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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AG-LAND INVESTMENT BROKERS
275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

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-bedroom, 2-bathroom. Between the Home and the Red Barn-Shop is an RV site complete with power, septic and second domestic water well. About 75 acres of fertile farmland previously planted to irrigated pasture years ago is now planted to walnuts irrigated using (2) deep wells with electric turbine motors. 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 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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Lower Orchard: 50 +/- acres of Chandler walnuts on paradox rootstock planted in the spring of 2020. This 6-year-old block growing on Class 1 soil is irrigated using a solid set irrigation system and Nelson R2000 rotator sprinklers. First harvest expected 2026.

Upper Orchard: 25 +/- acres of Howard walnuts on paradox rootstock planted in 2001 & 2002. This 25-year-old block growing on mostly Class 3 soil is irrigated using buried tubing and Danz micro sprinklers. 2024 production = 4,117 in-shell pounds per acre, 2025 production = 4,135 in-shell pounds per acre. 2026 crop **i**ncluded with Buyer reimbursing cultural costs to close of escrow.

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 plus 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.

Soils: Per Natural Resources Conservation Service, 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. Current property taxes are $6,627/year.

Mineral Rights: All oil, gas and minerals rights owned by Seller are included.

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

Showing: Please do not disturb the Occupant. Matterport video and aerial drone videos as available to pre-tour the home and ranch. To show the home, 24-hour advance notice is requested. Listing Broker to accompany.

Listing Price: $1,550,000 cash to Seller

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Brokerage: California Outdoor Properties, Inc. and AG-LAND Investment Brokers are the Exclusive Agents for this offering. While all information has been obtained from sources deemed reliable, its accuracy is not guaranteed or warranted by the Brokers or the Seller. Prospective buyers are expected to conduct their own independent investigation of all information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice. The Seller reserves the right to reject any and all offers.

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1,728 sqft 3 Bedroom 2 Bath

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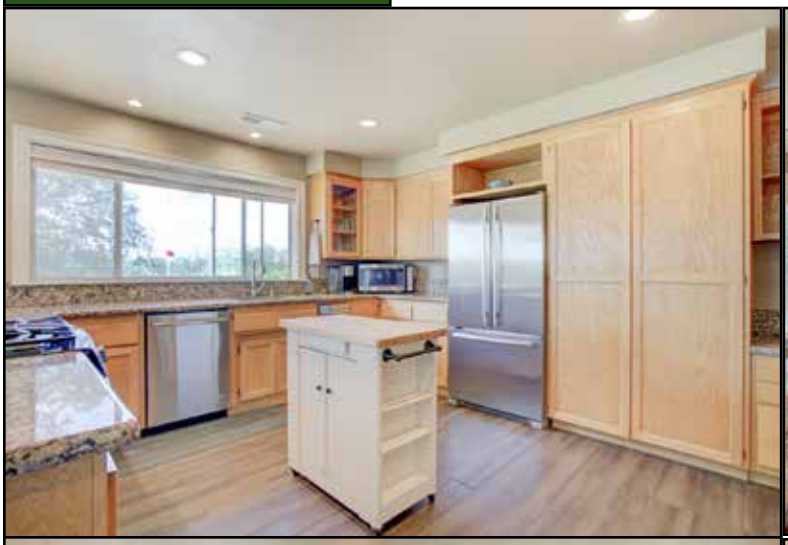
Kitchen Area



Guest Bedrooms and Bath

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Master Bedroom and Bath

Outdoor Area

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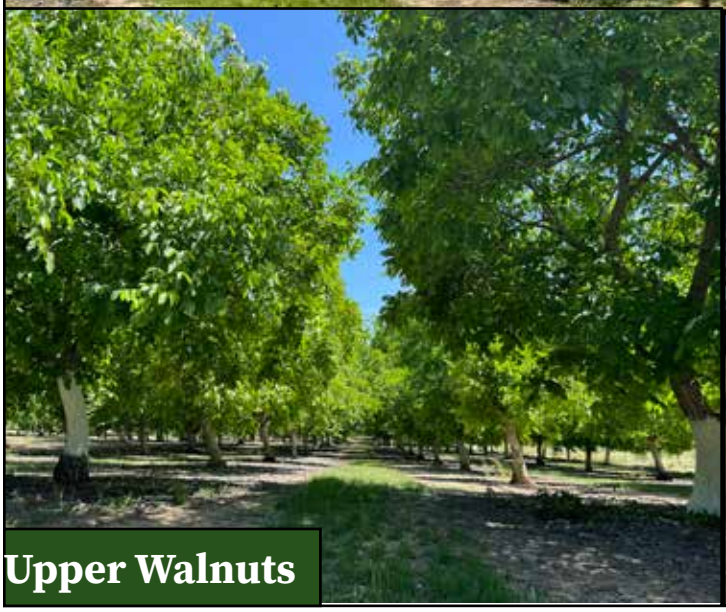
Lower Walnuts



Upper Walnuts

Irrigated Open Land

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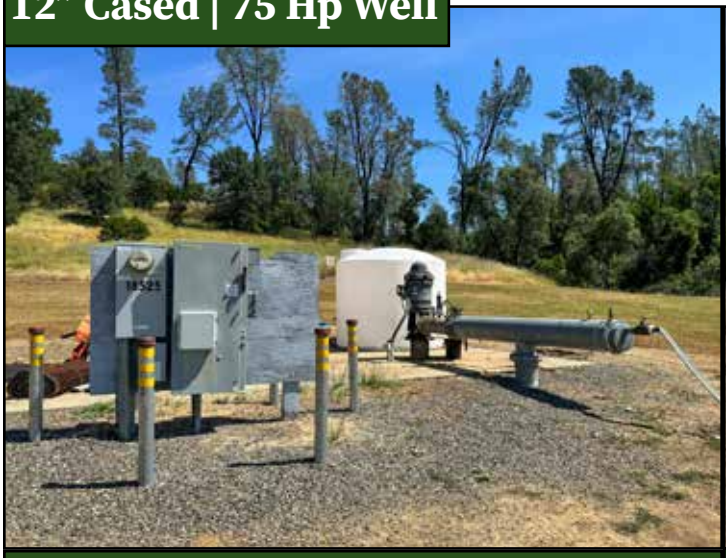
12” Cased | 75 Hp Well



Nelson R 2000 Sprinkler

14” Cased | 30 Hp Well

Micro with Below Ground Tubing

“Big Gun” Spriklers

Cottonwood Creek & Open Riparian Land

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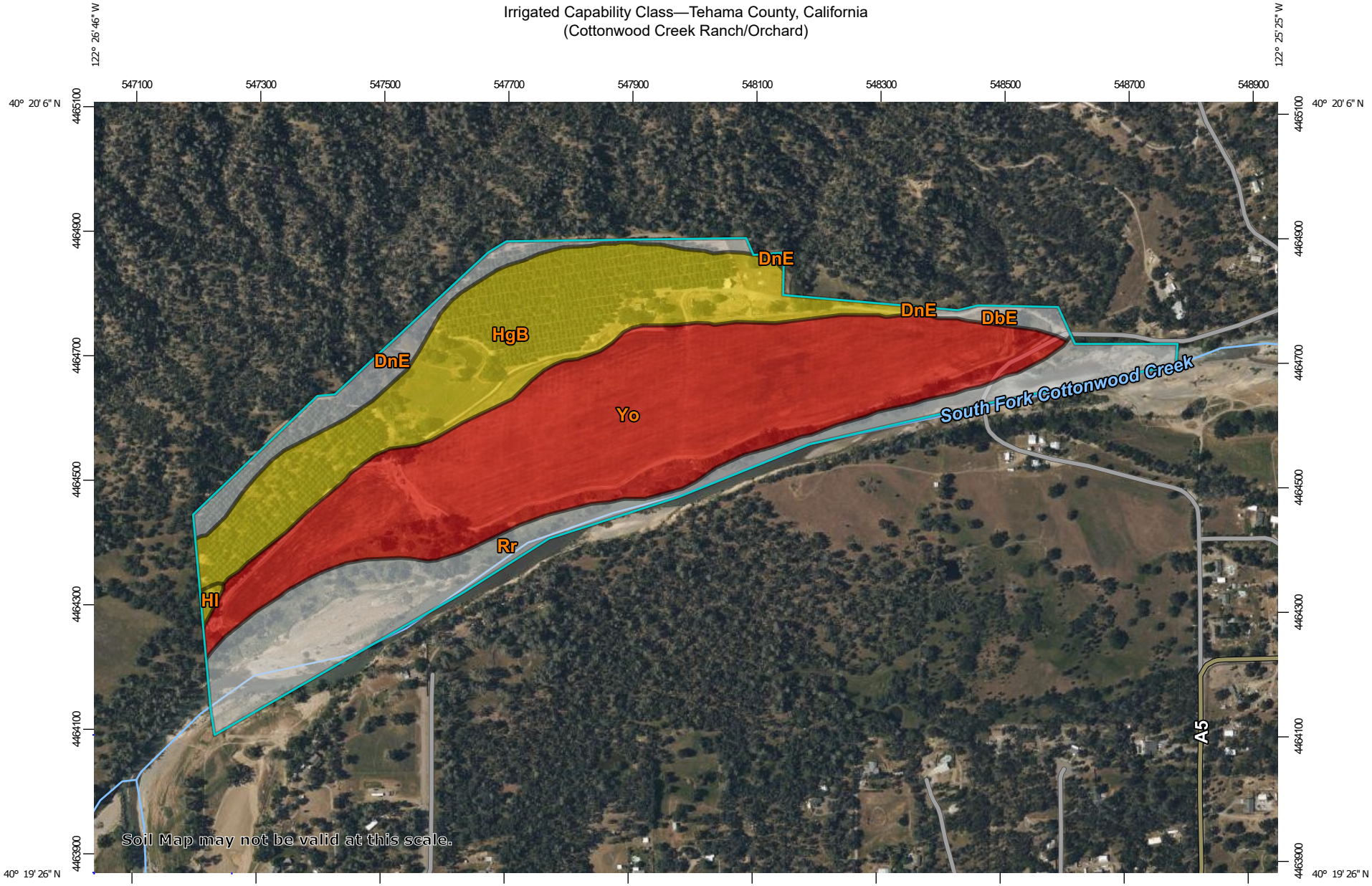
Irrigated Capability Class—Tehama County, California
(Cottonwood Creek Ranch/Orchard)



Map Scale: 1:8,730 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 100 200 400 600

Feet: 0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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%
Hl	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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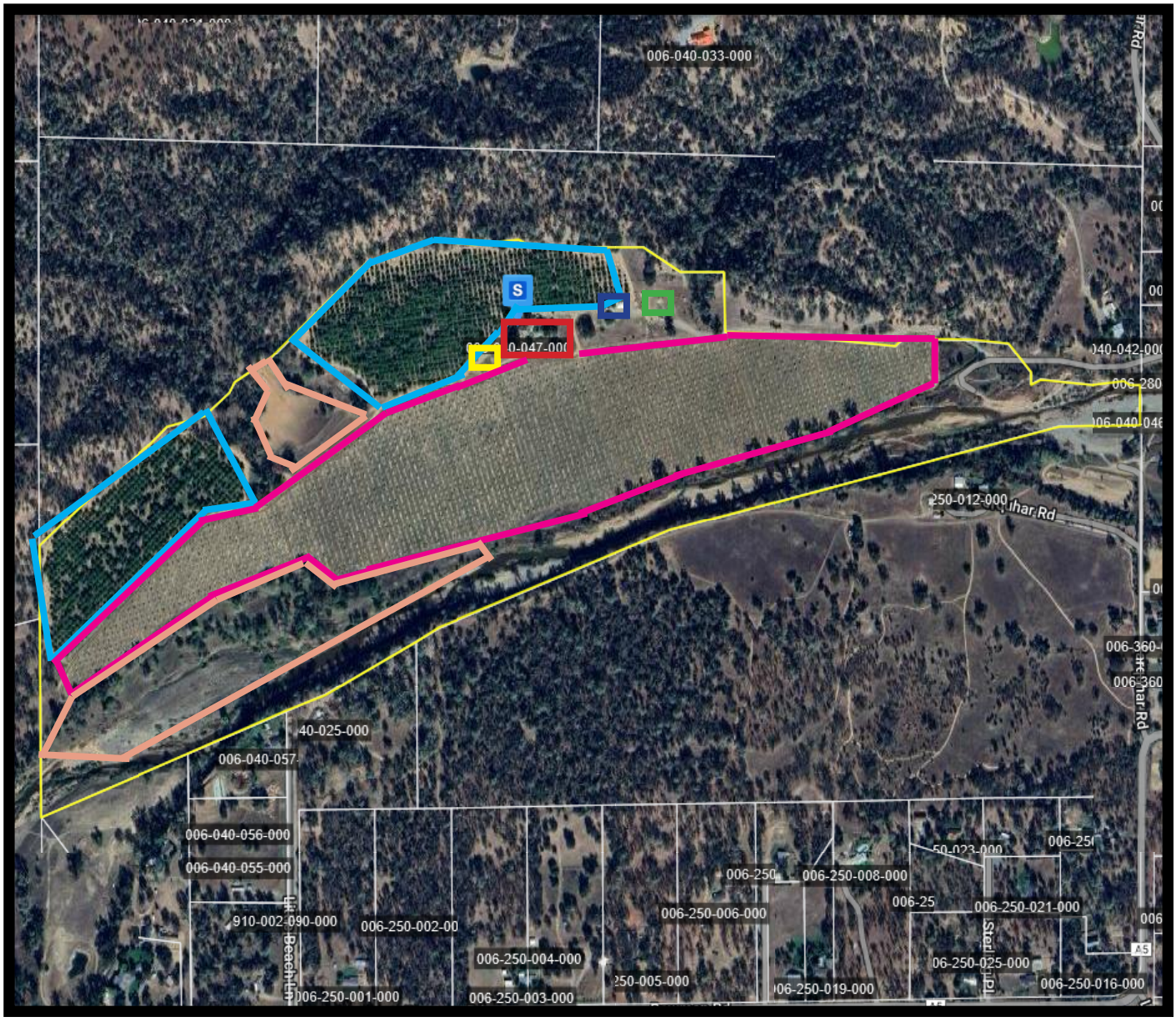
Aerial Map



Ranch Style Home		12” Cased AG Well		14” Cased AG Well	
2002 Howard Block		2020 Chandler Block		Red Barn/Shop	
		Open Land			

T.29N., R.5W., M.D.B.&M.

6 – 04

P.M. Bk. 3, Pg. 42–P.M. No. 732
P.M. Bk. 4, Pg. 110–P.M. No. 77–111
P.M. Bk. 8, Pg. 68–P.M. No. 85–10
P.M. Bk. 8, Pg. 235–P.M. No. 85–62
R.S. Bk. T, Pg. 140
R.S. Bk. Z, Pg. 166–Lot Line Adj. No. 98–2
P.M. Bk. 14, Pg. 47–P.M. No. 07–16
P.M. Bk. 14, Pg. 126–P.M. No. 13–03
R.S. Bk. DD, Pg. 36

1"= 1200'

ASSESSOR'S CADASTRAL MAP

1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

REVISED
06/15/2018 tkh

The portion of Section 32 lying Southeasterly of Bowman Rd. is assessed on Bk. 7, pg. 2.

Assessor's Map Bk. 6 –Pg. 04
County of Tehama, Calif.

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