/4 Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-310-008-000	Alternate APN:	04131008	Census Tract / Block:	000100 / 4049
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District		
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...	High School:	Red Bluff High Sch...
Latitude:	40.16944	Longitude:	-122.21391		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/03/1996 / 12/09/1996	Price:		Transfer Doc #:	1691.195
Buyer Name:	Sale Trust	Seller Name:	Sale, William L	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

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:	2,145 Sq. Ft.	Total Rooms:	3	Year Built / Eff:	1961 / 1961
Living Area:	2,145 Sq. Ft.	Bedrooms:	3	Stories:	
Total Adj. Area:		Baths (F / H):	3 /	Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	Residential (NEC)	Lot Area:	43,560 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	051 - Rural Res-1 Res	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	1.0	Water / Sewer Type:	
Flood Zone Code:	Ae	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	True

Tax Information

Assessed Year:	2019	Assessed Value:	$66,834	Market Total Value:	
Tax Year:	2019	Land Value:	$4,569	Market Land Value:	
Tax Area:	95-007	Improvement Value:	$62,265	Market Imprv Value:	
Property Tax:	$734.64	Improved %:	93.16%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

CA

APN: 041-310-009-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Sale Orchards Inc		
Vesting:	Corporation		
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Ne1/4 Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-310-009-000	Alternate APN:	04131009	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Red Bluff Union Elementary		
Elementary School:	Jackson Heights El...	Middle School:	Vista Preparatory...	High School:	Red Bluff High Sch...
Latitude:	40.16883	Longitude:	-122.21802		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:		Price:		Transfer Doc #:	
Buyer Name:		Seller Name:		Deed Type:	

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

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:	Vacant -Residential Land	Lot Area:	91,040 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	050 - Rural Res-Vacant Homesites	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	2.09	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	False

Tax Information

Assessed Year:	2019	Assessed Value:	$6,422	Market Total Value:	
Tax Year:	2019	Land Value:	$6,422	Market Land Value:	
Tax Area:	95-007	Improvement Value:		Market Imprv Value:	
Property Tax:	$69.90	Improved %:	100%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

22005 Gilmore Ranch Rd, Red Bluff, CA 96080-8865

APN: 041-310-014-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Sale Orchards Inc		
Vesting:	Corporation		
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Absentee Owner

Location Information

Legal Description:	Ptn N1/2 Nw1/4 Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-310-014-000	Alternate APN:	04131014	Census Tract / Block:	000100 / 4050
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Red Bluff Union Elementary		
Elementary School:	Jackson Heights El...	Middle School:	Vista Preparatory...	High School:	Red Bluff High Sch...
Latitude:	40.16947	Longitude:	-122.21575		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:		Price:	Transfer Doc #:
Buyer Name:		Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:		Sale Price / Type:	Deed Type:
Multi / Split Sale:		Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:		1st Mtg Rate / Type:	1st Mtg Doc #: N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	Sale Doc #: N/A
Seller Name:			
Lender:			Title Company:

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:	3,821 Sq. Ft.	Total Rooms:	5	Year Built / Eff:	1920
Living Area:	3,821 Sq. Ft.	Bedrooms:	5	Stories:	2
Total Adj. Area:		Baths (F / H):	3 /	Parking Type:	Detached
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:	1	Garage Area:	
Style:		Cooling:	Wall Unit	Porch Type:	
Foundation:		Heating:	Wall	Patio Type:	
Quality:	Good	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	Orchard	Lot Area:	1,759,824 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	343 - Misc Orchard W/Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	40.4	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	False

Tax Information

Assessed Year:	2019	Assessed Value:	$257,349	Market Total Value:	
Tax Year:	2019	Land Value:	$124,563	Market Land Value:	
Tax Area:	95-007	Improvement Value:	$132,786	Market Imprv Value:	
Property Tax:	$2,808.82	Improved %:	51.60%	Market Imprv %:	
Exemption:		Delinquent Year:			

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Property Detail Report

CA

APN: 041-320-014-000

Tehama County Data as of: 10/25/2019

Owner Information

Owner Name:	Sale Orchards Inc		
Vesting:	Corporation		
Mailing Address:	207 Sherman Dr, Red Bluff, CA 96080-3016	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Sec 28 T27n R3w			County:	Tehama, CA
APN:	041-320-014-000	Alternate APN:	04132014	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:	27N-03W-28	Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District		
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...	High School:	Red Bluff High Sch...
Latitude:	40.16624	Longitude:	-122.21425		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:	
Buyer Name:	Seller Name:	Deed Type:	

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:	
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:	
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:	N/A
Seller Name:			
Lender:		Title Company:	

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:	Orchard	Lot Area:	1,670,961 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	300 - Prune Orchard No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	38.36	Water / Sewer Type:	
Flood Zone Code:	Ae	Flood Map #:	06103C0787H	Flood Map Date:	09/29/2011
Community Name:	Sacramento River National Wildlife Refuge	Flood Panel #:	0787H	Inside SFHA:	True

Tax Information

Assessed Year:	2019	Assessed Value:	$130,703	Market Total Value:	
Tax Year:	2019	Land Value:	$118,426	Market Land Value:	
Tax Area:	51-001	Improvement Value:	$12,277	Market Imprv Value:	
Property Tax:	$1,381.30	Improved %:	9.39%	Market Imprv %:	
Exemption:		Delinquent Year:			

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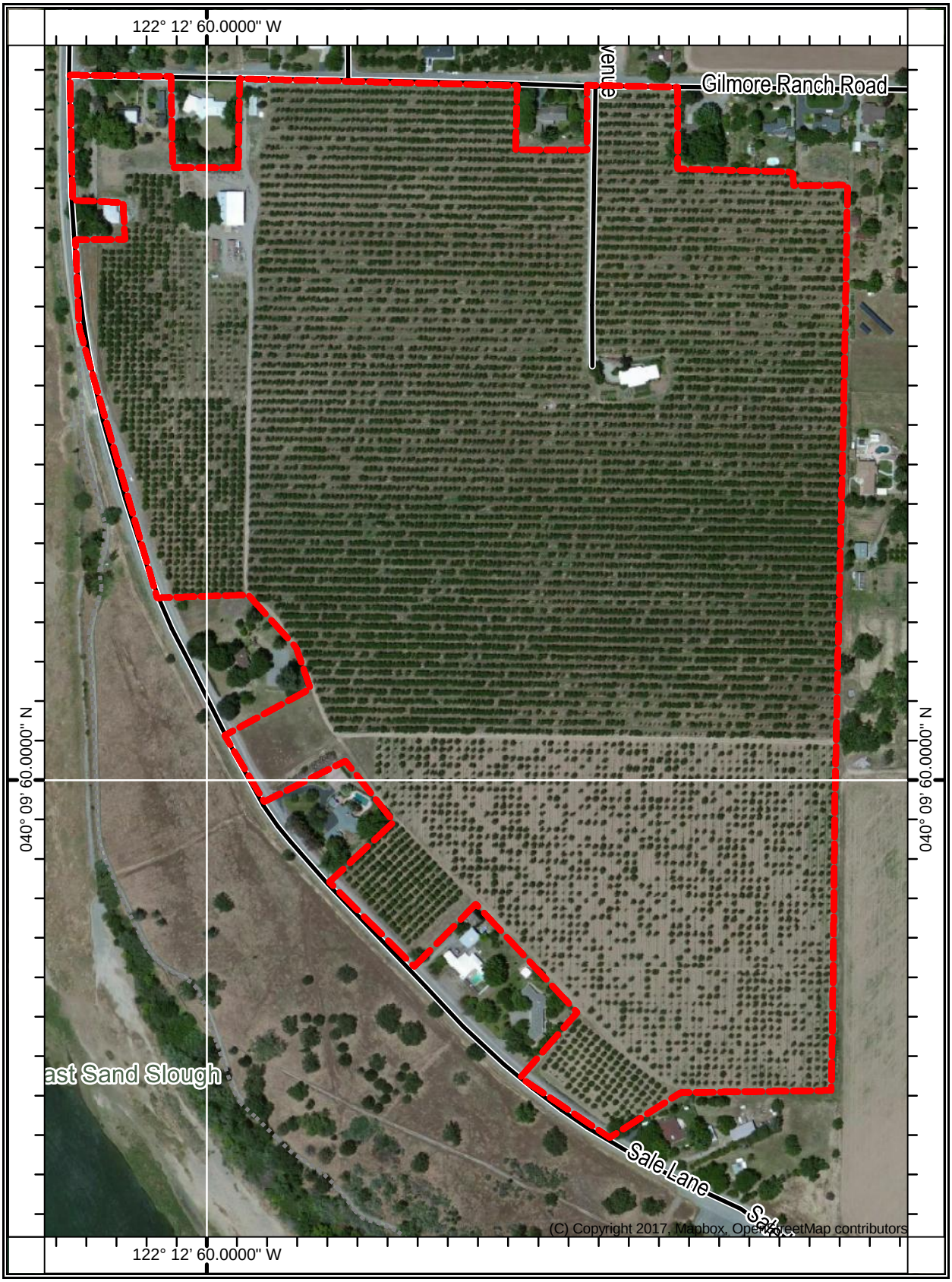
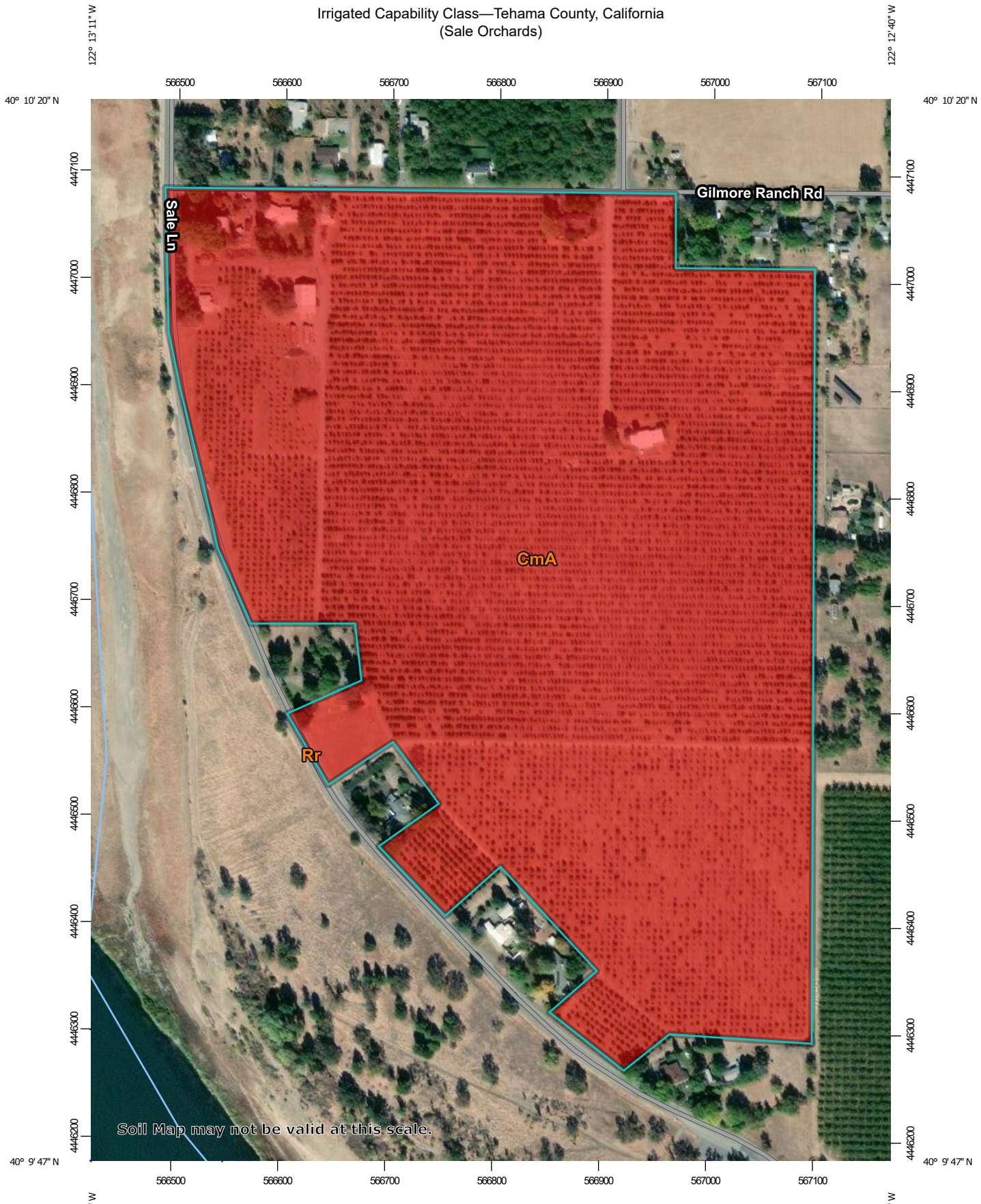


SCALE 1:4500

0 1000

Feet

Irrigated Capability Class—Tehama County, California
(Sale Orchards)



Map Scale: 1:4,820 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 200 400 800 1200

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 13, Sep 16, 2019

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
CmA	Columbia fine sandy loam, 0 to 3 percent slopes	1	89.7	100.0%
Rr	Riverwash		0.0	0.0%
Totals for Area of Interest			**89.7**	**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

Tehama County, California

Common Land Unit
Cropland Non-cropland CRP

Farm **2481**
Tract **5736**

Wetland Determination Identifiers
- **Restricted Use**
- **Limited Restrictions**
- **Exempt from Conservation Compliance Provisions**

2020 Crop Year

N W E S

Tract 1 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tehama County, California

Common Land Unit
Cropland Non-cropland CRP

Farm **2481**
Tract **6390**

Wetland Determination Identifiers
- **Restricted Use**
- **Limited Restrictions**
- **Exempt from Conservation Compliance Provisions**

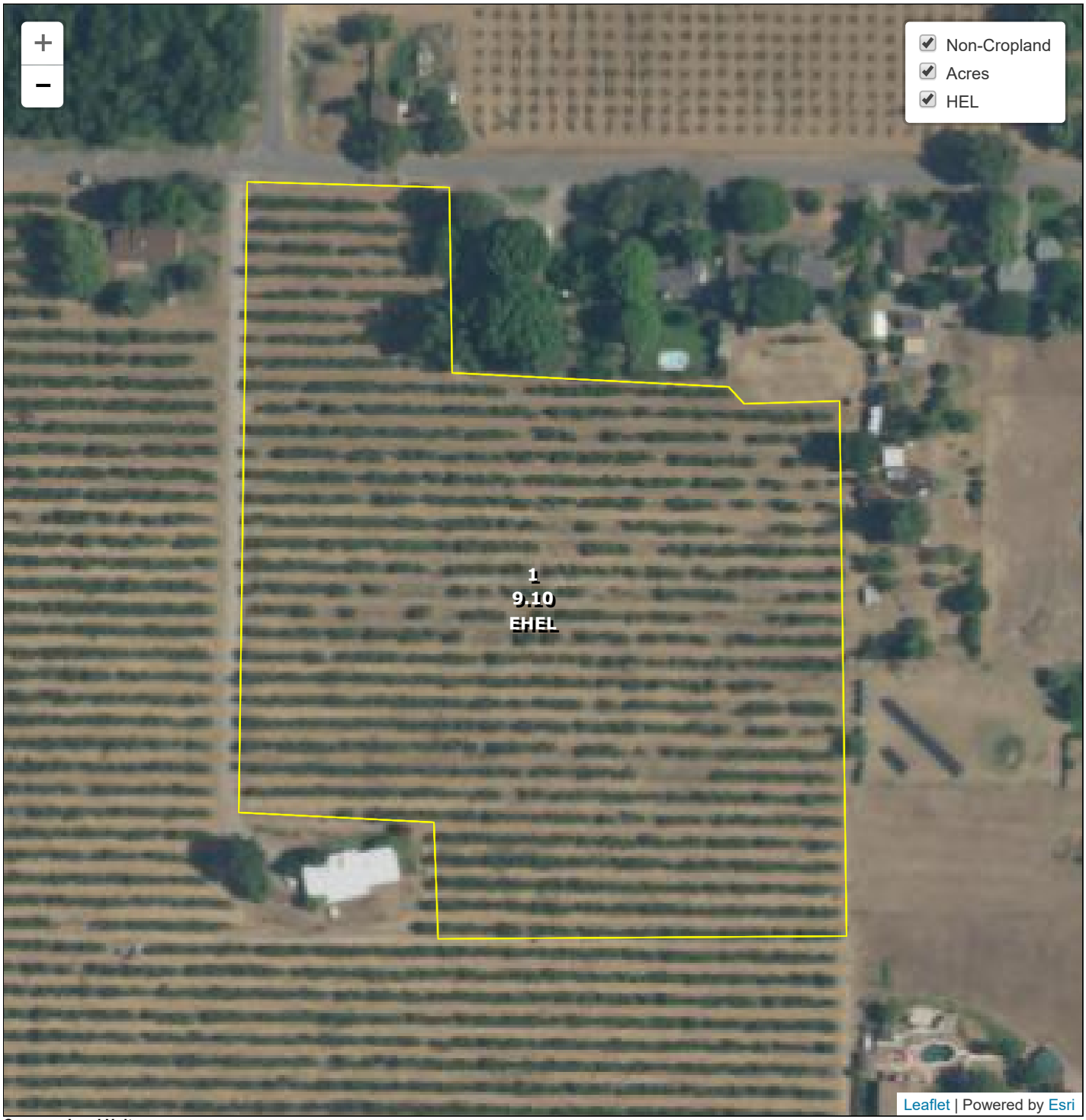
2020 Crop Year

N W E S

Tract 2 of 2

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Tehama County, California



Common Land Unit
Cropland Non-cropland CRP

Farm **2480**
Tract **5735**

Wetland Determination Identifiers
- **Restricted Use**
- **Limited Restrictions**
- **Exempt from Conservation Compliance Provisions**

2020 Crop Year

N W E S

Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).