

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



Seven Oaks Orchards

25040 63RD Avenue, Los Molinos, CA 96055



93+/- Acres of Walnuts and Prunes



On Highway 99E

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.

50+/- Acres Walnuts and 36+/- Acres of Prunes



All Planted on Class 1 Soil



Includes 43.47 Los Molinos Mutual Water Company Shares

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Property: 93 +/- acres of Class 1 soil with good water between Red Bluff and Chico in the heart of the tightknit Dairyville community. 86 +/- acres are planted to producing Chandler & Howard walnuts and French prunes. The farmstead includes a residence and multiple outbuildings.

Location: Just 8 miles (S) of Red Bluff and 30 miles (N) of Chico. From Red Bluff, (S) on Highway 99E and turn right onto 63RD Avenue. The property has highway frontage and is located at NW corner of Highway 99E and 63RD Avenue. The address is 24040 63RD Red Bluff, CA 96080.

Walnuts: 50 acres are planted to walnuts. Block A, next to the highway, has 25 acres of Howards planted in 2013, paradox rootstock. These 11-year-old walnuts are in good condition with few replants. 2023 production was 4,960 inshell pounds per acre. Block B, just west of the farmstead has 25 acres of Chandlers planted in 2007, paradox rootstock. These 17-year-old Chandlers are in good condition. 2023 production was 5,083 inshell pounds per acre. Tree spacing for both blocks is 14' x 28', 111 trees per acre. Both blocks are irrigated by tubing and R10 sprinklers.

Prunes: 36 acres are planted to prunes. Block C, north of 63RD Avenue, has 17 acres of French Prunes. Block D, south of 63RD Avenue and north of 61ST Avenue has 19 acres of French prunes. Both blocks were planted in 1998. These 26-year-old prunes are in fair condition given their age. 2023 production was 1.78 dry tons per acre. Tree spacing for both blocks is 12' x 24', 151 trees per acre. Both blocks are irrigated by hand move sprinklers.

Crop: 2024 Crop is Excluded from Sale

Water: There are (2) wells on the property. The irrigation well within Block B is equipped with a 50 Hp electric turbine. The domestic well for the farmstead is equipped with 3Hp submersible pump. Static water level is estimated at just 18'. The property also benefits from having 43.47 Los Molinos Mutual Water Company shares.



Soils: Per Natural Resources Conservation Service, the soils are rated Class 1 evenly split between Vina clay loam (Vy) and Columbia loam (Co).

Improvements: Home built in 1933, 2,170 sq. ft., 3/2, two story with attached 856 sq. ft. open garage, 2,600 sq. ft. shop, 1,152 sq. ft. Quonset building, (2) equipment sheds exceeding 8,000 sq. ft.

Zoning: Tehama County Parcel Numbers; 045-310-006 & 047-010-002. The current zoning is AG-2 Ag Preserve, 40-acre minimum. Property taxes are \$9,771/year.

Mineral Rights: Oil, gas and minerals rights owned to be included in the sale.

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

Showing: Please do not disturb the Tenants. To show the home, 48-hour advance notice is required. Listing Agent to accompany.

Listing Price: **\$1,725,000 cash to Seller.**

Receivership: This property is 1 of 11 properties for sale by court ordered receivership. It may be purchased individually or in combination with other properties offered for sale.

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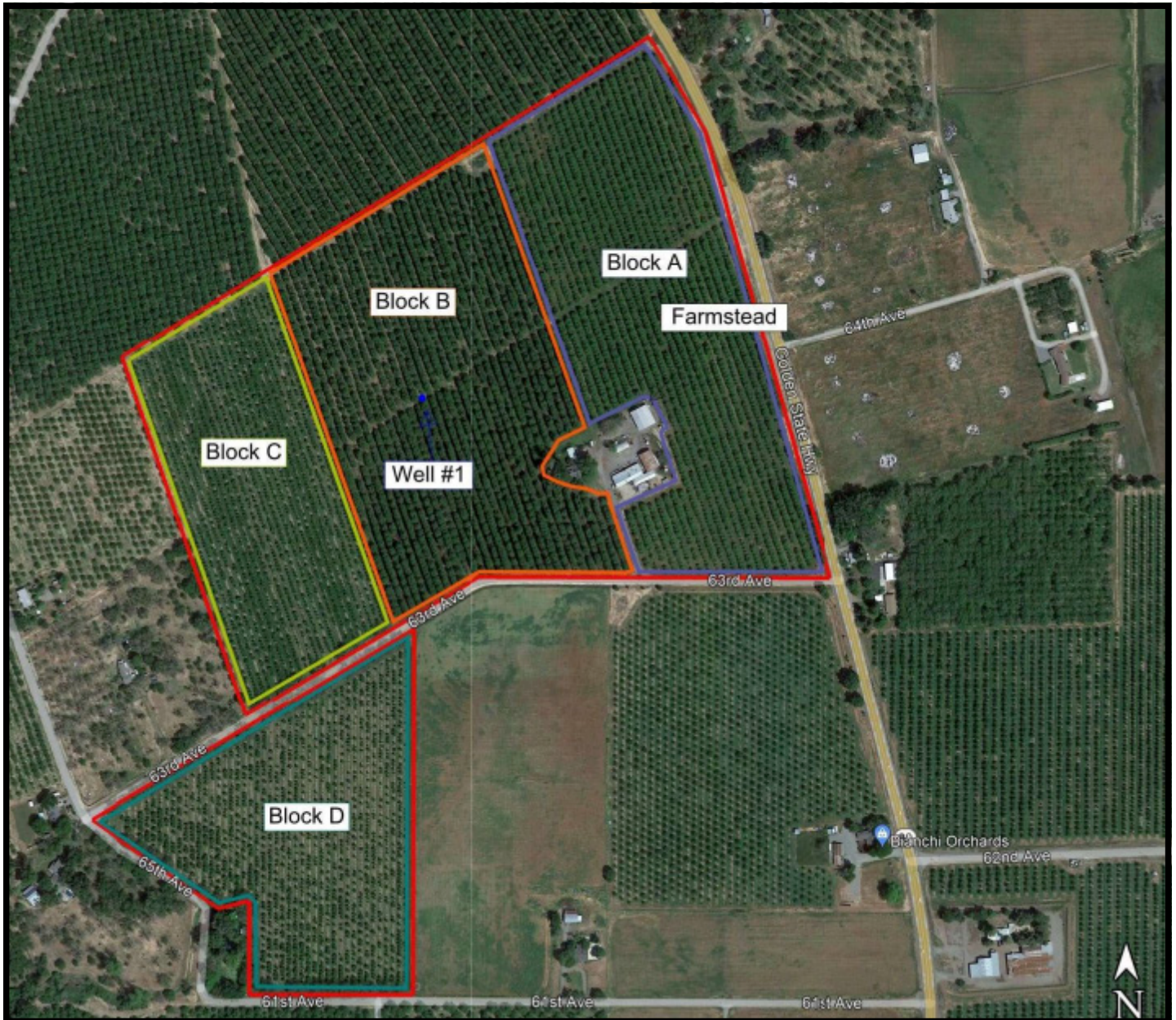
Property Information

Property Information											
Ranch Name:	Seven Oaks Ranch										
APN:	045-310-006, 047-010-002										
Ranch Address:	25040 63rd Ave. , Los Molinos, Ca										
Owner:	A&M Farming LLC										
Soils:	51% Columbia Loam, 49% Vina Clay Loam										
Total Assessed Acres:	93.04										
Zoning:	AG-2										
Water District:	Los Molinos Mutual Water Company 43.47 shares										
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
7-Oaks Howard	25	Walnuts	Howard	14x28	2013	76,000	102,000	96,000	88,000	124,020	
7-Oaks Chandler	25	Walnuts	Chandler	14x28	2007	98,000	106,000	122,000	130,000	127,099	
7-Oaks Prunes 1	17	Prunes	French	12x24	1998	190,000	50,000	158,000	126,000	129,658	
7-Oaks Prune 2	19.4	Prunes	French	12x24	1998						
Water Source:						Sprinkler Information:					
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
Pump 1	irrigation	electric	50	60	1000	18	7-Oaks Howard	hose	mico		
Domestic	residential	electric	3	60	20	18	7-Oaks Chandler	hose	mico		
							7-Oaks Prunes 1	hand move	sprinkler		
							7-Oaks Prune 2	hand move	sprinkler		
Building & Site Improvement Description											
Building	Size	Unit	Foundation	Frame	Siding	Roofing	Quality	Condition	Year built		
Dipping shed	4095	sq. ft	concrete	metal	metal	metal	good		1940		
Storage Shed	2600	sq. ft	concrete	wood	metal	metal	average	fair	1955		
Pole Shed	4000	sq. ft	concrete	wood	metal	metal	average	fair	1955		
Prune Dryer shed	4200	sq. ft	concrete	wood	wood	metal	average	fair	1960		
House	2170	sq. ft	conc. Perm	wood	wood	comp shg.	average	fair	1948		
Quonset	1152	sq. ft	concrete	wood	metal	metal	average	fair			

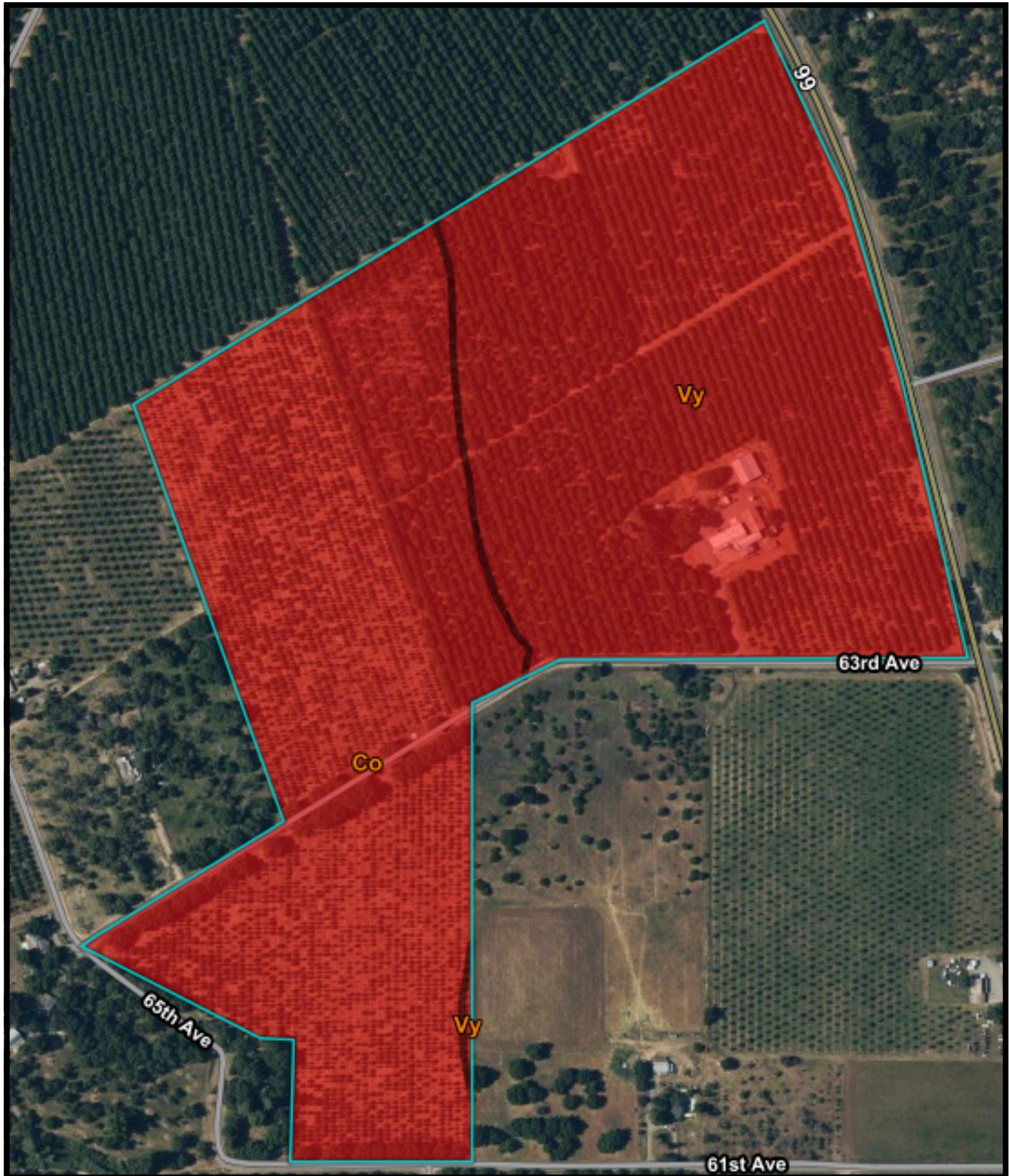
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Property Map



SOILS MAP



SOILS MAP

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Co	Columbia loam, 0 to 3 percent slopes	1	44.1	49.1%
Vy	Vina clay loam, deep, 0 to 3 percent slopes	1	45.7	50.9%
Totals for Area of Interest			89.7	100.0%

MAP LEGEND

Area of Interest (AOI)		Capability Class - III
 Area of Interest (AOI)		 Capability Class - IV
Soils		 Capability Class - V
Soil Rating Polygons		 Capability Class - VI
 Capability Class - I		 Capability Class - VII
 Capability Class - II		 Capability Class - VIII
 Capability Class - III		 Not rated or not available
 Capability Class - IV		
 Capability Class - V		Water Features
 Capability Class - VI		 Streams and Canals
 Capability Class - VII		Transportation
 Capability Class - VIII		 Rails
 Not rated or not available		 Interstate Highways
		 US Routes
Soil Rating Lines		 Major Roads
 Capability Class - I		 Local Roads
 Capability Class - II		Background
 Capability Class - III		 Aerial Photography
 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		

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.

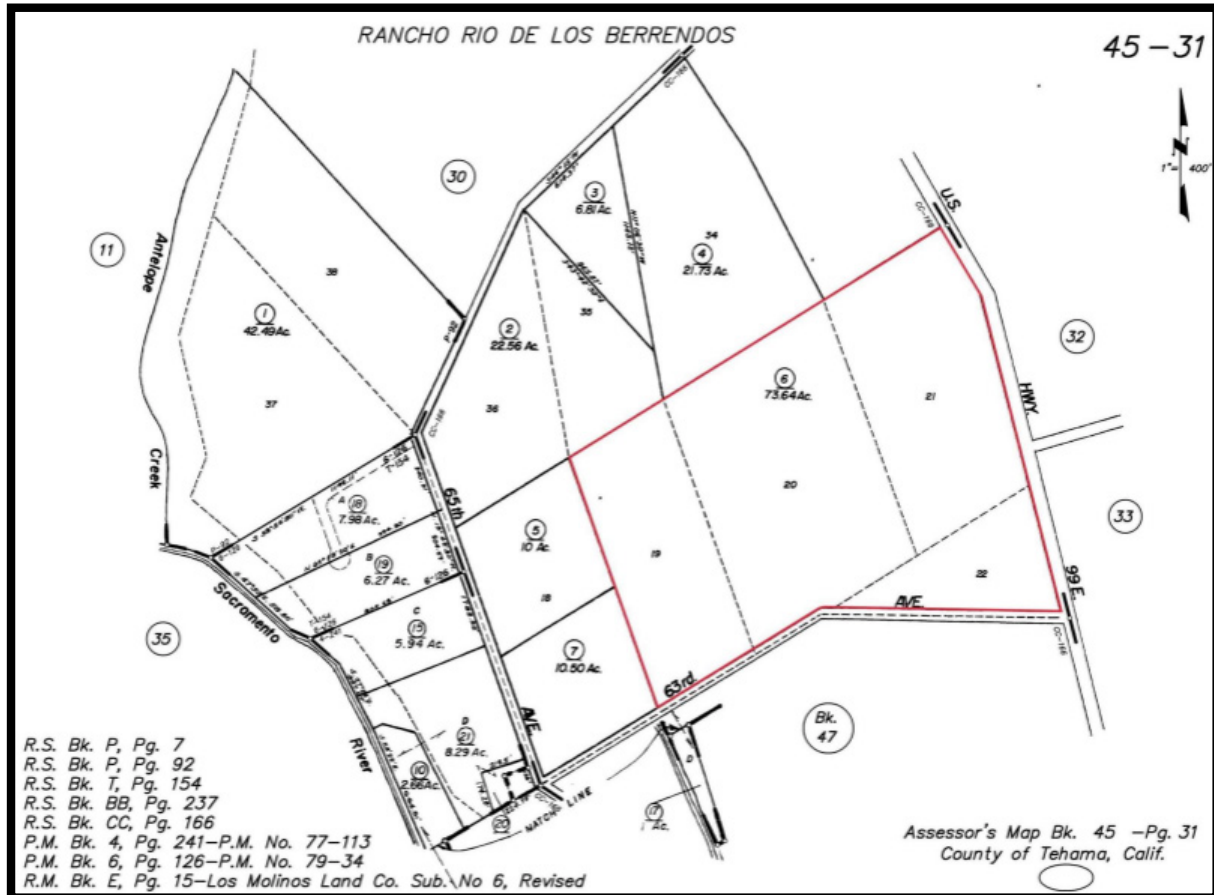
Soil Survey Area: Glenn County, California
Survey Area Data: Version 19, Sep 6, 2023

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.

Parcel Map



Aerial Map



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