

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Antelope Creek Walnut Orchard Los Molinos, California

Property: 21.16 +/- deeded acres planted to Howard walnut trees located 3.5 miles north of Los Molinos, CA. Irrigated using surface water diversion from Antelope Creek tributary, above ground tubing with micro sprinklers. No structures exist on the property but there are several potential homesite locations on 6th Avenue.

Location: From Los Molinos, CA travel north on Highway 99E about 3.5 miles. Orchard is located at NW corner of Highway 99E and 6th Avenue. The address is 25079 6th Avenue, Los Molinos, CA 96055

Walnuts: A total of 18 +/- acres are planted to Howard walnuts on Paradox rootstock. 12.6 acres planted in 2008 are 14 years old and 5.4 acres planted in 2020 are 2 years old. Tree spacing is 14' x 26', 120 trees per acre. The 14 year old block yield average is above 5,000 in-shell pounds per acre. The young block reflects potential to also be a high producing orchard.

Crop: 2023 crop included in the sale provided Buyer reimburses Seller cultural costs from October 15, 2022 to close of escrow.

Soils: Per NRCS, 97% of the soils are rated class 1, Co: Columbia loam; VnA: Vina loam and Vy: Vina clay loam. The topography is level to slightly sloping allowing for good drainage.

Water: Irrigated using diversion from tributary to Antelope Creek, above ground tubing with micro sprinklers. A portable diesel engine and lift pump draws water from the tributary for both blocks of walnuts.

Zoning: Tehama County Parcel Number 047-090-006. Zoning is AG-AP (40 acre minimum). The parcel is enrolled in the Ag Preserve aka Williamson Act. Current property taxes are 1,759 per year.

Mineral Rights: Oil, gas, minerals and water rights owned by Seller to transfer.

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Depreciation: Improvements such as the trees and irrigation system may offer deprecation advantages to a prospective Buyer.

Comments: Opportunity to purchase 21 +/- acres of class 1 soils planted to walnuts. The parcel has several potential farmstead locations should you wish to build a home and live within the strong communities of Dairyville and Los Molinos.

Listing Price: \$395,000, cash to Seller

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www.aglandbrokers.com, website

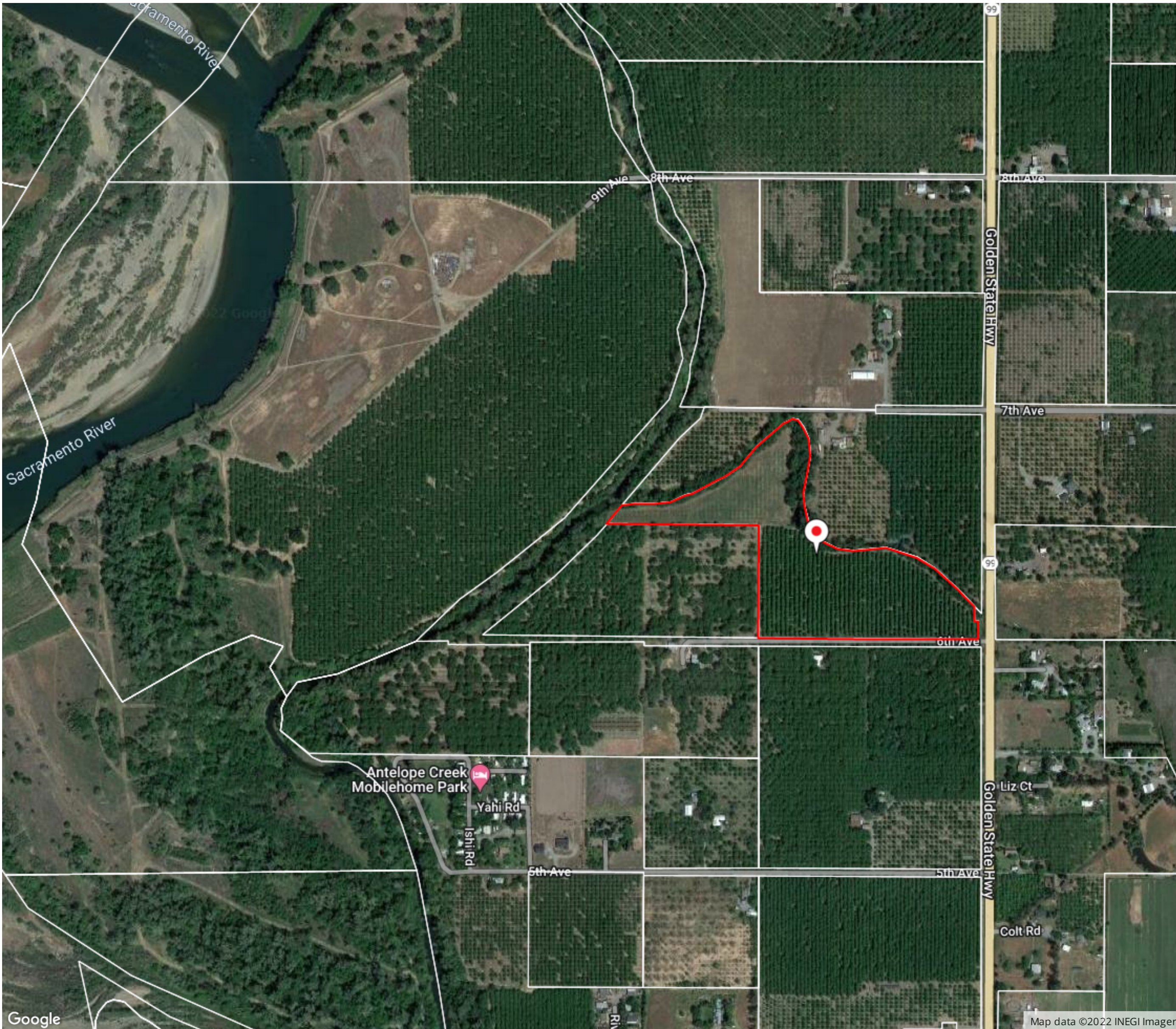
Sam Mudd, California Brokers License Number 01710463

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www.aglandbrokers.com, website





Property Data	
APN	047-090-006-000
Owner Name	JONES RIVER RANCH
Parcel Situs Address	25079 6TH AVE, LOS MOLINOS, CA 96055-9621
Owner Mailing Address	25120 4TH AVE, LOS MOLINOS, CA 96055-9581
Deed ID	[no data]
Deed Date	[no data]
Year Built	[no data]
Land Value Assessed	43,987
Improvement Value Assessed	91,436
Total Value Assessed	135,423
Parcel Size	21.16 AC
Situs Zip Code	96055
Land Use Class	AGRICULTURAL
Land Use Code	7005
Economic Utilization	67.6%
Building Coverage	0.0%

Antelope Creek
Mobilehome Park

Yahli Rd

Ishi Rd

5th Ave

5th Ave

Liz Ct

Colt Rd

Golden State Hwy

99

Google

Map data ©2022 INEGI Imagery

Title Information

Assessor Parcel Map

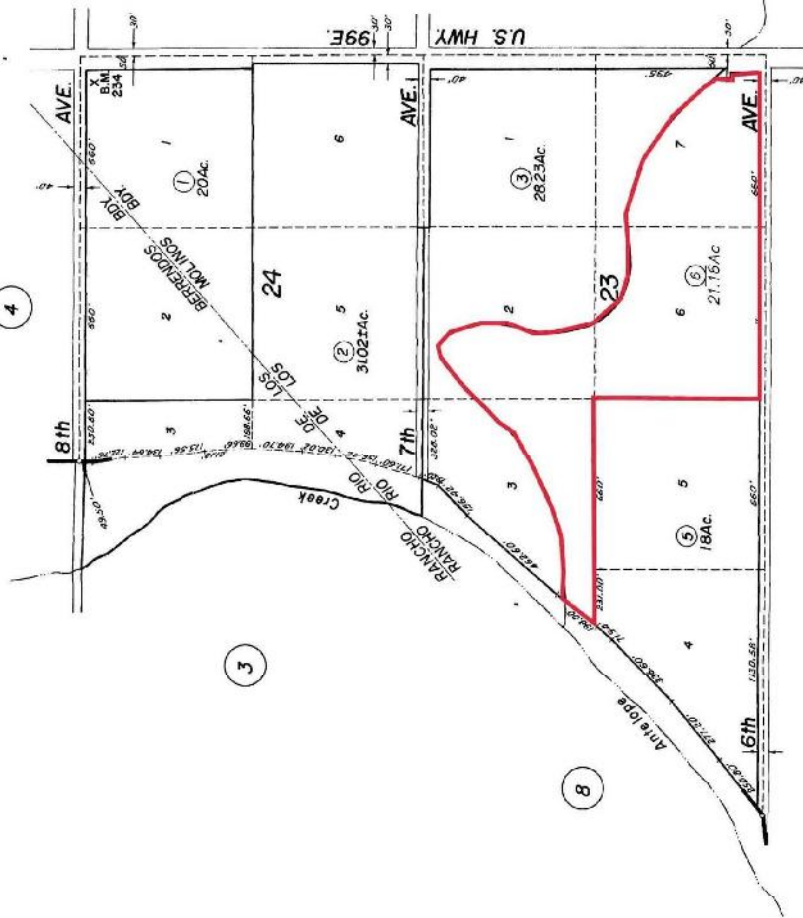


ASSESSOR'S PARCEL MAP

47-09



PTN. RANCHO RIO DE LOS BERRENDOS &
RIO DE LOS MOLINOS

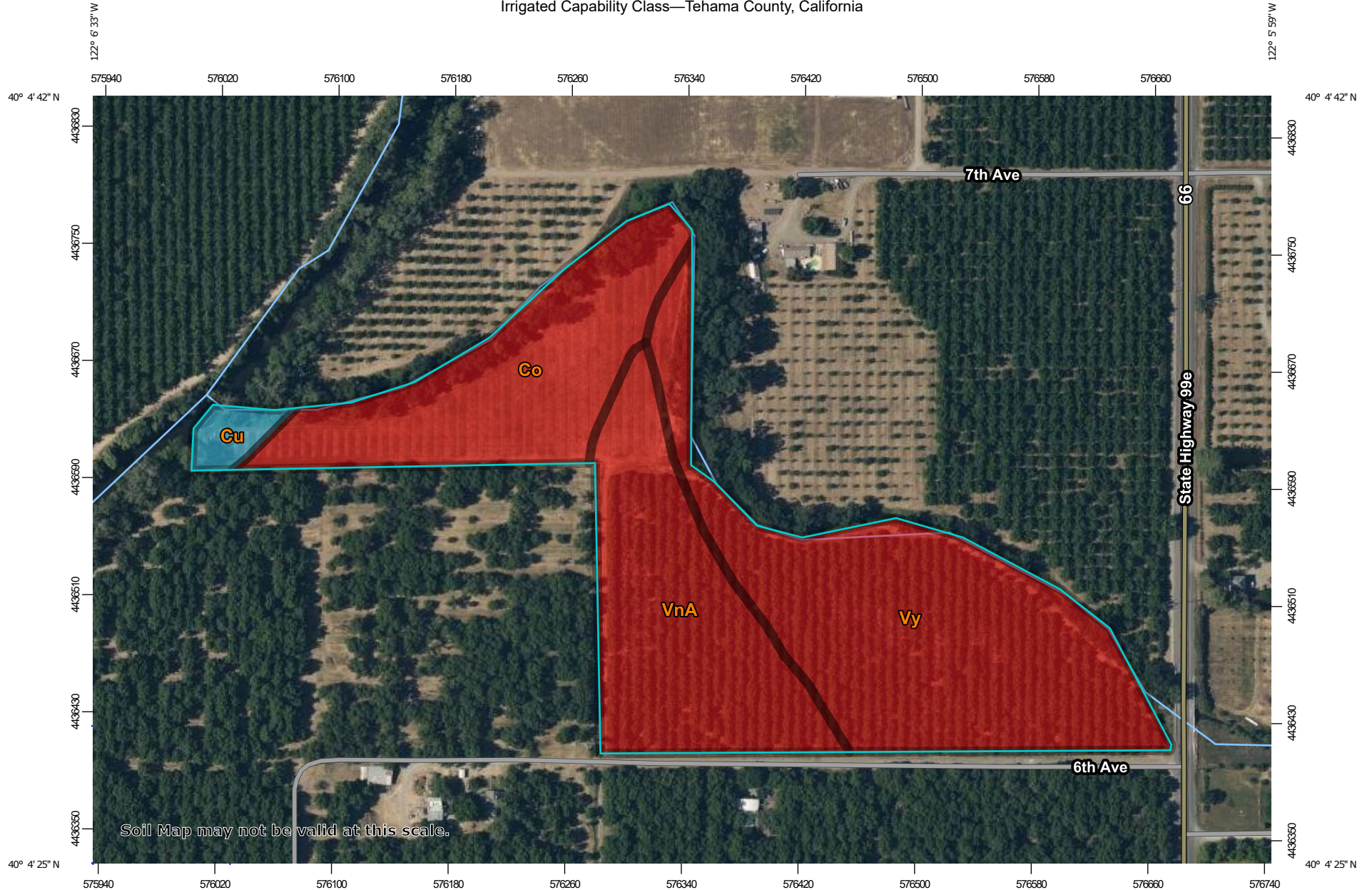


R.M. Bk. E, Pg. 16-Los Molinos Land Co. Sub. 2
R.S. Bk. CC, Pg 132-Hwy. 99E Monumentation

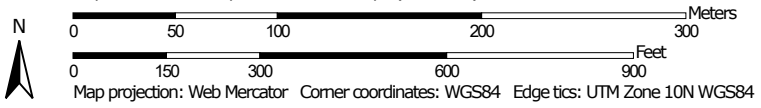
Assessor's Map Bk. 47 -Pg. 09
County of Tehama, Calif.

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

Irrigated Capability Class—Tehama County, California



Map Scale: 1:3,700 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 17, Sep 7, 2022

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

Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019

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
Co	Columbia loam, 0 to 3 percent slopes	1	5.5	25.7%
Cu	Columbia complex, channeled	6	0.5	2.4%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	6.1	28.3%
Vy	Vina clay loam, deep, 0 to 3 percent slopes	1	9.3	43.5%
Totals for Area of Interest			21.3	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.

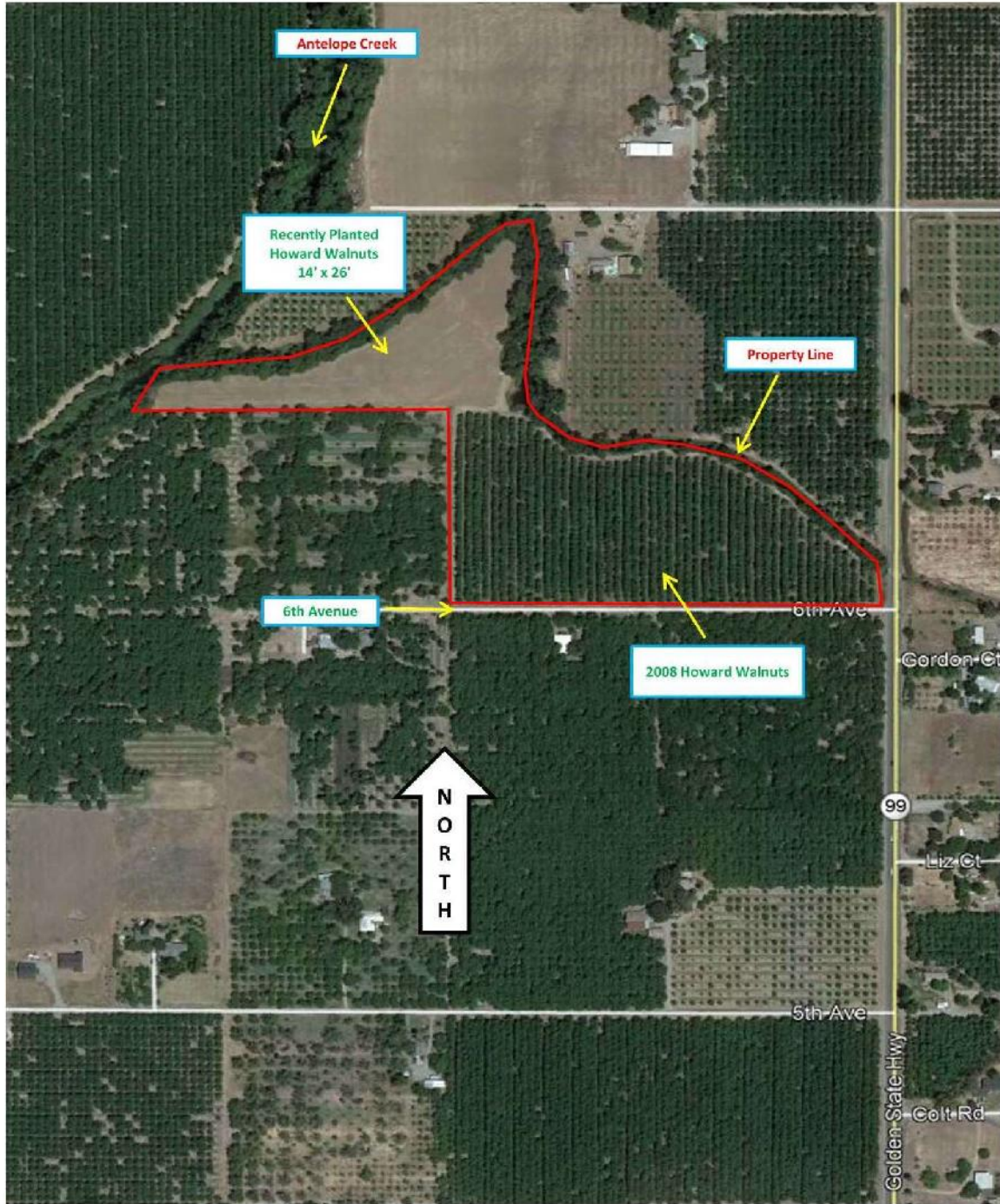
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PLAT MAP



HISTORICAL YIELDS

Annual Yield Basis: Per Acre Total

Block/Crop	Acres	Basis/Units	2019	2018	2017	2016	2015	2014	Average	Avg/Acre
South Block	12.60	tons/acre	23.16	33.4	37.57	35	36.5	36.88	33.75	2.68

Remarks:

The Tehama County walnut production has averaged 2.06 tons per acre for the last three years (2016, 2017 & 2018). The south block has average 2.68 tons per acre over the last six years which is significantly above the County average.