

**AG-LAND INVESTMENT BROKERS**

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



Investment Brokers



**Agriculture Real Estate Specialists**



**Sacramento River Home & Walnuts**  
**6725 Highway 99E, Los Molinos, CA 96055**



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## **Sacramento River Walnuts, Custom Home 6725 Highway 99E, Los Molinos, CA 96055**

**Property:** 78 +/- acres of Class 1 soil on the Sacramento River between Chico and Red Bluff. 76 +/- acres of fertile soil are planted to producing Chandler walnuts. On the east bank of the Sacramento River is a 2,500 square foot two-story custom home with three car attached garage.

**Location:** Just 34 miles north of Chico and 8 miles south of Red Bluff. From Los Molinos, travel south on Highway 99E for 4 miles and turn west on a narrow driveway over railroad tracks. The address is 6725 Highway 99E, Los Molinos, CA 96055.

**East Chandlers:** 58 +/- acres planted in 2008 to Chandler, paradox rootstock. These 16-year-old Chandlers are in good condition with few replants. The block is irrigated with above ground tubing and Nelson P6-15 micro sprinklers. The block is irrigated in 3 sets. Combined 3-year average production is 4,117 inshell pounds per acre. 2023 production was 4,741 inshell pounds per acre.

**West Chandlers:** 18 +/- acres planted in 1998 to Chandler, paradox rootstock. These 26-year-old Chandlers are in good condition for age, some missing trees, few replants. The block is irrigated with buried tubing and Nelson P6-15 micro sprinklers. Orchard is irrigated in 1 set. Combined 3-year average production is 4,117 inshell pounds per acre. 2023 production was 4,741 inshell pounds per acre.

**Crop:** Included with Buyer reimbursing Seller cultural costs to close of escrow.

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**Water:** There are two wells. The 1994 drilled 12” cased irrigation well is completed to a depth of 220’ with a 6-cylinder John Deere diesel engine and 60 Hp Johnson 1:1 gearhead. Water for home and landscaping is provided by a 6” domestic well with submersible pump.

**Soils:** Per Natural Resources Conservation Service, the majority of the soils are rated class 1. 90% is a Los Robles clay loam, Lk and 7% is a Columbia silt loam, CsA. The remaining soil is Columbia complex, channeled. The topography is level to grade.

**Custom Home:** Constructed in 1994, this two-story 2,500 square foot home has 3 bedrooms, 2 full bathrooms, 2 half bathrooms, plus sunroom and attached extra deep 3 car garage. Off the centrally located kitchen with island and surrounding bar top is the living room with a woodstove, dining room, laundry room and sunroom. Both upstairs bedrooms have beautiful views of the Sacramento River. The downstairs master bedroom has its own bathroom with Jacuzzi tub, walk in closet, and gas stove. Across from the master is an open room previously used as an office. Additionally, the home has 2 HVAC, large front and back lawns, with maintainable landscaping. The home is currently rented for \$1,850 a month, lease term ends December 31, 2024.

**Zoning:** Tehama County Parcel Number; 079-310-004-000 (78 acres). The current zoning is AG-2, 20-acre minimum. Current property taxes are \$10,599/year.

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

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**Depreciation:** Improvements such as the producing trees, home, septic, and irrigation systems may offer depreciation advantages to a prospective Buyer.

**Showing:** Please do not disturb the Tenant. To show the home, 48-hour advance notice is required. Listing Agent to accompany.

**Listing Price:** \$1,950,000 cash to seller.

**Sam Mudd**, California Brokerage License Number 01710463

Cell, 530.949.4054

Email, [sam.mudd@aglandbrokers.com](mailto:sam.mudd@aglandbrokers.com)

[www.aglandbrokers.com](http://www.aglandbrokers.com), website

**Bert Owens**, California Brokerage License Number 01707128

Cell, 530.524.4900

Email, [bert.owens@aglandbrokers.com](mailto:bert.owens@aglandbrokers.com)

**Mahlon Owens**, California Salesperson License Number 02221856

Cell, 530.524.7713

Email, [mahlon.owens@aglandbrokers.com](mailto:mahlon.owens@aglandbrokers.com)

[www.aglandbrokers.com](http://www.aglandbrokers.com), website

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**2,500 sqft 3 Bedroom, 2 Full Bath, 2 Half Baths**



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**Living Room**



**Kitchen**

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**Mudroom & Pantry**



**Sunroom**

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**Master Bedroom and Bath**



**Office**



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**2nd Level Bedrooms and Bath**



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**58 +/- ac East Chandler Walnuts**



**220' 12" CASED AG WELL**



**18 +/- ac West Chandler Walnuts**

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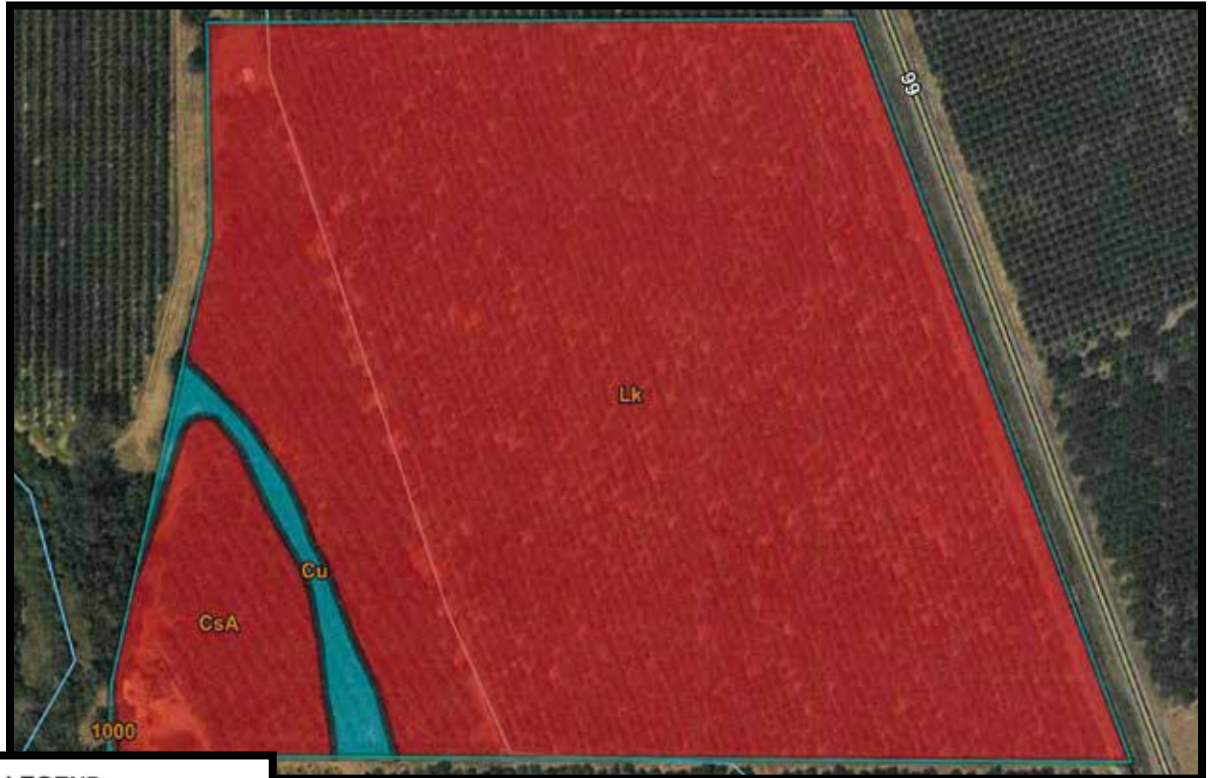


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**Soils Map**



**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
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- 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

**Irrigated Capability Class**

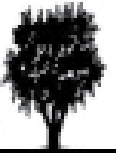
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1000	Water-Fluventic Haploxerepts-Oxyaquic Xerofluvents-Oxyaquic Xerorthents complex, 0 to 8 percent slopes, MLRA 17		0.0	0.1%
CsA	Columbia silt loam, 0 to 3 percent slopes	1	7.0	8.6%
Cu	Columbia complex, channeled	6	2.2	2.6%
Lk	Los Robles clay loam, 0 to 3 percent slopes	1	72.0	88.7%
<b>Totals for Area of Interest</b>			<b>81.2</b>	<b>100.0%</b>

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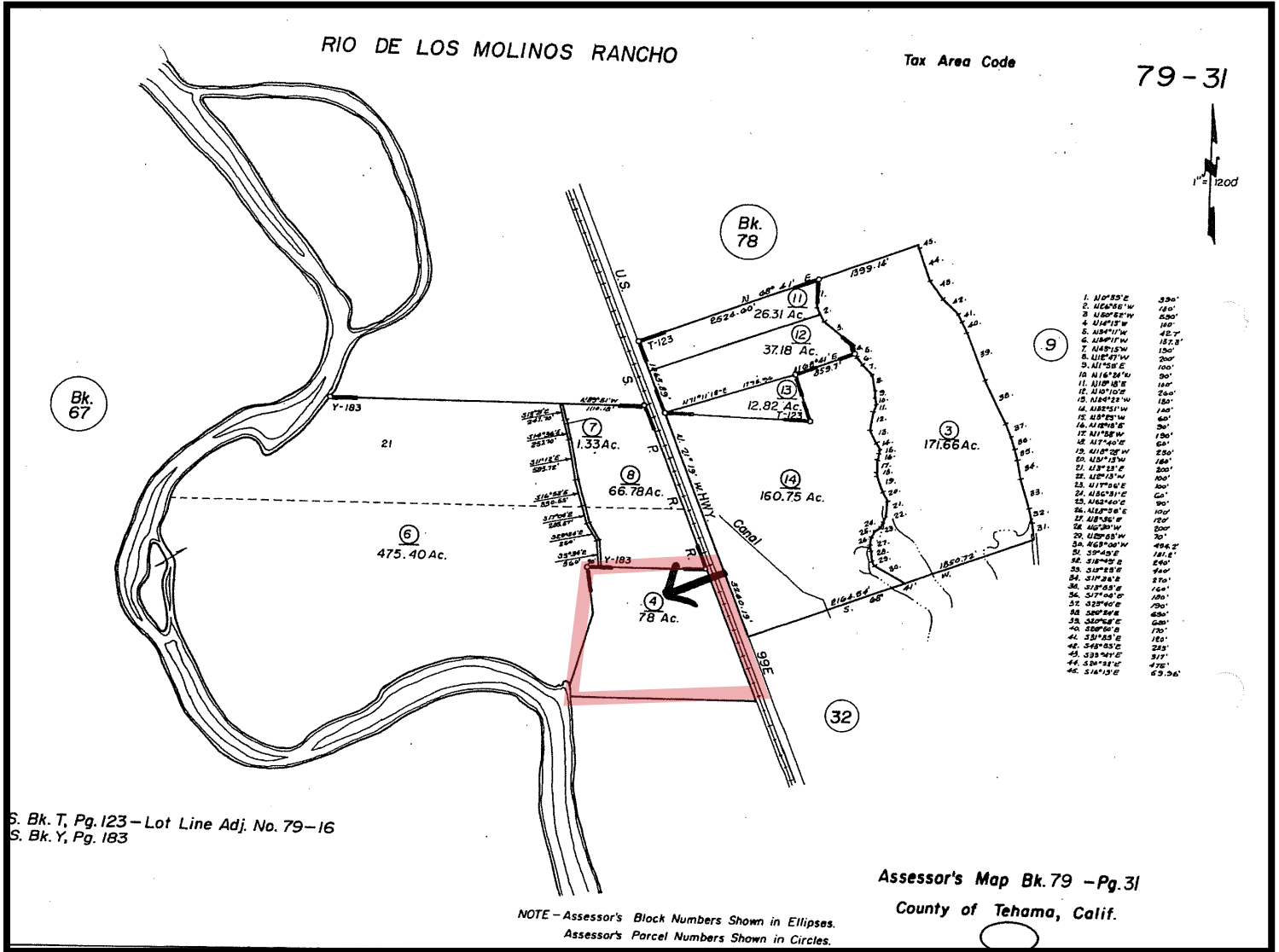


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**Assessors Map**



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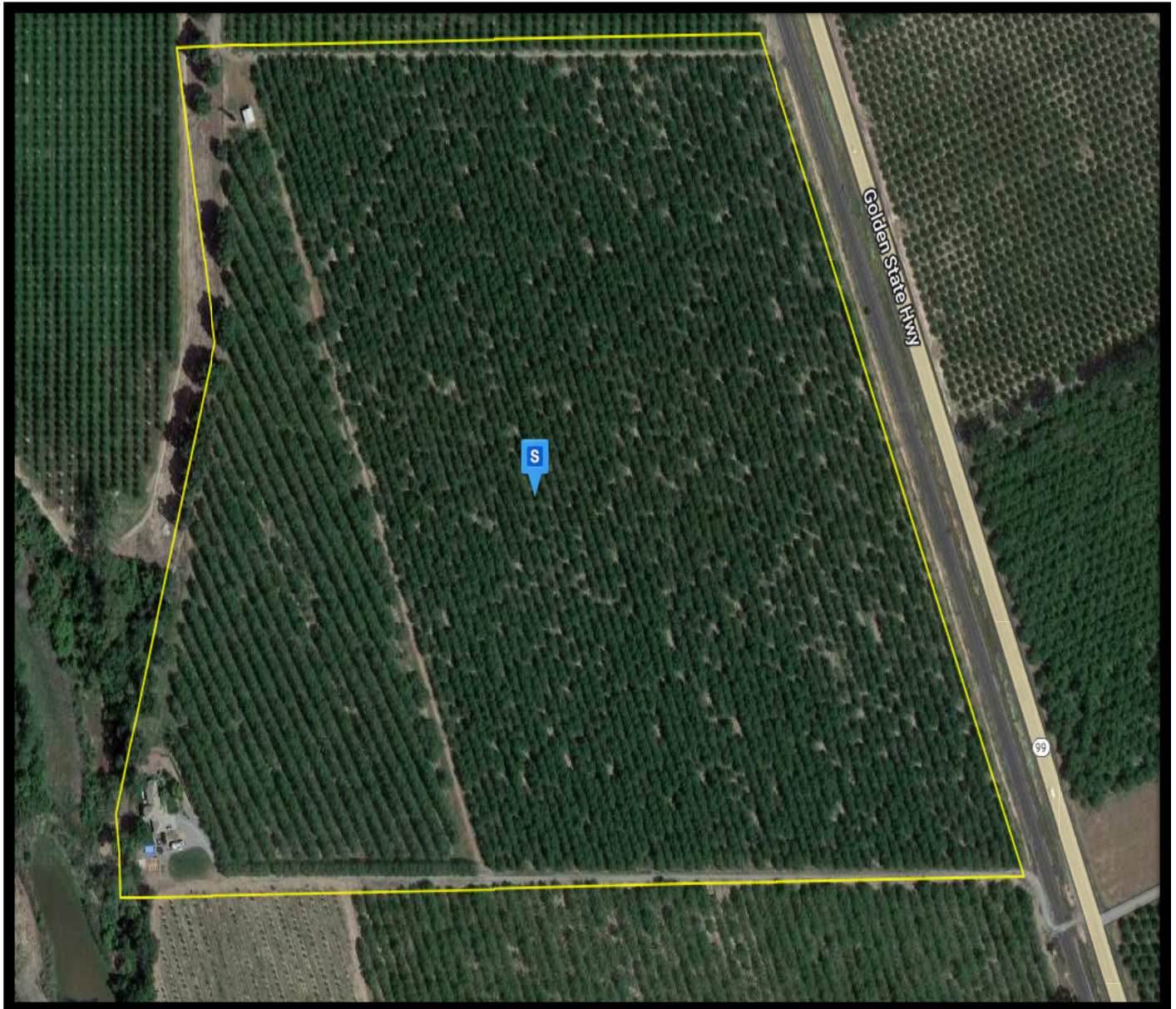
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**Aerial Map**



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**530.529.4490**

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