

# AG-LAND Investment Brokers

275 Sale Lane / P. O. Box 896

Red Bluff, CA 96080

530.529.4400 Office / 530.527.5042 Fax



## MAYWOOD FARMS

**ORGANIC FIG ORCHARD / PACKING / COLD STORAGE**  
**WALNUT ORCHARD, CUSTOM HOME**



[www.maywoodfarms.com](http://www.maywoodfarms.com)



**Corning, California**

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# Maywood Farms

## Organic Fig Orchard / Packing / Cold Storage Walnut Orchard, Custom Home Corning, California

**Property:** 263 +/- acres of highly productive soils with 177 acres planted to organic fig orchards and 51 acres planted to Chandler walnuts. Includes packing / cold storage facility, custom home & other useful outbuildings. Maywood Farms is primarily irrigated by productive groundwater wells and also has surface water rights from the Corning Water District. Located 4 miles (SW) of Corning with quick access to Interstate 5 (I-5).

**Location:** Southwest of Corning, CA. Exit I-5 on South Avenue, (W) on South Avenue; (N) on Rawson Road, (W) on Chittenden Road, (S) on Mount Shasta Avenue to end of the county road.

**Fig Orchards:** 177 +/- acres planted to organic figs. First planting in 1983, most recent planting 2013. The orchards are made up of multiple varieties. Acreage is divided up by 69% Black Mission, 14% Brown Turkey, 10% Kadota/Excel and 7% Adriatic. Primary tree spacing 22' x 11', (2) blocks at 25' x 25'. Irrigated using groundwater wells through single and double-line drip. The 5-year production average is 5,505 lbs. per acre, 37% above UCCE statewide estimates. Within the orchards are sited (10) wind machines, (9) with new diesel engines which are thermostatically automated.

**Fig Harvest:** Harvest lasts from August through October. Figs are hand-picked, sorted, and packed primarily into Maywood Farms one-pint "open" basket containers, some are packed into Tehama Fig 8 oz clamshell. After packing, figs are pre-cooled, placed into cold storage and shipped to buyers promptly. Culls are sun dried on-site and sold through Valley Fig Growers Cooperative, some culls are sold locally for jam.

**Packing/Cold Storage:** The line is designed to sort, package, store, and load out fresh figs. Originally built in the late 1990s, the 4,636 square foot facility has had multiple additions. It includes two bay loading docks, 3,000 sq ft cold storage, 864 sq ft building

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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extension (lean-to), 588 sq ft interior office, and 800 sq ft carport. Plus conveyance lines, hand sorting tables, packaging equipment and a backup generator. The facility has processed a 3-year harvest average of 997,528 lbs. See attached processing equipment schedule.

**Marketing:** Figs are primarily sold under the Maywood Farms label, some sold under the Tehama Fig label. Included with the sale are rights to marketing labels / logos and website [www.maywoodfarms.com](http://www.maywoodfarms.com) Ownership is willing to offer consulting after the sale for smooth transition with current customers and partners. The prospective buyer(s) will benefit from these established relationships.

**Walnuts:** 51 +/- acres planted in 1986 to Chandler walnuts on Black Walnut rootstock. Tree spacing is 22' x 22'. Irrigated by groundwater well and micro-sprinklers. 5-year average production is 4,128 inshell pounds/acre, 2022 production was 4,826 inshell pounds/acre, 27% above Tehama County average production.

**Water:** Orchards are irrigated by groundwater wells. An important secondary surface water supply is available using multiple Corning Water District turnouts. The primary well in the (SE) corner was drilled in 1991 to a depth of 510'. It is a 12" cased well with a 100Hp electric vertical turbine pump supplying water to most of the figs and walnuts. The second well (W) of the road entering the farm was drilled in 2009 to a depth of 450'. It is an 8" cased well with 15Hp submersible pump. There are (2) domestic wells, one for the home and one for the processing facility and mobile home.

**Automation:** Irrigation wells/ pumps/valves plus the wind machines are controlled automatically. At each site is located solar panels and wiring to control their function.

**Soils:** The majority of the soils are rated Class 2 & 3 by NRSC, the balance are rated Class 4. The topography of the property is undulating. See attached NRCS soils map.

**Owner Home:** Nicely landscaped custom 2,848 sqft single-story home built in 1999, wood frame, tile roof, raised foundation with concrete covered crawl space. It has 4 bedrooms, 3 baths, central HVAC, solar heated pebbletec pool plus solar array.

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**Solar Systems:** (3) arrays installed in 2015 totaling 116 KW. One array for the packing / cold storage facility, one for the primary irrigation well and third array for the home.

**Zoning:** Maywood Farms parcels total to 263.61 acres; 087-080-010-000 (10.00 acres); 087-080-011-000 (148.81 acres); 087-080-009-000 (16.31 acres); 087-080-008-000 (8.75 acres); 087-080-003-000 (10.00 acres); 087-080-002-000 (29.74 acres); 087-080-001-000 (40.00 acres). Except for the 10-acre home parcel, zoning is AG-AP. To be listed under an Agricultural Preserve (AP), it must be for agriculture-related use and have a 40-acre minimum lot area. Parcel number 087-080-010-000 is zoned W-Res, or residential zone.

**Mineral Rights:** A portion of minerals rights are previously reserved, those owned by Seller are included in the sale. Preliminary title reports are available for review.

**Depreciation:** Improvements such as the packing / cold storage facility, trees, wells, irrigation systems, homes and buildings offer prospective Buyer depreciation advantages.

**Comments:** Opportunity to purchase an established organic fig orchard with valuable customer relationships. Everything is ready for success, high producing orchards, packing / cold storage facility with office and experienced employees. To facilitate a profitable transition, Ownership is willing to consult with Buyer.

**Showing:** Do not disturb occupants. Listing Broker to accompany showings.

**Listing Price:** \$5,550,000 cash to Seller

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

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

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

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Cell, (530)524-4900;

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website



# MAYWOOD FARMS

177 ACRES  
ORGANIC FIG ORCHARDS

*~FIG VARIETES~*

**BLACK MISSION**

**BROWN TURKEY**

**KADOTA**

**EXCEL**

**ADRIATIC**





# MAYWOOD FARMS

PACKING

COLD STORAGE

BACKUP GENERATOR

OUTBUILDINGS





# MAYWOOD FARMS

51 ACRES CHANDLER WALNUTS

2,848 SqFt CUSTOM HOME  
4 BEDROOM 3 BATHS

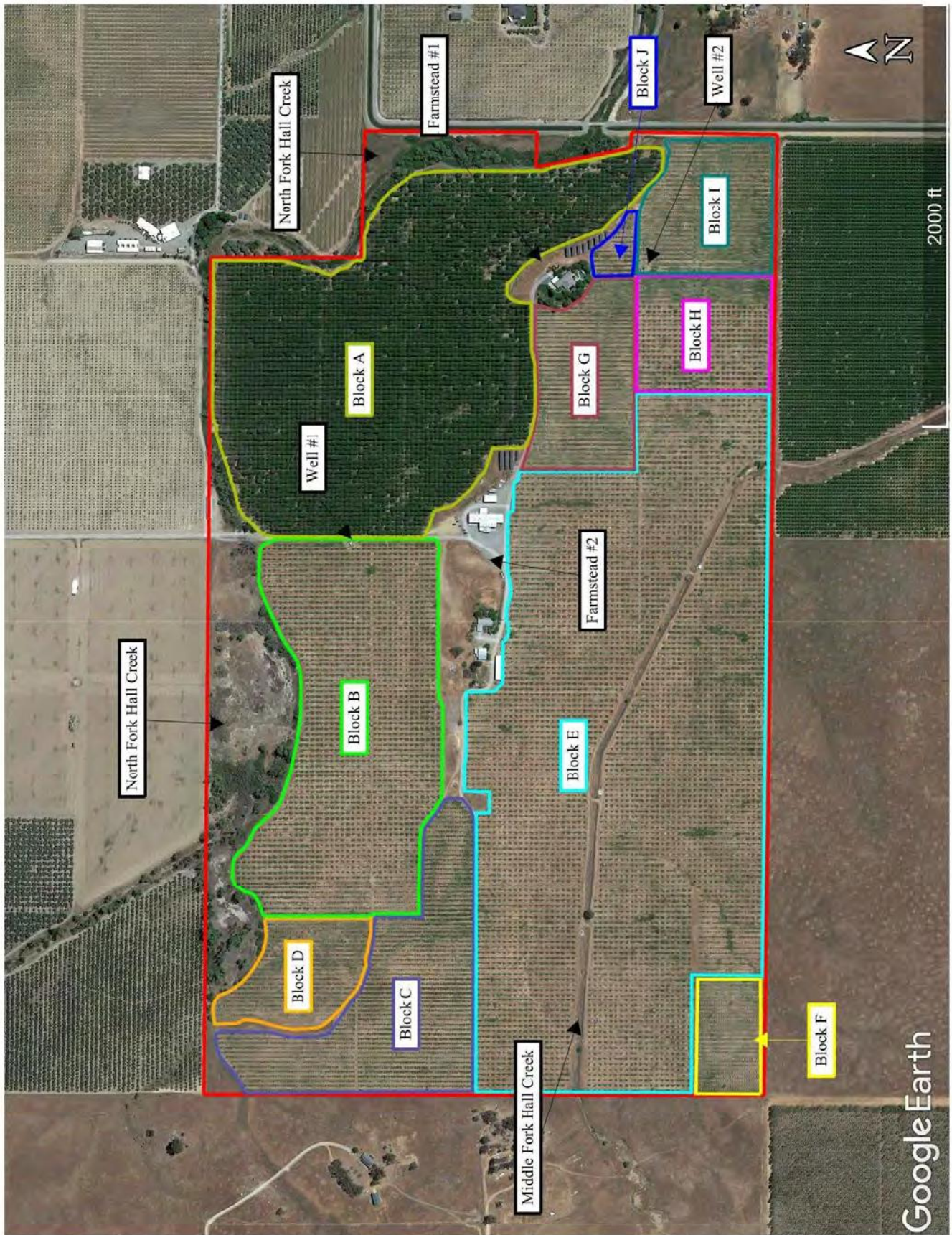
2 GROUND WATER WELLS

116 KW SOLAR RAY

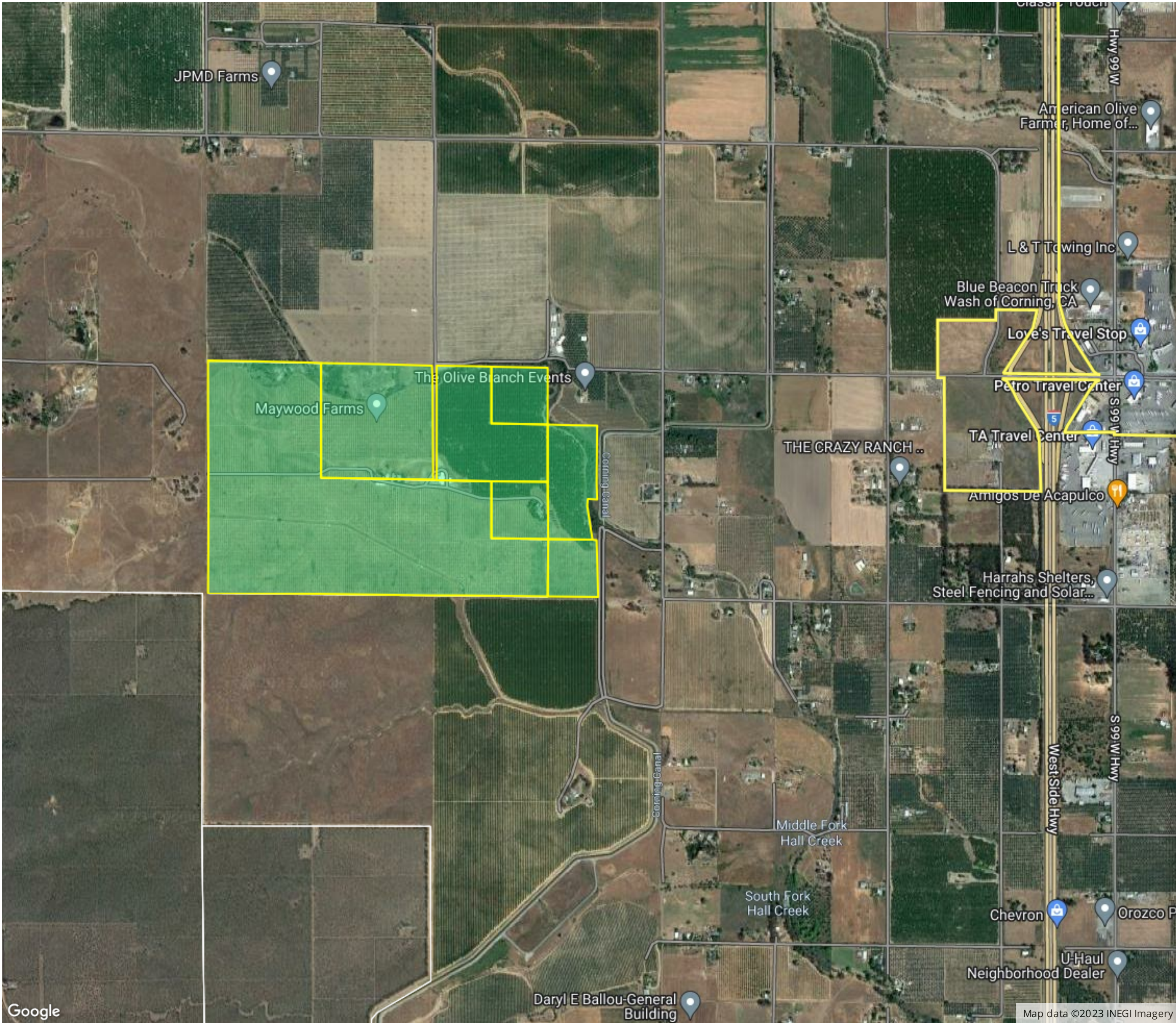




PLAT MAP

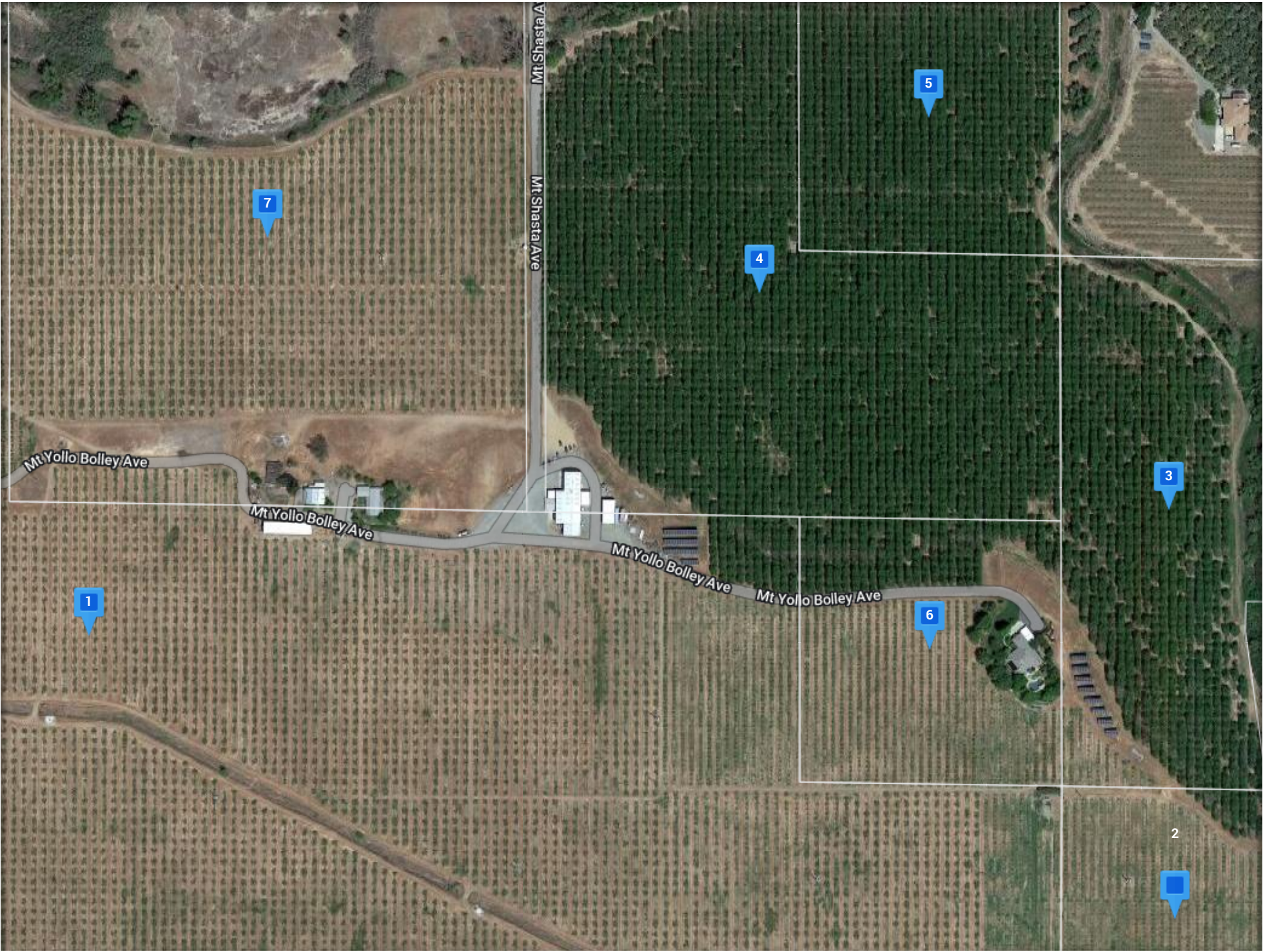






7 Results	
<input type="checkbox"/>	Property Data 087-080-011-000
<input type="checkbox"/>	Property Data 087-080-001-000
<input type="checkbox"/>	Property Data 087-080-002-000
<input type="checkbox"/>	Property Data 087-080-003-000
<input type="checkbox"/>	Property Data 087-080-009-000
<input type="checkbox"/>	Property Data 087-080-010-000
<input type="checkbox"/>	Property Data 087-080-008-000







# Seven Line Report

Tehama County Data as of: 07/07/2023

Number of Properties: 7

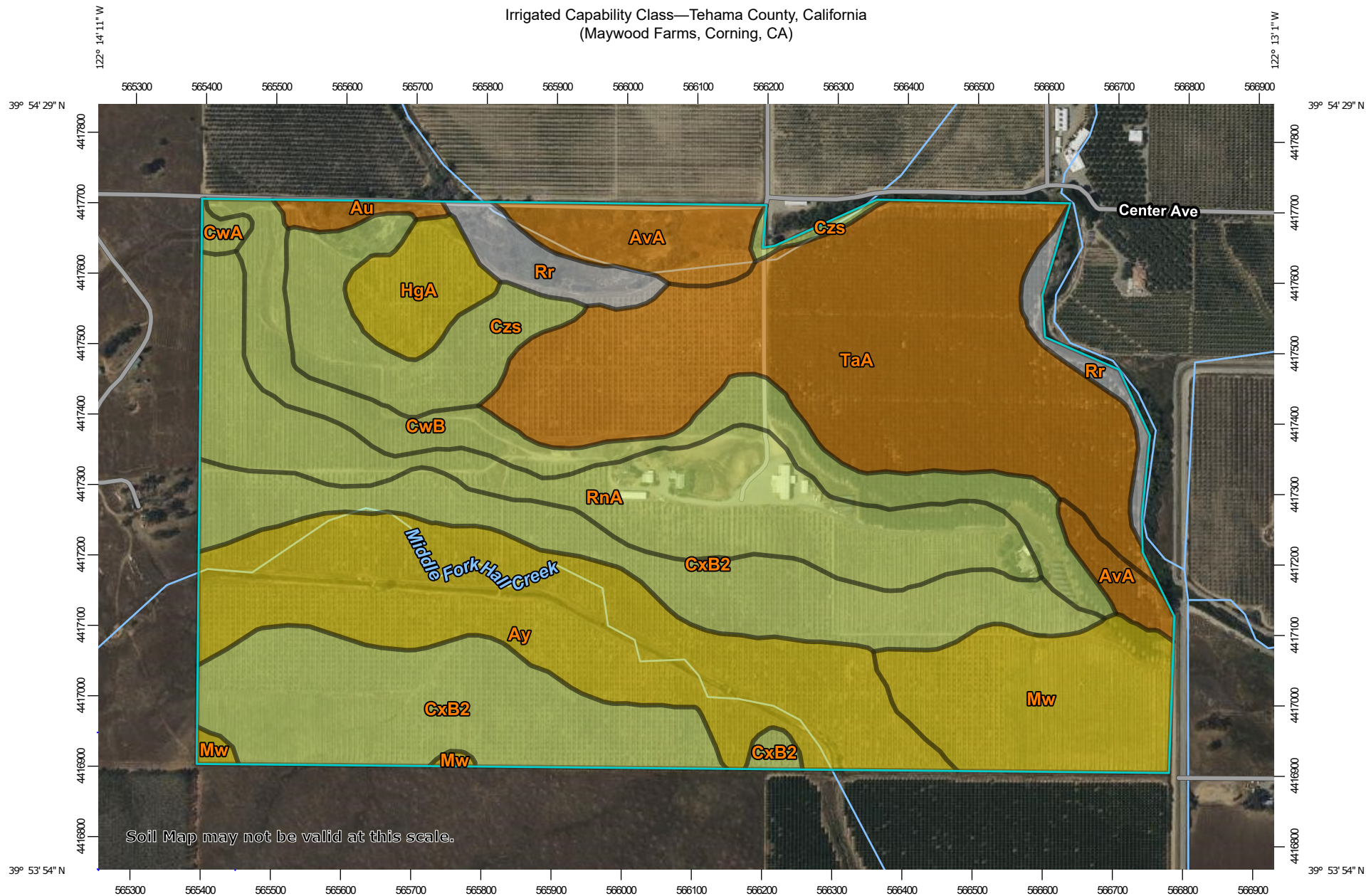
1	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms CA 3635 Mount Shasta Ave, Corning, CA 96021 Ptn B 9 & 10 All B 11 Maywood 087-080-011-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 6,482,164 / 148.81  0 0 / 0 \$427,867
2	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms CA 3635 Mount Shasta Ave, Corning, CA 96021 Lot 7 Blk 8 Chittenden Tract 087-080-008-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 381,150 / 8.75  0 0 / 0 \$37,251
3	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms CA 3635 Mount Shasta Ave, Corning, CA 96021 Lot 3 & 6 Blk 8 Maywood # 13 087-080-009-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 710,464 / 16.31  0 0 / 0 \$25,623
4	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms CA 3635 Mount Shasta Ave, Corning, CA 96021 Lots 2-4 Blk 9 Maywood Col 13 087-080-002-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 1,295,474 / 29.74  0 0 / 0 \$558,576
5	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms CA 3635 Mount Shasta Ave, Corning, CA 96021 Lot 1 Blk 9 Maywood Col 13 087-080-003-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 435,600 / 10.00  0 0 / 0 \$20,959
6	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms 3620 Mount Shasta Ave, Corning, CA 96021 3635 Mount Shasta Ave, Corning, CA 96021 087-080-010-000 Land Use: Orchard Sale Price / Type: \$17,500 / Full Value Land Value: \$26,356	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	1999 / 1999 2,848 435,600 / 10.00 1 / 4 3 / 0 \$382,649
7	Owner Name: Site Address: Mailing Address: Legal Description: APN: Sale / Rec Date: Assessed Value:	Maywood Farms 3635 Mount Shasta Ave, Corning, CA 96021 3635 Mount Shasta Ave, Corning, CA 96021 Lot 1-2&7-8 Blk 10 Maywood 13 087-080-001-000 Land Use: Orchard Sale Price / Type: Land Value:	Year Built / Eff: Living Area: Lot Area / Acres: Res / Comm Units: Bedrooms: Baths (F / H): Improvement Value:	 0 1,742,400 / 40.00  0 0 / 0 \$437,342



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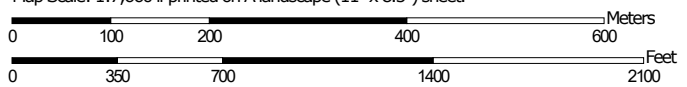


Irrigated Capability Class—Tehama County, California  
(Maywood Farms, Corning, CA)



Soil Map may not be valid at this scale.

Map Scale: 1:7,660 if printed on A landscape (11" x 8.5") sheet.



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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

7/10/2023  
Page 1 of 5



Irrigated Capability Class—Tehama County, California  
(Maywood Farms, Corning, CA)










## 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

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California  
Survey Area Data: Version 17, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	1.8	0.7%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	10.6	4.1%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	41.4	15.8%
CwA	Corning gravelly loam, 0 to 3 percent slopes, MLRA 17	4	0.9	0.3%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	4	20.3	7.7%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	4	51.2	19.5%
Czs	Cortina very gravelly fine sandy loam	4	14.0	5.3%
HgA	Hillgate loam, 0 to 3 percent slopes	3	6.6	2.5%
Mw	Moda gravelly loam	3	19.4	7.4%
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	32.1	12.2%
Rr	Riverwash		7.6	2.9%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	56.5	21.5%
<b>Totals for Area of Interest</b>			<b>262.6</b>	<b>100.0%</b>



## Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified



*Tie-break Rule:* Higher

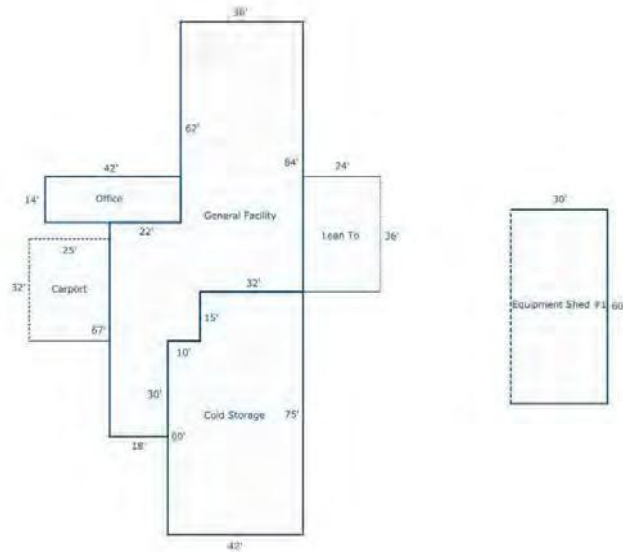


## Facility Sketch

## SKETCH/AREA TABLE ADDENDUM

File No 22.10.04.002

SUBJECT	Property Address	3635 Mt. Shasta Avenue			
	City	Coming	County	Tehama	State CA Zip 96021
	Borrower				
	Lender/Client	Maywood Farms		L/C Address 3635 Mt. Shasta Avenue, Corning, CA 96021	
	Appraiser Name	Kyle St. Louis		Appr Address 3013 Ceres Avenue, Chico, CA 95973	



Scale: 1" = 50'

AREA CALCULATIONS	AREA CALCULATIONS SUMMARY				BUILDING AREA BREAKDOWN		
	Code	Description	Net Size	Net Totals	Breakdown		Subtotals
	GBA1	Fig Facility	4636.00		Fig Facility		
		Cold Storage	3000.00		38.0 x 62.0		2356.00
		Office	588.00		15.0 x 28.0		420.00
		Equipment Shed	1800.00	10024.00	22.0 x 60.0		1320.00
	GAR	Carport	800.00	800.00	30.0 x 18.0		540.00
	OTH	Lean To	864.00	864.00	Cold Storage		
					32.0 x 15.0		480.00
					60.0 x 42.0		2520.00
IMPROVEMENTS SKETCH					Office		
					14.0 x 42.0		588.00
					Equipment Shed		
					30.0 x 60.0		1800.00
SUBJECT	Net BUILDING Area		(rounded)	10024	8 Items		(rounded) 10024



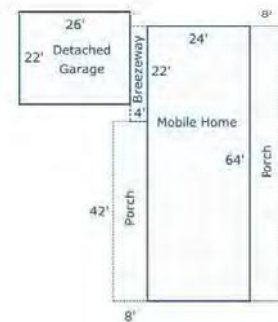
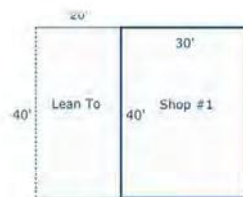
## Mobile Home Sketch

## SKETCH/AREA TABLE ADDENDUM

File No 22.10.04.002

SUBJECT  
IMPROVEMENTS SKETCH

Property Address	3635 Mt. Shasta Avenue		
City	Corning	County	Tehama
		State	CA
		Zip	96021
Borrower	N/A		
Lender/Client	Maywood Farms		
L/C Address	3635 Mt. Shasta Avenue, Corning, CA 96021		
Appraiser Name	Kyle St. Louis		
Appr Address	3013 Ceres Avenue, Chico, CA 95973		



Scale: 1" = 50'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Mobile Home	1536.00	1536.00
GBA1	Shop	1200.00	
	Equipment Shed	1800.00	
	Shop	900.00	3900.00
GAR	Garage	572.00	572.00
P/P	Porch	512.00	
	Porch	336.00	848.00
OTH	Breezeway	88.00	
	Lean To	800.00	888.00
Net LIVABLE Area		(rounded)	1536
Net BUILDING Area		(rounded)	3900

LIVING/BUILDING AREA BREAKDOWN		
Breakdown	Subtotals	
Mobile Home	24.0 x 64.0	1536.00
Shop	30.0 x 40.0	1200.00
Equipment Shed	60.0 x 30.0	1800.00
Shop	30.0 x 30.0	900.00
4 Items	(rounded)	5436



## Owner Dwelling Sketch

## SKETCH/AREA TABLE ADDENDUM

File No 22.10.04.002

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

Property Address3635 Mt. Shasta Avenue

CityCorningCountyTehamaStateCAZip96021

BorrowerN/A

Lender/ClientMaywood FarmsL/C Address3635 Mt. Shasta Avenue, Corning, CA 96021

Appraiser NameKyle St. LouisAppr Address3013 Ceres Avenue, Chico, CA 95973



Scale:1" = 50'

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	Owner Dwelling	2865.00	2865.00
GAR	Garage	808.00	808.00
P/P	Porch	450.00	
	Porch	331.00	781.00
Net LIVABLE Area		(rounded)	2865

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
Owner Dwelling			
0.5 x	4.9 x	1.0	2.45
0.5 x	0.6 x	0.7	0.20
0.5 x	2.1 x	2.4	2.46
	0.1 x	93.2	12.06
0.5 x	8.8 x	10.0	44.06
0.5 x	2.7 x	3.0	3.97
	3.3 x	86.6	289.68
	27.1 x	1.0	27.06
0.5 x	6.6 x	7.5	24.83
0.5 x	4.7 x	5.3	12.53
	25.8 x	0.7	17.23
0.5 x	8.3 x	9.3	38.38
0.5 x	2.7 x	3.0	3.97
0.5 x	13.6 x	15.3	103.60
0.5 x	2.0 x	2.2	2.23
0.5 x	4.1 x	4.6	9.60
0.5 x	2.0 x	2.2	2.23
0.5 x	4.5 x	5.1	11.38
0.5 x	6.6 x	7.5	24.83
0.5 x	88.6 x	2.4	208.70
2			2023.54
48 Items		(rounded)	2865