

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080

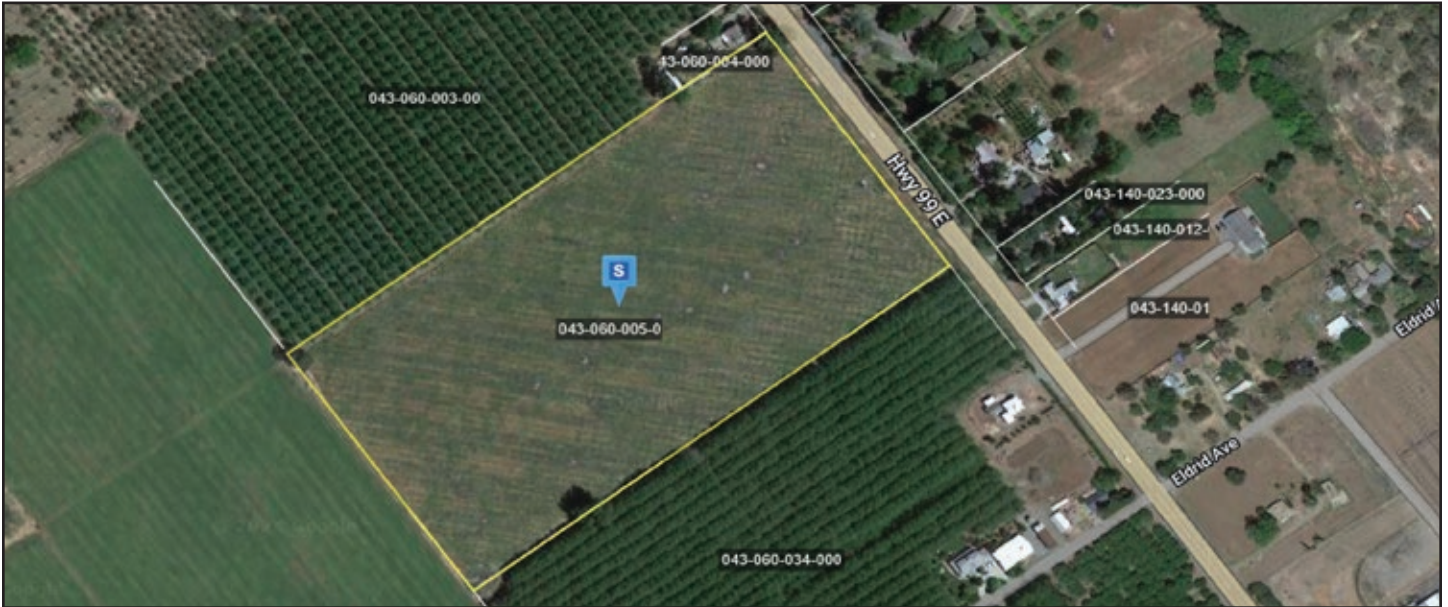


Investment Brokers



Agriculture Real Estate Specialists

Vina Loam Farmland +/- 20 Acres Open Land Red Bluff, CA 96080



CLASS 1 SOIL - AG WELL



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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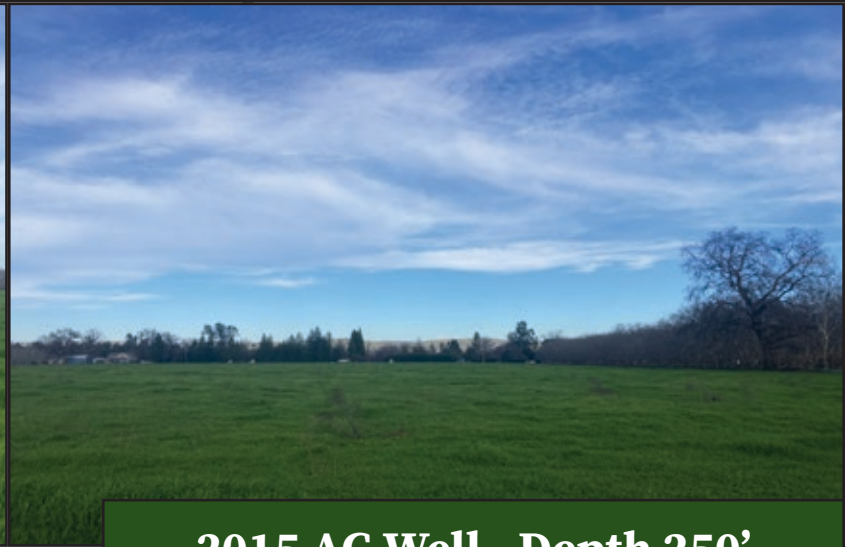


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20 acres Openland



2015 AG Well - Depth 250'



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**Vina Loam Farmland
+/- 20 Acres
Red Bluff, CA 96080**

Property: 20 +/- acres of Class 1 - Vina Loam on Highway 99E north of Chico, southeast of Red Bluff. Two water sources. The field is ready to be farmed after Seller removed the previous prune orchard and ripped the field.

Location: 34 miles north of Chico, 7 miles south of Red Bluff. From Red Bluff, (S) on Highway 99E for 7 miles. The property is on the right across from Pumpkin Land. Old address, 11974 Golden State Highway, Red Bluff, CA 96080.

Water: There are two water sources. The 12" cased well drilled in 2015 was completed to 250'. The well does not have pump & motor. The second water source is the Los Molinos Mutual Water Company via underground pipeline.

Soils: Per Natural Resources Conservation Service, the soil is rated Class 1. Vina loam, VnA. The topography is level, field has been flood irrigated.

Zoning: Tehama County Parcel Number; 043-060-005. The current zoning is AG-2, 20-acre minimum. Current property taxes are \$2,713/year.

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

Showing: Go direct, access is off Highway 99E. Do not trespass on neighbors.

Listing Price: \$440,000 cash.

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Soils Map



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

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	19.0	100.0%
Totals for Area of Interest			19.0	100.0%

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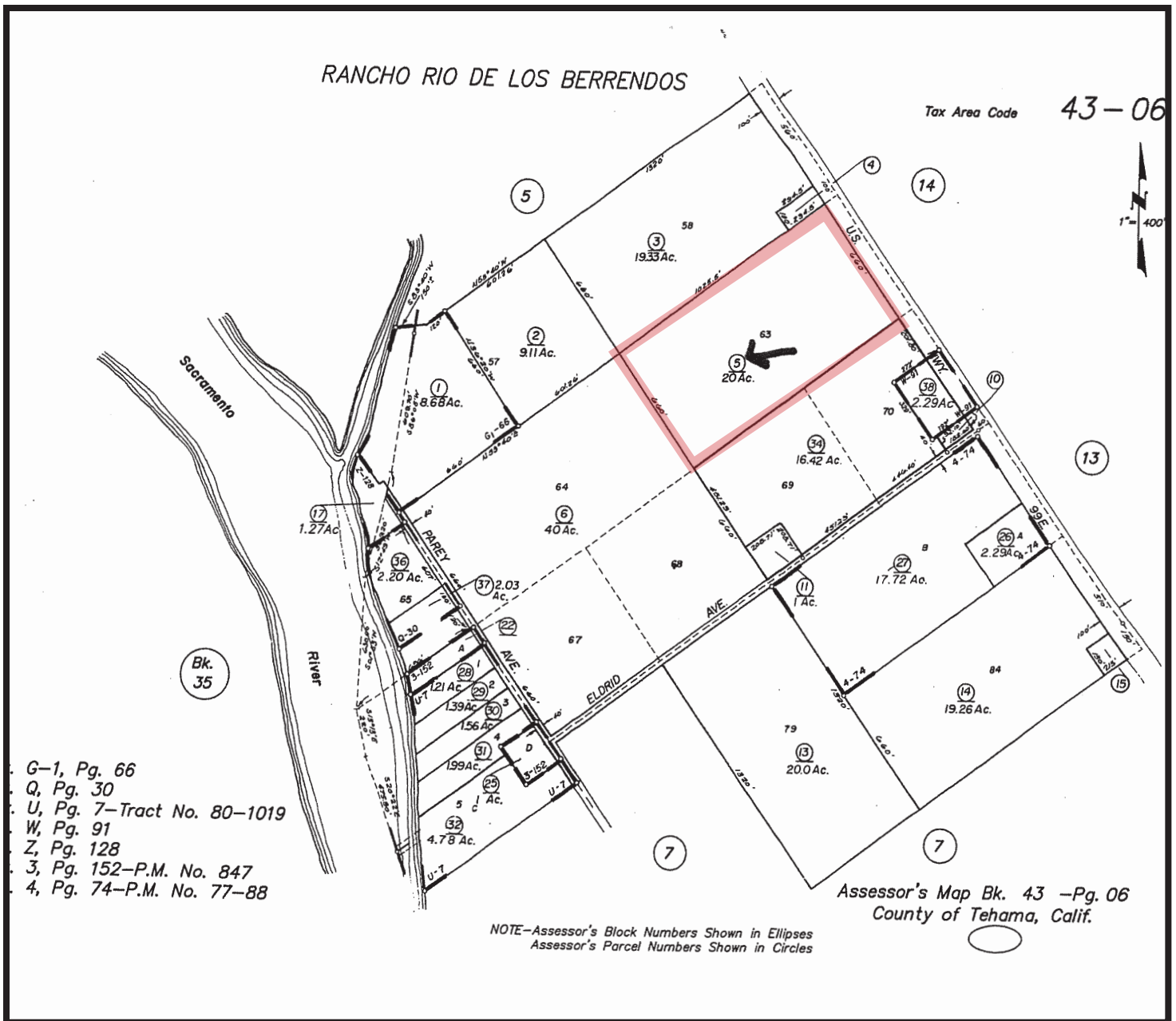


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Assessors Map



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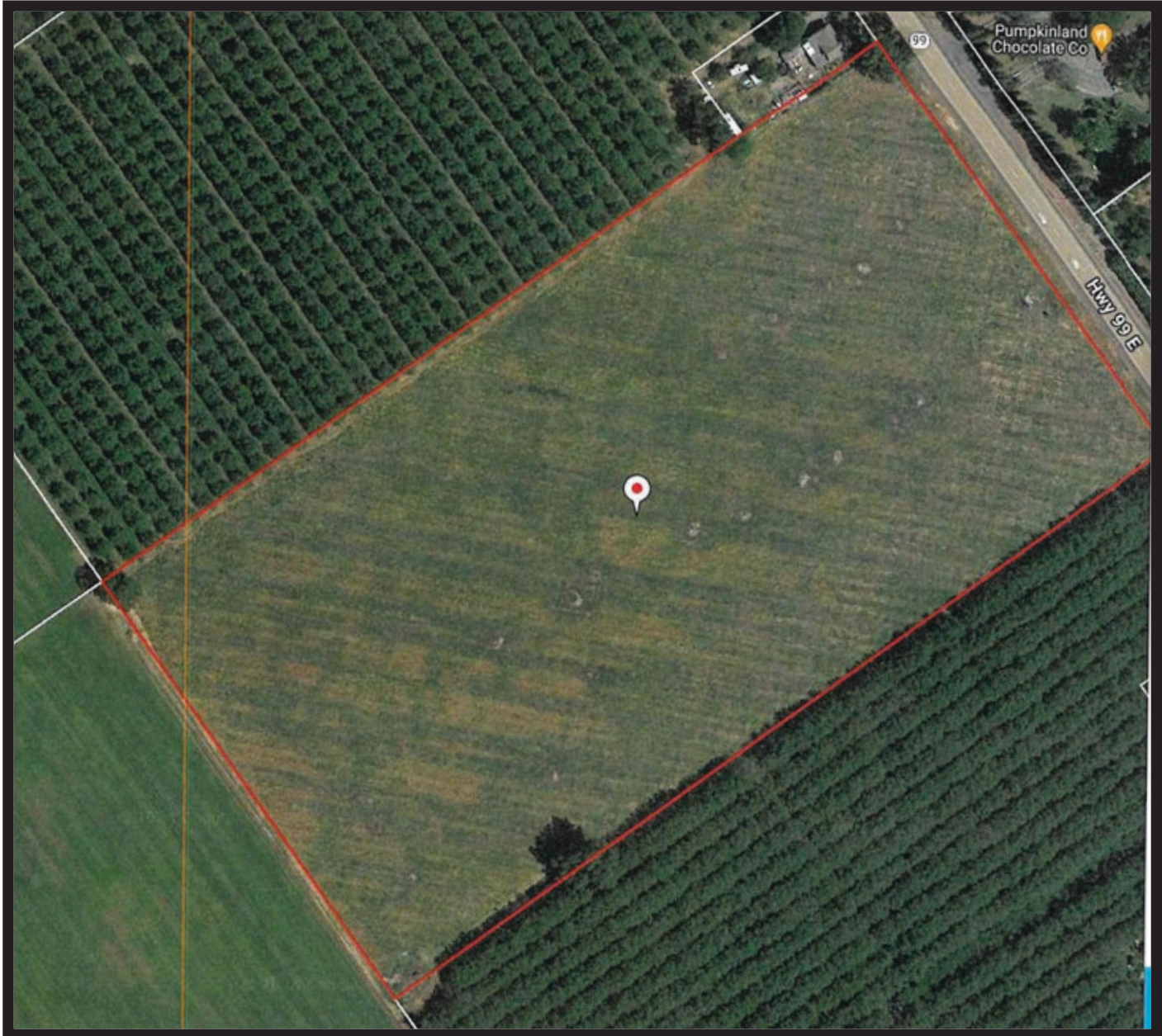


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Aerial Map



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