

DUCK POND ORCHARDS

OFFERING MEMORANDUM



Take a Virtual Tour

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Duck Pond Orchards

Tehama County, California

The 901.29+/- acre property is located at 21045 Chittenden Road in Corning, California.

Duck Pond Orchards is a multi-use property consisting of 270+/- acres of Walnuts, 85+/- acres of organic rice, with the balance used for hunting and recreation.

The property has numerous ponds developed throughout for duck hunting and the larger ponds are stocked with fish. Currently the hunting and rice production are leased.

The property can be operated in its current form or additional acreage can be developed to orchards or more intensive agricultural uses.

This is an excellent opportunity to acquire a quality turnkey operation with groundwater supplied by 3 wells and surface water from Corning Water District.



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Water: The Property has 3 deep wells. The original well was drilled in 1995 and the two newest wells were drilled in 2011 and 2013. The two newer wells are used to irrigate the orchards and the older well is reserve and used to supplement the rice flood up.

The Property is in the Corning Water District. The 2024 water rate is \$80 per AF. The Corning Water District receives its water from the Bureau of Reclamation and subject to acreage limitations.

Zoning: Approximately 450 acres are in Williamson act and subject to 40 Ac minimum parcel zoning and the balance is 20 Ac minimum zoning.



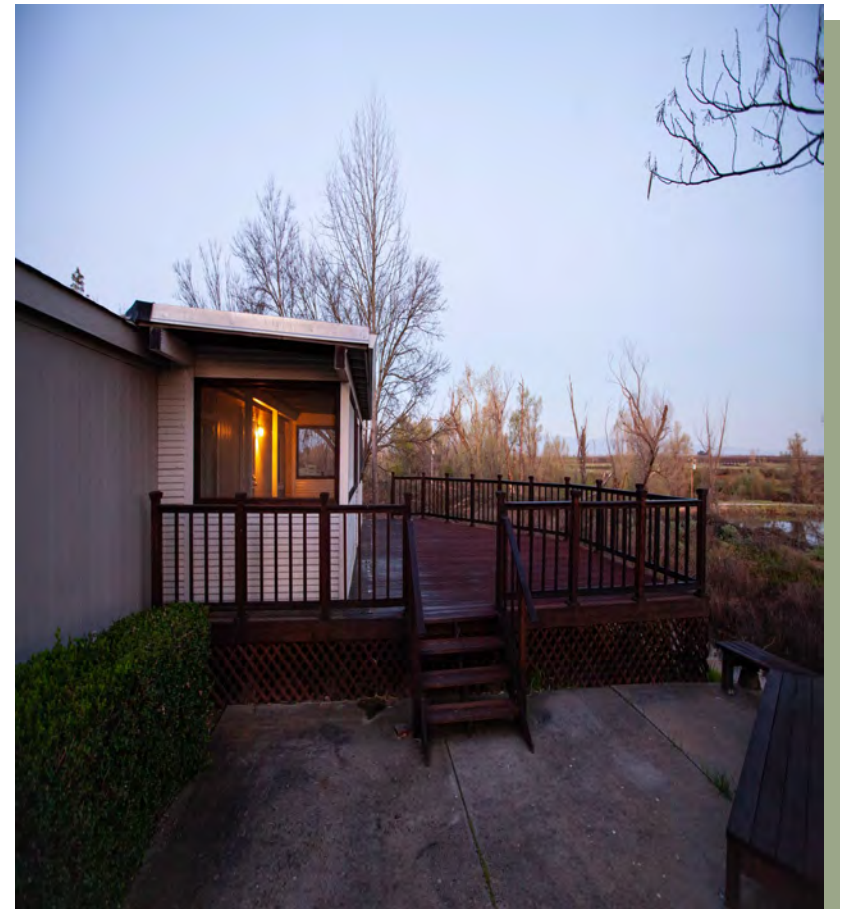
Taxes and Assessments:

APN	Year	Land	Growing Improvements	Structural Improvements	Total Assessment	Agency Taxes & Direct Charges	Taxes Total
061-340-008-000	2023-24	345,101	323,837	164,136	833,074	2,770.86	\$ 11,101.60
061-340-013-000	2023-24	539,730	458,353	85,975	1,084,058	619.84	\$ 11,460.42
061-340-014-000	2023-24	192,465			192,465	121.94	\$ 2,046.58
061-340-015-000	2023-24	542,316	509,032	105,815	1,157,163	1,424.12	\$ 12,995.74
087-020-027-000	2023-24	61,543			61,543	240.52	\$ 855.94
087-020-028-000	2023-24	66,278			66,278	212.68	\$ 875.46
087-020-031-000*	2023-24	175,645	234,798	149,153	559,596	393.02	\$ 5,988.98
087-020-032-000	2023-24	70,981	213,690	(7,000)	277,671	503.28	\$ 3,279.98
910-001-047-000*	2023-24	MFG Home			36,939	18.16	\$ 387.54
							\$ 48,992.24

Structures: The Property has a 1500 +/- Sq Ft modular home with a screened in porch. The modular has a remodeled and updated interior. There are two RV pads with hookups and a dog kennel. The shop has a two car garage bay and bathroom with kitchen and a duck processing area.

There is a second home and shop on the property encumbered with a life estate with the previous owner.

Mineral Rights: All mineral rights owned by seller to be conveyed with fee title.

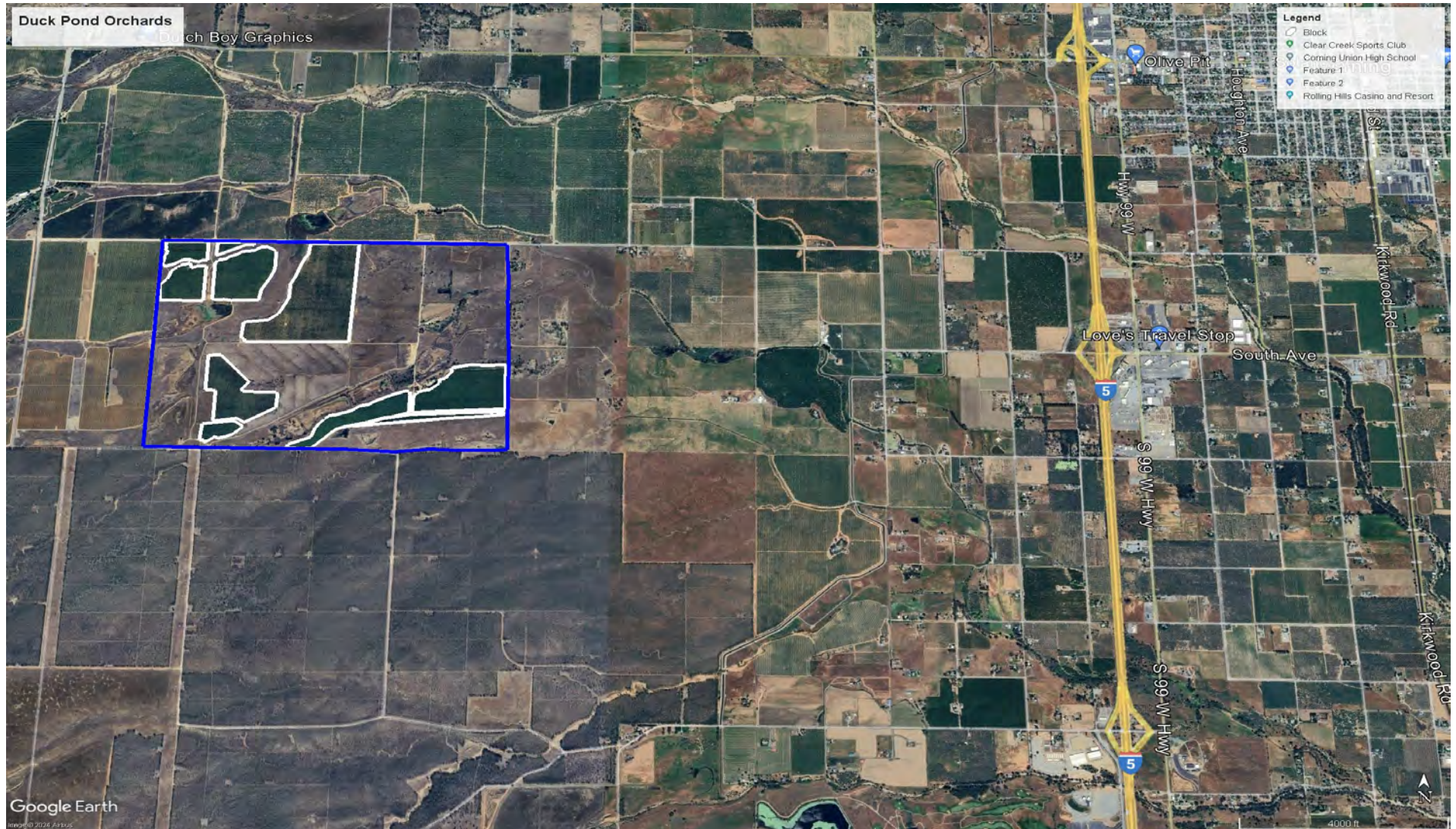


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Location:



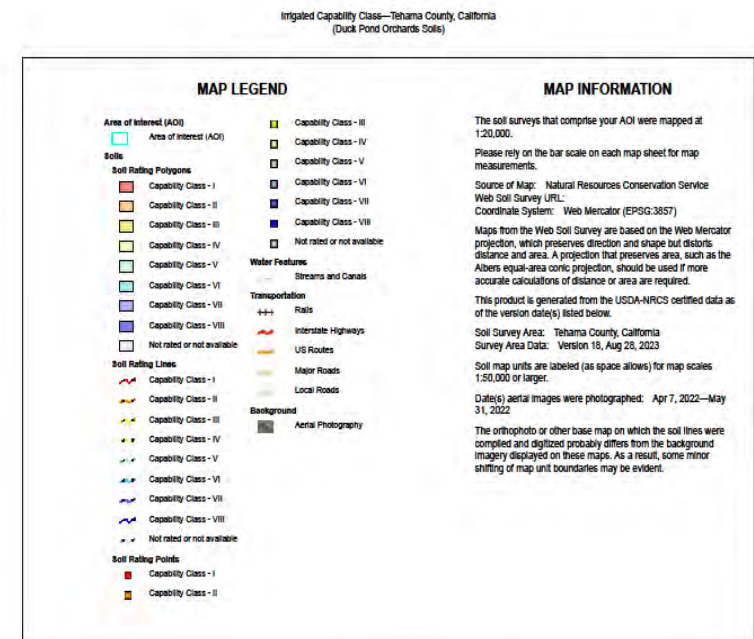
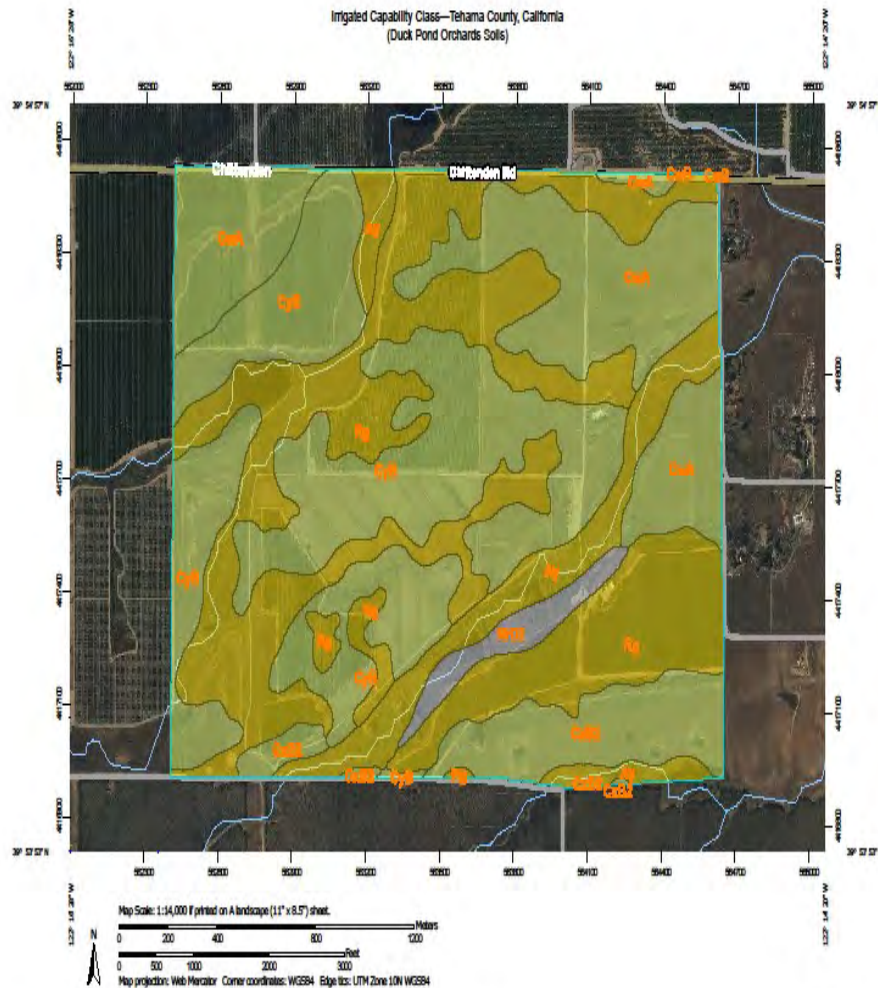
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Soils:



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Sale Terms: All cash at closing .The Duck Pond Orchards are available for \$8,950,000.

Shown by appointment only—do not enter property.



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