

**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896

Red Bluff, CA 96080

**AG  
LAND**

Investment Brokers



**Agriculture Real Estate Specialists**

## **Cottonwood Creek Ranch & Orchard** **18525 Farquhar Road, Cottonwood CA**



**Custom Home | Outbuildings | 130+/- Acres**



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## **Cottonwood Creek Ranch & Orchard**

### **18525 Farquhar Road, Cottonwood CA**

**Property:** 130 +/- acres on the south fork of Cottonwood Creek south of Redding, CA. Located at the end of a paved county road, the ranch offers privacy, views and lots of wildlife. The ranch has over 4,000 feet of creek frontage with “native” riparian habitat. In the center of the property is a comfortable 1,728 square foot ranch style home with 3 bedrooms and 2 bathrooms. Between the Home and the Red Barn/Shop is an RV site complete with power, septic and well. About 75 acres of fertile farmland previously planted to irrigated pasture years ago is now planted to walnuts irrigated using (2) deep irrigation wells. The ranch also has a small reservoir which can fill by surface water runoff or using irrigation wells. Additionally, there is some open land which also can be irrigated using “big gun” sprinklers and planted as a food plot to attract wildlife, like blacktail deer, pigs, dove, turkey, or quail. Farm machinery and home furnishing may be available by separate agreement.

**Location:** Starting from Red Bluff travel north on Interstate 5 for 13 miles and take Bowman Road (exit 662) traveling west for 3 miles merging northwest onto Evergreen Road. Drive approximately 4 miles turning south onto Farquhar Road. Follow the road for 4 miles to the gated entrance, 18525 Farquhar Road, Cottonwood, CA 96022.

**Home:** Overlooking the orchard and creek is the 1,728 square foot ranch style home with 3-bedroom, 2-bathroom. Lined with windows, this home’s natural lighting highlights the laminate flooring and pine wood accents. The living room is accompanied by a red brick mantle wood burning fireplace with access to a rustic covered porch overlooking the patio. The master bedroom is lined with northern facing windows opening to the orchard, with a walk-in closet and in-suite bathroom. The kitchen opens to a family room lined with windows providing natural light and views of the gunite pebble tec pool, exterior patios and attractive landscaping. Newer appliances include a gas range/stove, trash compactor, dishwasher and refrigerator. From the kitchen and family room areas, the pool and landscaped patios are easily accessible for all future entertaining needs. In addition to central HVAC, the home is equipped with 13kW propane generator. Earlier this year, a new composition roof was installed on the home and detached 2-car garage (32’ deep), as well as a fresh coat of exterior paint.

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**Wildlife:** With 4,000' +/- on the South Fork of Cottonwood Creek lined with “native” riparian habitat, the ranch is a migratory corridor for blacktail deer, pigs, dove, turkey and quail. Salmon also spawns in the upper reaches of the creek. Additionally, there is also a small reservoir and open land which has been planted as a food plot and irrigated using “big gun” sprinklers to attract wildlife.

**Water:** There are (2) irrigation wells providing a total of 1,500 +/- GPM . The 12” cased well by the Barn/Shop has a 75 Hp vertical turbine electric motor with new turbine pump bowls installed last year. Production from this well is estimated at 1,000 GPM. The 14” cased well by the home has a 30 Hp vertical turbine electric motor and booster pressure pump. Last month new tube and shaft were installed in this well, production is estimated at 500 GPM. Additionally, the ranch has (2) domestic wells, one within the pump house west of the home and the other at the RV site.

**Lower Orchard:** 50 +/- acres of Chandler walnuts on paradox rootstock planted in the spring of 2020. This 5-year-old block growing on Class 1 soil is irrigated using a solid set irrigation system and Neslon R2000 rotator sprinklers. First harvest expected 2025 perhaps 2026.

**Upper Orchard:** 25 +/- acres of Howard walnuts on paradox rootstock planted in 2001 & 2002. This 23-year-old block growing on mostly Class 3 soil is irrigated using buried tubing and Danz micro sprinklers. 2023 production = 3,282 in-shell pounds per acre. 2024 crop included with Buyer reimbursing cultural costs to close of escrow.

**Soils:** Per Natural Resources Conservation Service, the farmland below the home and along the creek is rated class 1, Yo; Yolo silt loam. This land is level to grade and was previously flood irrigated. The farmland above the home is sloping and is rated Class 3, HgB; Hillgate loam, 3 to 8 percent slope.

**Zoning:** Tehama County Parcel Number; 006-040-047-000 (130.80 acres). The property is enrolled in the Williamson Act aka Agricultural Preserve which can be helpful to lower property taxes. Current property taxes are \$6,627/year.



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**Mineral Rights:** Seller to transfer all oil, gas, mineral, and water rights owned by Seller.

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

**Showing:** Please do not disturb the Occupant. Matterport home video and aerial drone video are available to pre-tour the ranch. Please pre-qualify your Buyer and 24-hour advance notice is requested. Listing Broker to accompany.

**Comment:** This is a beautiful, private, comfortable ranch improved for country living. In the past, the farmland along the creek was flood irrigated pasture. If you'd prefer, the orchards can be removed and the 1,500 +/- GPM from (2) irrigation wells can be used to irrigate pasture or other crops typical to Northern California.

**Listing Price:** \$1,750,000 cash cash to Seller is preferred. Short term Seller financing maybe an option.

**Contact Info:** Please contact Sam Mudd or Bert or Mahlon Owens.

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**1,728 sqft 3 Bedroom 2 Bath**



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**Kitchen Area**



**Guest Bedrooms and Bath**



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**Master Bedroom and Bath**



**Outdoor Area**



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**Lower Walnuts**



**Upper Walnuts**



**Irrigated Open Land**

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**12" Cased | 75 Hp Well**



**Nelson R 2000 Sprinkler**



**14" Cased | 30 Hp Well**



**Micro with Below Ground Tubing**



**"Big Gun" Sprinklers**



**Cottonwood Creek & Open Riparian Land**

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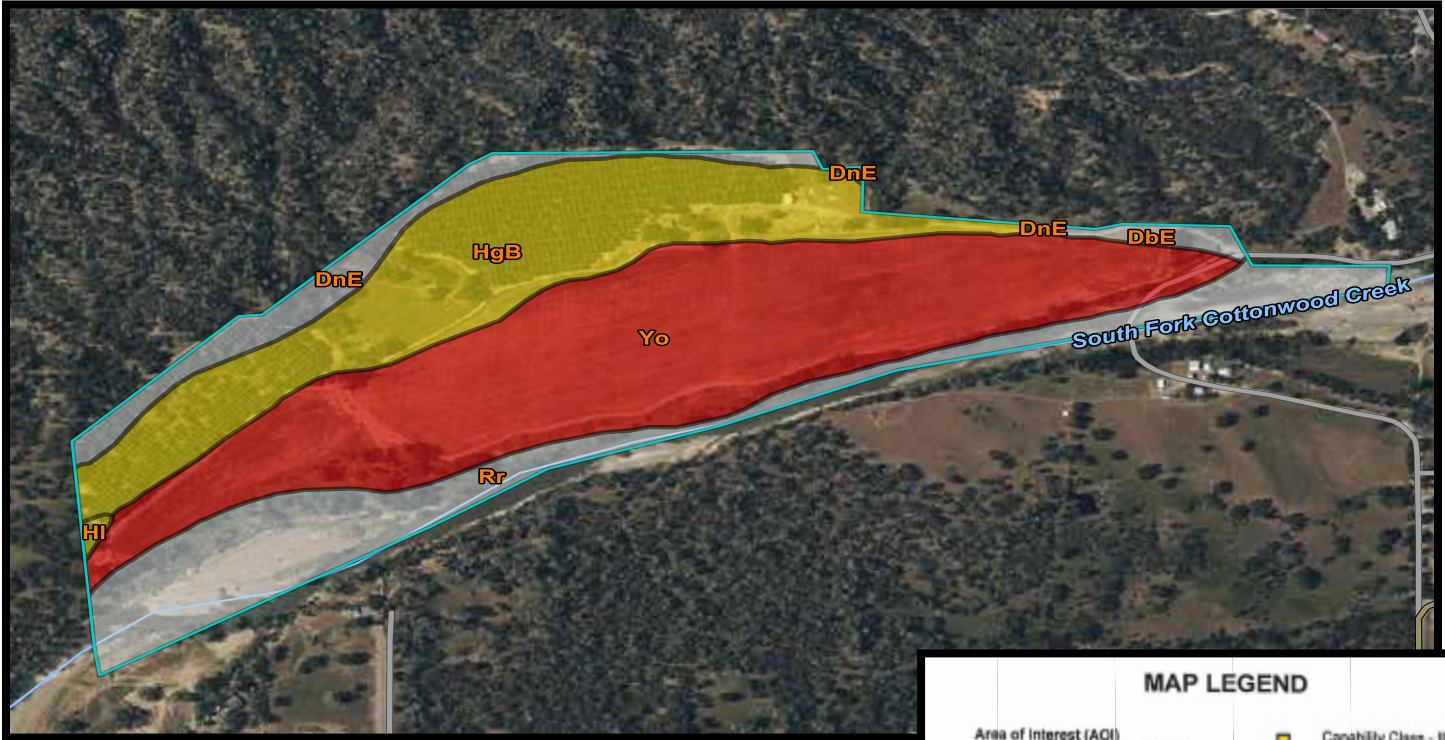


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**Soils Map**



**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
  - 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
DbE	Dibble silt loam, 8 to 38 percent slopes, MLRA 17		1.6	1.3%
DnE	Dibble-Newville complex, 30 to 50 percent slopes		7.6	6.0%
HgB	Hillgate loam, 3 to 8 percent slopes	3	34.5	27.4%
HI	Hillgate silt loam, 0 to 3 percent slopes	3	0.3	0.3%
Rr	Riverwash		23.5	18.7%
Yo	Yolo silt loam, very gravelly substratum, 0 to 10 percent slopes, MLRA 17	1	58.2	46.3%
Totals for Area of Interest			125.7	100.0%



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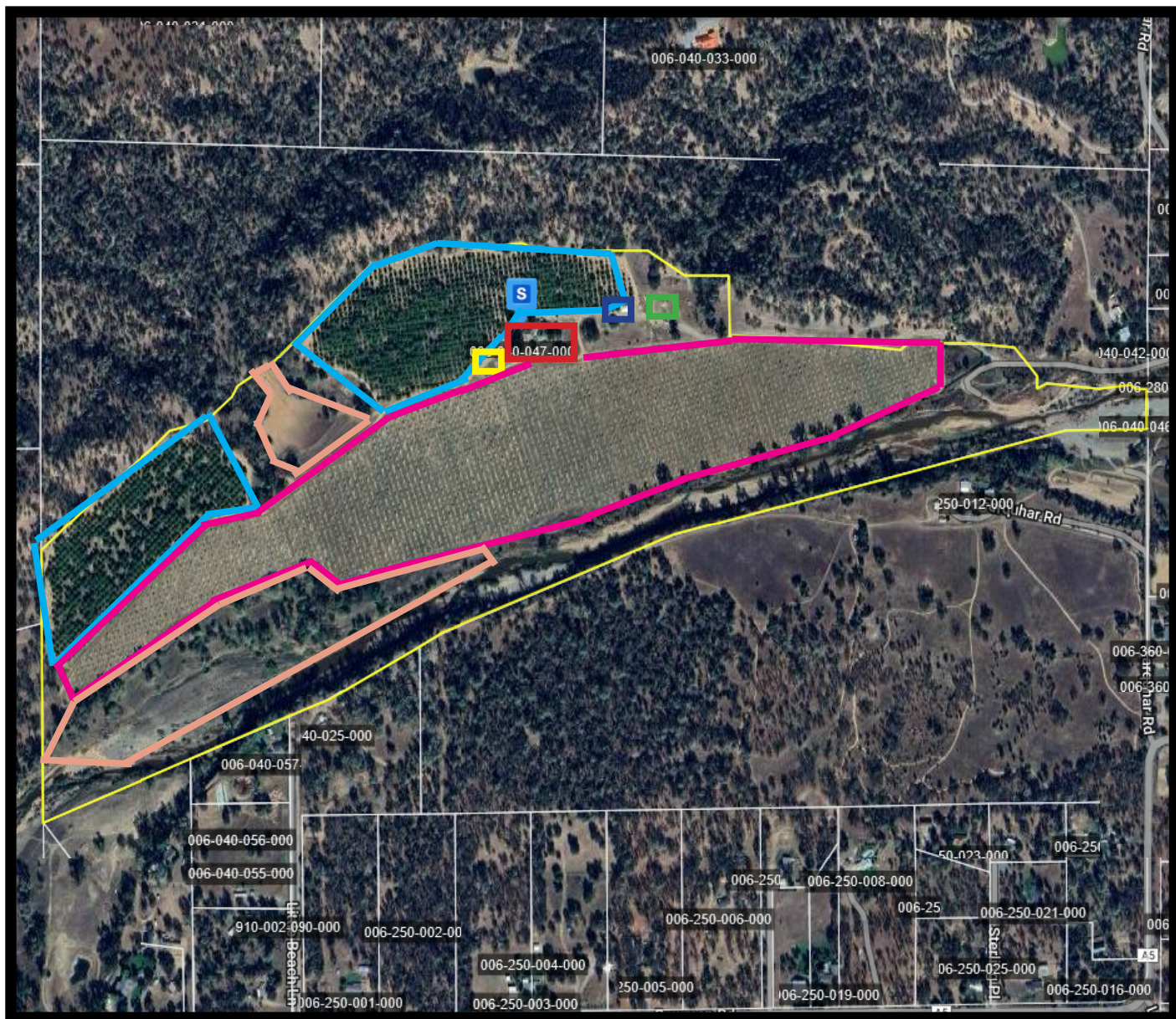


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**Aerial Map**



Ranch Style Home



12" Cased AG Well



14" Cased AG Well



2002 Howard Block



2020 Chandler Block



Red Barn/Shop



Open Land



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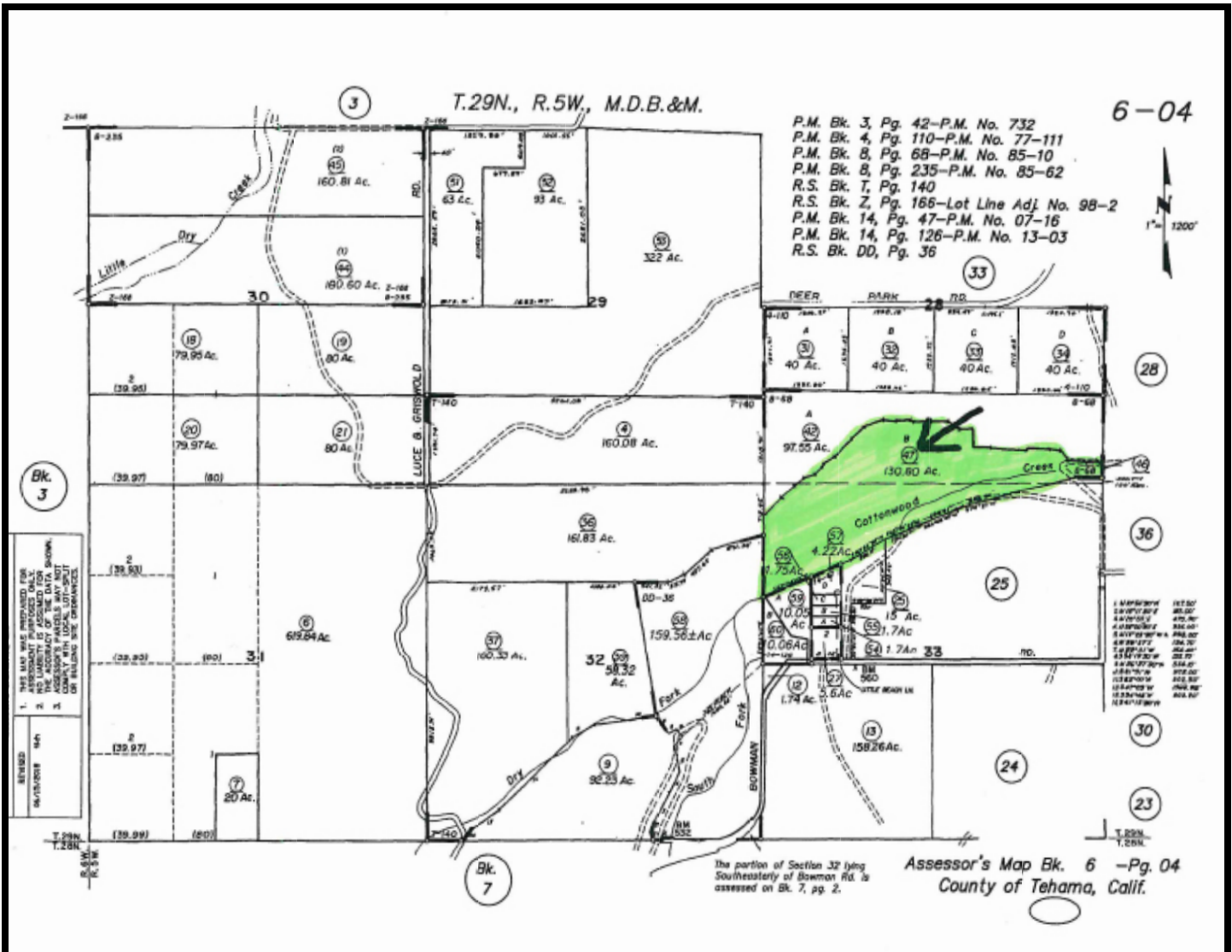


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## Assessors Map



For More Information Contact Us  
Today! 530.529.4400  
<https://aglandbrokers.com/listings/>