

# AG-LAND Investment Brokers

275 Sale Lane • Red Bluff, CA 96080  
530-529-4400 • Fax 530-527-5042



## Richfield Open Farmland

**45 +/- Acres  
Corning, CA**







## AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080  
530.529.4400 office / 530.527.5042 fax

# Richfield Open Farmland Corning, CA

**Property:** (3) parcels totaling 45.04 +/- acres of open farmland north of Corning, CA within the strong community of Richfield. Improvements include perimeter fencing plus older irrigation well. Soils are suitable for planting orchards or other crops typical to Tehama County.

**Location:** From Corning, 1.7 miles north on Interstate 5, take I-5 exit #633, travel 1.0 mile east on Finnell Avenue, north .3 mile on Highway 99W, east on Orangewood Road and over the railroad track. The property is located on NE corner of Orangewood and Grange Roads.

**Crop:** Currently land is being prepared for winter grain crop which may be included in the sale provided Buyer reimburses Seller cultural costs close of escrow.

**Soils:** Topography is slightly sloping allowing for good drainage. Portions of the property have historically been flood irrigated. Per NRCS, 2/3 of the soils are rated class 2, the balance rated Class 3

TaA	Tehama Loam	Class 2	25 acres
AvA	Arbuckle gravelly loam	Class 2	4 acres
AcA	Altamont clay	Class 2	1 acre
KpA	Kimball loam	Class 3	14 acres
HgA	Hillgate loam	Class 3	1 acres

**Water:** Along the western edge of the property is an older irrigation well with 10Hp turbine motor and pump. Seller believes well is about 200' deep.

**Zoning:** Assessor states zoning is AG-2, Valley Floor AG, 20 acre minimum.

Parcel Number	Acres	Assessed Value	Current Property Tax
067-310-027-000	20.00	\$209,033	\$2,108
067-310-035-000	7.04	\$82,498	\$832
067-310-051-000	18.00	\$188,130	\$1,897
Total	45.04	\$479,666	\$4,837

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.

## **AG-LAND INVESTMENT BROKERS**

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530.529.4400 office / 530.527.5042 fax

**Mineral Rights:** Oil, gas, minerals and water rights owned by Seller to transfer.

**Comments:** Opportunity to purchase 45 +/- acres of class 2 and 3 soils suitable for planting to orchards or other crops typical to Tehama County. If Buyer is inclined there are several areas suitable to build a home with views of Mount Lassen and Shasta.

**Listing Price:** \$510,000, cash to Seller. Approximately, \$11,323 per acre

**Bert Owens**, California Brokers License Number 01707128

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

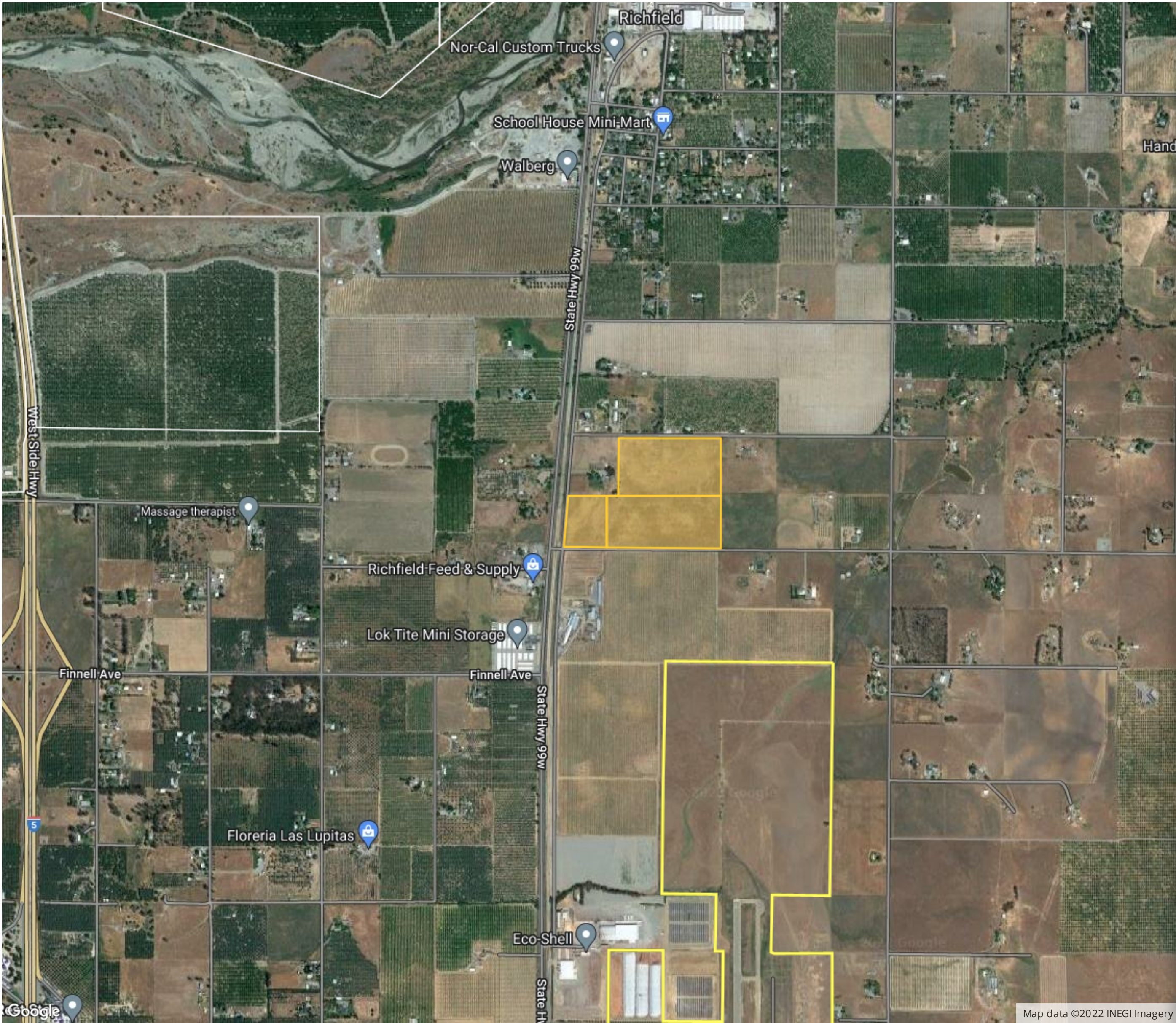
**Sam Mudd**, California Brokers License Number 01710463

Cell, 530.949-4054

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

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

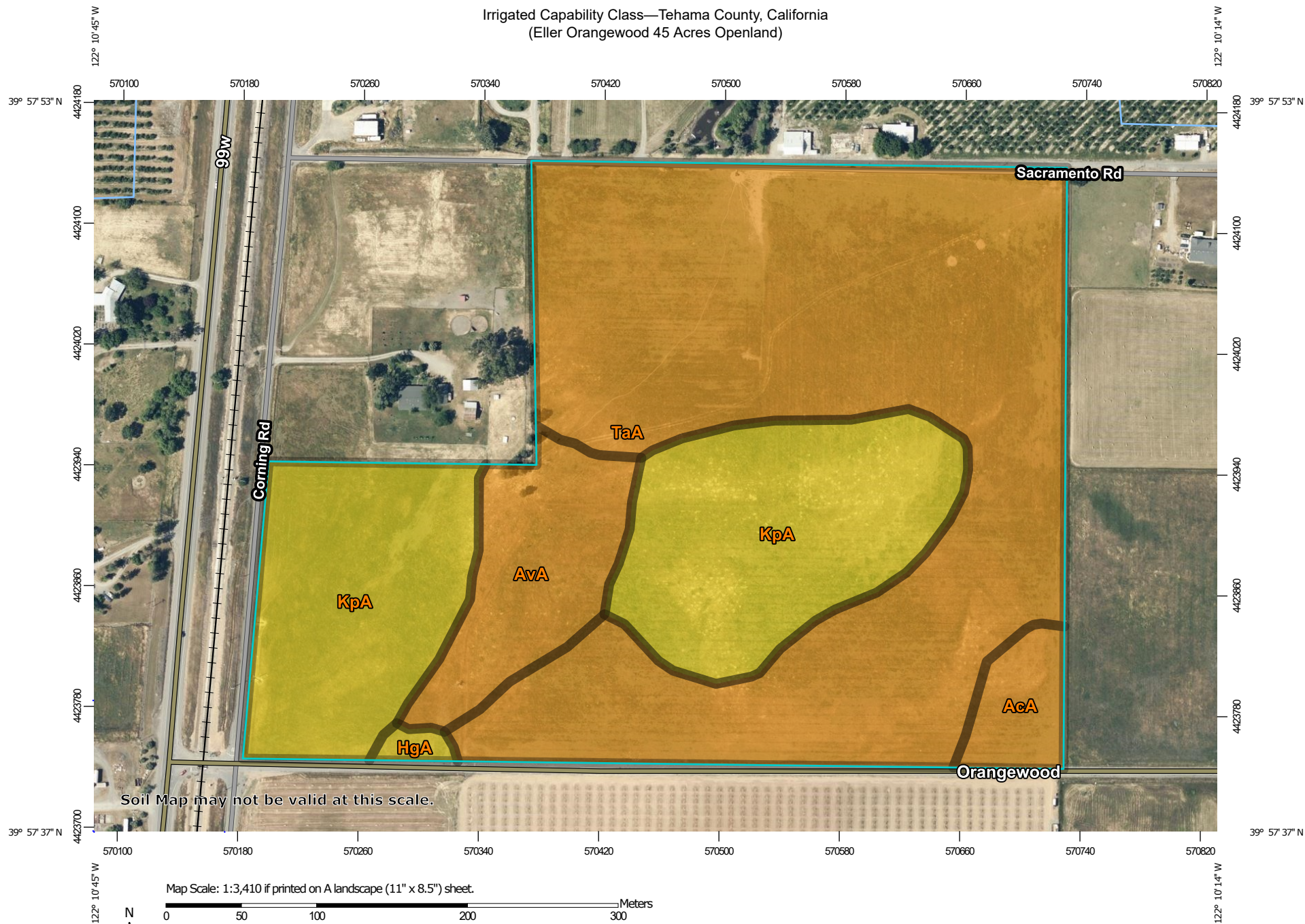




3	Results	Labels ▼
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.....		
<input type="checkbox"/>	Property Data	067-310-035-000
.....		
<input type="checkbox"/>	Property Data	067-310-051-000
.....		



Irrigated Capability Class—Tehama County, California  
(Eller Orangewood 45 Acres Openland)



Map Scale: 1:3,410 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 150 300 600 900 Feet

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

9/19/2022  
Page 1 of 5

Irrigated Capability Class—Tehama County, California  
(Eller Orangewood 45 Acres Openland)










## 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 15, Sep 6, 2021

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

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

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
AcA	Altamont clay, terrace, 0 to 3 percent slopes	2	1.3	3.0%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	3.9	8.8%
HgA	Hillgate loam, 0 to 3 percent slopes	3	0.3	0.6%
KpA	Kimball loam, 0 to 3 percent slopes	3	13.6	30.8%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	25.0	56.8%
<b>Totals for Area of Interest</b>			<b>43.9</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

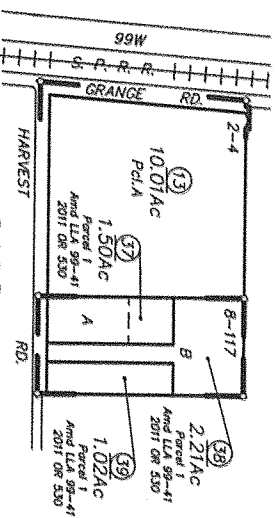
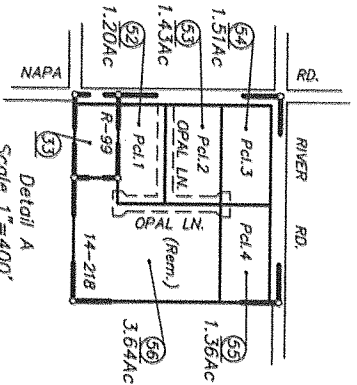
*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

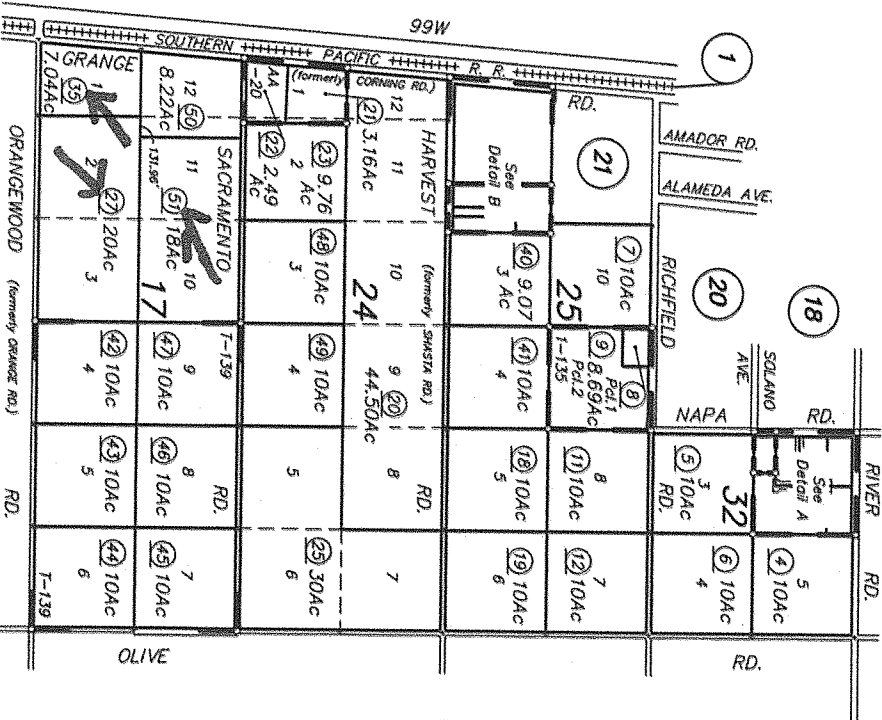


# SUBDIVIDED LAND IN RANCHO SAUCOS

67-31



REVISED	10/29/2021	bh
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 CORRELATE WITH LOCAL LOT-1527 OR BUILDING SITE GRANTANCES.	



P.M. Bk. 1, Pg. 135 - P.M. No. 335  
P.M. Bk. 2, Pg. 4 - P.M. No. 473  
P.M. Bk. 8, Pg. 117 - P.M. No. 85-32  
P.M. Bk. 14, Pg. 218 - P.M. No. 20-01

R.M. Bk. E, Pg. 10 - Richfield Lands  
R.S. Bk. R, Pg. 99  
R.S. Bk. T, Pg. 139  
R.S. Bk. AA, Pg. 20

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

Assessor's Map Bk. 67 -Pg. 31  
County of Tehama, Calif.

# Property Detail Report

CA

APN: 067-310-027-000

Tehama County Data as of: 09/07/2022

## Owner Information

Owner Name:	Eller Curtis A		
Vesting:			
Mailing Address:	5825 99w, Corning, CA 96021-9205	Occupancy:	Unknown

## Location Information

Legal Description:	Lots 2 & 3 Blk 17 Rchfld Lnds	County:	Tehama, CA
APN:	067-310-027-000	Alternate APN:	06731027
Munic / Twnshp:		Census Tract / Block:	
Subdivision:	Richfield Lands	Legal Lot / Block:	2, 3 / 17
Neighborhood:		Legal Book / Page:	
Elementary School:	Richfield Elementa...	School District:	Corning Union High School District
Latitude:	39.96175	Middle School:	Richfield Elementa...
		High School:	Corning High Schoo...
		Longitude:	-122.17414

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/20/2015 / 11/30/2015	Price:	\$430,000	Transfer Doc #:	2015.14581
Buyer Name:	Eller Curtis A & Lorrie A	Seller Name:	West Family Trust	Deed Type:	Grant Deed

## Last Market Sale

Sale / Rec Date:	11/20/2015 / 11/30/2015	Sale Price / Type:	\$430,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$302,600 / Conventional	1st Mtg Rate / Type:	3.76 / Estimated	1st Mtg Doc #:	2015.14582
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2015.14581
Seller Name:	West Family Trust				
Lender:	Golden ST Farm Credit Fica			Title Company:	Placer Title Co.

## Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

## Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

## Site Information

Land Use:	Pasture	Lot Area:	871,200 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	400 - Irrig Pasture - No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	20.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1460H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1460H	Inside SFHA:	False

## Tax Information

Assessed Year:	2022	Assessed Value:	\$209,033	Market Total Value:	
Tax Year:	2021	Land Value:	\$209,033	Market Land Value:	
Tax Area:	097000	Improvement Value:		Market Imprv Value:	
Property Tax:	\$2,107.74	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			



# Property Detail Report

CA

APN: 067-310-035-000

Tehama County Data as of: 09/07/2022

## Owner Information

Owner Name:	Eller Curtis A		
Vesting:			
Mailing Address:	5825 99w, Corning, CA 96021-9205	Occupancy:	Unknown

## Location Information

Legal Description:	Lot 1 Blk 17 Richfield Lnds	County:	Tehama, CA
APN:	067-310-035-000	Alternate APN:	06731035
Munic / Twnshp:		Census Tract / Block:	
Subdivision:	Richfield Lnds	Tract #:	
Neighborhood:		School District:	Corning Union High School District
Elementary School:	Richfield Elementa...	Middle School:	Richfield Elementa...
Latitude:	39.96174	Longitude:	-122.17733
		High School:	Corning High Schoo...

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/20/2015 / 11/30/2015	Price:	\$430,000	Transfer Doc #:	2015.14581
Buyer Name:	Eller Curtis A & Lorrie A	Seller Name:	West Family Trust	Deed Type:	Grant Deed

## Last Market Sale

Sale / Rec Date:	11/20/2015 / 11/30/2015	Sale Price / Type:	\$430,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$302,600 / Conventional	1st Mtg Rate / Type:	3.76 / Estimated	1st Mtg Doc #:	2015.14582
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2015.14581
Seller Name:	West Family Trust				
Lender:	Golden ST Farm Credit Fica			Title Company:	Placer Title Co.

## Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

## Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

## Site Information

Land Use:	Pasture	Lot Area:	306,662 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	404 - Irrig Pasture - W/Misc Impv	Usable Lot:		Res / Comm Units:	1 /
Site Influence:		Acres:	7.04	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1460H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1460H	Inside SFHA:	False

## Tax Information

Assessed Year:	2022	Assessed Value:	\$82,498	Market Total Value:	
Tax Year:	2021	Land Value:	\$73,577	Market Land Value:	
Tax Area:	097000	Improvement Value:	\$8,921	Market Imprv Value:	
Property Tax:	\$831.88	Improved %:	10.81%	Market Imprv %:	
Exemption:		Delinquent Year:			

# Property Detail Report

CA

APN: 067-310-051-000

Tehama County Data as of: 09/07/2022

## Owner Information

Owner Name:	Eller Curtis A	Occupancy:	Unknown
Vesting:	Husband And Wife / Joint Tenant		
Mailing Address:	5825 99w, Corning, CA 96021-9205		

## Location Information

Legal Description:	Lt 10 Ptn 11 Blk 17 Richfield Lands	County:	Tehama, CA
APN:	067-310-051-000	Census Tract / Block:	
Munic / Twnshp:		Legal Lot / Block:	10 / 17
Subdivision:	Richfield Lands	Legal Book / Page:	
Neighborhood:		School District:	Corning Union High School District
Elementary School:	Richfield Elementa...	Middle School:	Richfield Elementa...
Latitude:	39.96349	High School:	Corning High Schoo...
		Longitude:	-122.17391

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	11/20/2015 / 11/30/2015	Price:	\$430,000	Transfer Doc #:	2015.14581
Buyer Name:	Eller Curtis A & Lorrie A	Seller Name:	West Family Trust	Deed Type:	Grant Deed

## Last Market Sale

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Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$302,600 / Conventional	1st Mtg Rate / Type:	3.76 / Estimated	1st Mtg Doc #:	2015.14582
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:	\$4 /	Sale Doc #:	2015.14581
Seller Name:	West Family Trust				
Lender:	Golden ST Farm Credit Fica			Title Company:	Placer Title Co.

## Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

## Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

## Site Information

Land Use:	Pasture	Lot Area:	784,080 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	400 - Irrig Pasture - No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	18.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1460H	Flood Map Date:	09/29/2011
Community Name:	Tehama County	Flood Panel #:	1460H	Inside SFHA:	False
	Unincorporated Areas				

## Tax Information

Assessed Year:	2022	Assessed Value:	\$188,130	Market Total Value:	
Tax Year:	2021	Land Value:	\$188,130	Market Land Value:	
Tax Area:	097000	Improvement Value:		Market Imprv Value:	
Property Tax:	\$1,896.98	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			