

AG-LAND INVESTMENT BROKERS

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



Investment Brokers



Agriculture Real Estate Specialists

Dairyville Farmland

+/- 20 Acres Open Land

Red Bluff, CA 96080



(2) 10- ACRE PARCELS - 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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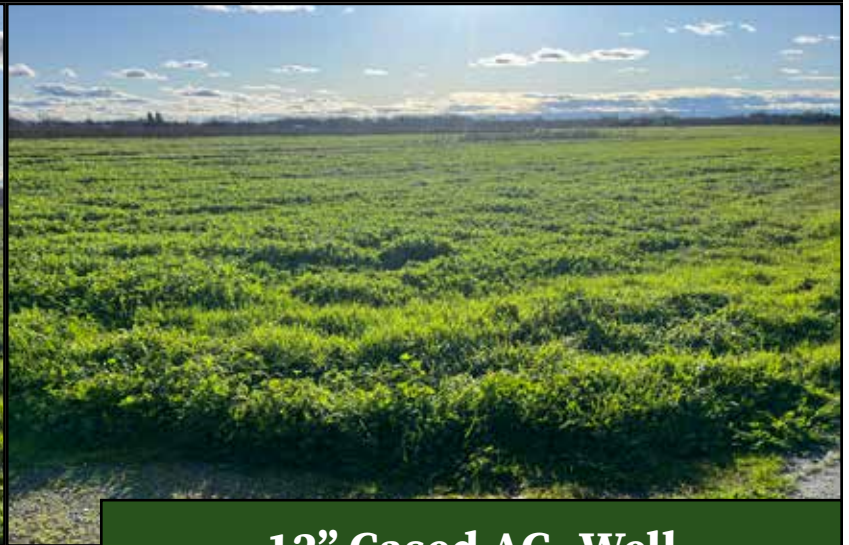


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20 Acres Openland



12" Cased AG- Well



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Dairyville Farmland (2) 10-Acre Parcels Red Bluff, CA 96080

Property: (2) 10-acre parcels totaling 20 acres of level farmland north of Chico, south of Red Bluff. Located within the Dairyville community prized for good neighbors, Lassen View Elementary School and quality water resources. The land has been raising vegetables sold locally and at north state farmers markets. Here is an opportunity to buy good farmland or develop a new home or homes with valley and mountain views. Owners may consider selling each 10-acre parcel separately.

Location: 34 miles north of Chico, 10 miles south of Red Bluff. From Red Bluff, (S) on Highway 99E for 5 miles. Left onto Kauffman Avenue, right onto Shafer Avenue. Travel south on Shafer Avenue, the land will be on the left at SE intersection of Shafer and Kansas Avenues. Look for sign.

Water: 12" cased well on the parcel that fronts Shafer Avenue. The well is equipped with a submersible pump and water is delivered to both parcels using buried PVC mainline. The land does not have Los Molinos Mutual Water Company shares.

Soils: Per Natural Resources Conservation Service, the soil is rated as Class 2, Berendos clay, Bc. The topography is level.

Zoning: Tehama County Parcel Numbers; 045-260-028 & 29. Current zoning is AG-2, 20-acre minimum. Current property taxes are \$2,501/year.

Mineral Rights: All owned water, oil, gas, minerals rights and irrigation systems are included.

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Showing: Go direct. Call and Listing Broker willing to accompany.

Listing Price: \$400,000 cash to Seller, Seller may utilize a tax deferred exchange.

Mahlon Owens, California Salesperson License Number 02221856
Cell, 530.524.7713
Email, mahlon.owens@aglandbrokers.com
www.aglandbrokers.com, website

Sam Mudd, California Brokerage License Number 01710463
Cell, 530.949.4054
Email, sam.mudd@aglandbrokers.com
www.aglandbrokers.com, website

Bert Owens, California Brokerage License Number 01707128
Cell, 530.524.4900
Email, bert.owens@aglandbrokers.com
www.aglandbrokers.com, website

WWW.AGLANDBROKERS.COM

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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
Bc	Berrendos clay, 0 to 3 percent slopes	2	19.9	100.0%
Totals for Area of Interest			19.9	100.0%

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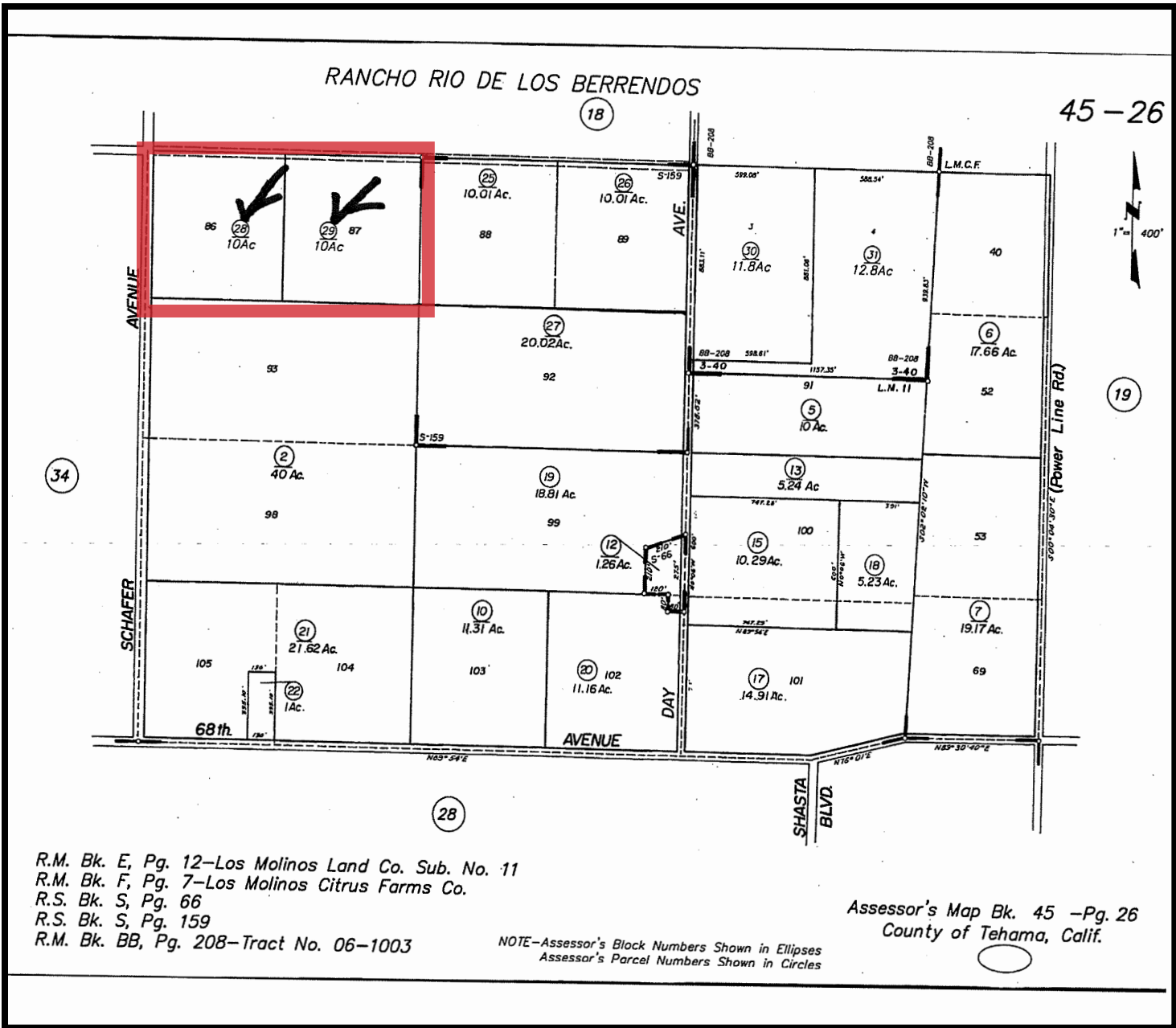


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Assessors Map



R.M. Bk. E, Pg. 12—Los Molinos Land Co. Sub. No. 11
R.M. Bk. F, Pg. 7—Los Molinos Citrus Farms Co.
R.S. Bk. S, Pg. 66
R.S. Bk. S, Pg. 159
R.M. Bk. BB, Pg. 208—Tract No. 06—1003

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

Assessor's Map Bk. 45 —Pg. 26
County of Tehama, Calif.

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Aerial Map



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