



## **11 +/- ac Dairyville Walnut Orchard - Home - Shop Los Molinos, California**

**Property:** 11.4 +/- acres of Class I soils with 10.6 acres planted to Chandler walnuts, (2) water wells, quaint 3 bed/1 bath home, useful shop plus open farmland. In addition to income from the walnut orchards, the home's rental history provides steady income.

**Location:** Located within the tightknit community of Dairyville, just 9 miles (S) of Red Bluff with Highway 99E frontage and is. The address is 24542 Joseph Avenue, Los Molinos, CA 96055.

**Water:** There are two wells on the property. A domestic well with 6" casing and submersible pump plus an irrigation well with 8" casing and larger submersible pump capable of irrigating both blocks within 3 sets. As to the irrigation well, Seller requires a "short-term" share agreement to irrigate Sellers adjoining 8 acres of walnuts.

**Soils:** The soils are rated Class 1 by the Natural Resources Conservation Service. They include VnA, Vina loam; Lk, Los Robles clay loam; and CmA, Columbia fine sandy loam. They are suited for walnuts or most any crop grown in Tehama County.

**Home:** Built in 1952, this 1,362 sqft home has 3 bedrooms, 1 bath, and a near complete basement. The great room is spacious with views of the orchard and driveway. The dining room has sliding door access to the outside concrete patio. Throughout the home are various windows providing natural light. The spacious basement has concrete flooring and siding, a single room and has outside access via a glass sliding door. Landscaping includes mature shrubs and trees along the home's perimeter, in addition to the surrounding orchard. This home is rented at \$600 per month.

**Shop:** 1,250 sqft all-metal shop with concrete floor and power. The shop has (1) 12' x 10' roll-up door plus (1) man door.

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**2020 Walnuts:** 8.6 acres were planted in 2020 to Chandler on paradox rootstock. The tree spacing is 25' x 25', 69 trees per acre. Irrigation is by well and solid set irrigation system using Nelson R10 sprinklers. This young orchard is on-track to have its first harvest in 2025.

**1990's Walnuts:** 2 acres were planted in the 1990s to Chandler on paradox rootstock. Tree spacing is 30' x 30', 48 trees per acre. Irrigation by buried drip tubing with PVC risers protecting the Nelson R10 sprinklers. Owner advises, annual average production for this orchard is around 5,000 in-shell lbs./acre.

**Management:** Seller will consider managing the orchard after close of escrow under terms negotiated during Buyer investigation.

**Zoning:** Tehama County just approved a Lot Line Adjustment (LLA) involving the 9.24 acre parcel number 045-080-016 & 2.00 acres of parcel number. When the LLA is recorded the new parcel for sale will total 11.24 +/- acres. Zoning is AG-2, Valley Floor AG, 20 Acre minimum, no Williamson Act.

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

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

**Showing:** For all showings contact Listing Agent.

**Listing Price:** \$398,000 cash.

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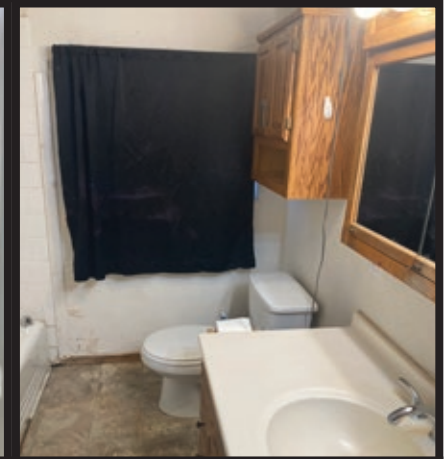
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**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	8.03	68.75	0	52	3c
Lk	Los Robles clay loam, 0 to 3 percent slopes	2.48	21.23	0	49	3c
CmA	Columbia fine sandy loam, 0 to 3 percent slopes	1.18	10.1	0	35	3c
TOTALS		11.69	100%	-	49.69	3.0

**Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



1 2 3 4 5 6 7 8

'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

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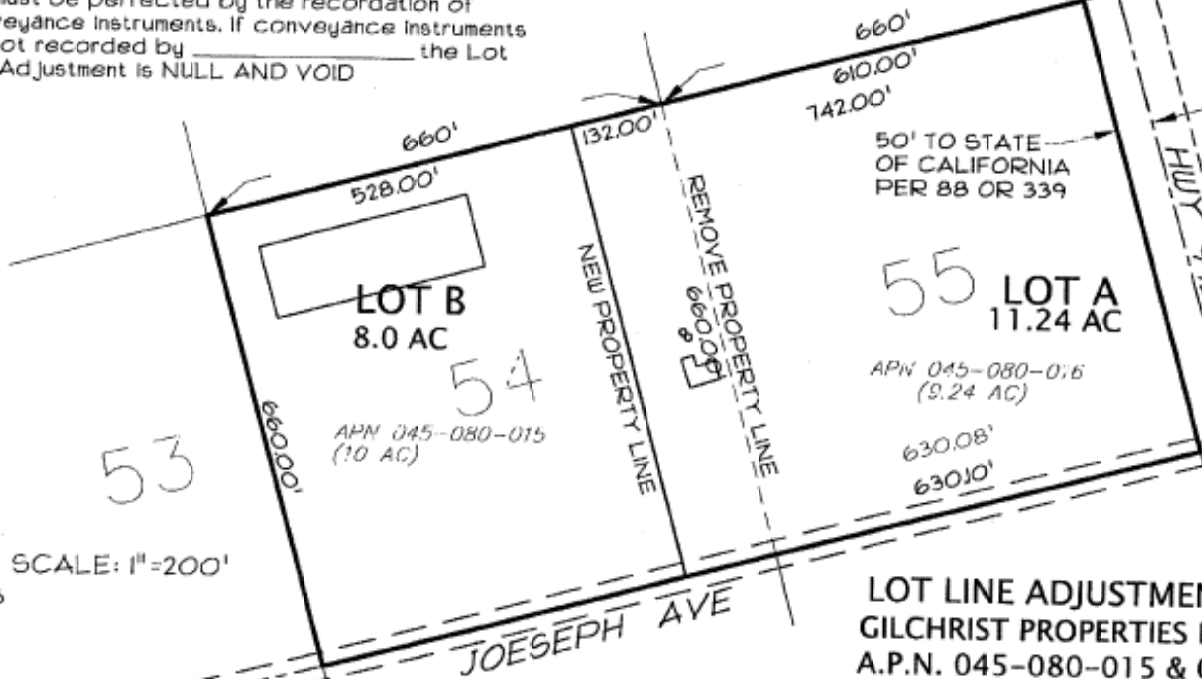
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**Lot Line Adjustment Map**

**NOTICE**

Lot Line Adjustment \_\_\_\_\_ is approved and must be perfected by the recordation of conveyance instruments. If conveyance instruments are not recorded by \_\_\_\_\_ the Lot Line Adjustment is NULL AND VOID

**EXHIBIT B**



SCALE: 1"=200'

**LOT LINE ADJUSTMENT  
GILCHRIST PROPERTIES LLC  
A.P.N. 045-080-015 & 016**

TEHAMA COUNTY PLANNING DEPARTMENT  
APPROVED FOR  
LOT LINE ADJUSTMENT # \_\_\_\_\_  
ZONING \_\_\_\_\_  
MERGER# \_\_\_\_\_  
APPROVED BY & DATE \_\_\_\_\_  
It is the applicants responsibility to  
notify all other parties who may have a  
possesory interest in the subject property  
of the approved boundary line adjustment.

PRELIMINARY

**DOMINICK'S**  
CIVIL ENGINEERING AND SURVEYING  
P.O. BOX 1216  
RED BLUFF, CA. 96080  
530-529-3560



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**Aerial Map**

