

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080



Investment Brokers



Agriculture Real Estate Specialists



Dairyville Farmland & Home
11122 Schafer Avenue, Los Molinos CA 96055



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Dairyville Farmland & Home

HOME | 40 ACRES | PRUNES | OPEN LAND

Property: 40 +/- acres of Class 2 level, irrigated farmland improved with 3-bedroom, 2-bathroom home and detached garage within the Dairyville community prized for strong water resources, soils and good neighbors & schools. About 1/2 the land is planted to older prunes with the balance used to grow annual vegetables for local fruit stand and farmers markets. This property presents an opportunity to its Buyers either as an investment or personal homestead.

Location: 33 miles (N) of Chico and 10 miles (S) of Red Bluff. From Red Bluff travel 7 miles (S) on Highway 99E, turn (E) onto Kauffman Avenue, then turn (S) onto Schafer Avenue to the property on the eastside of the road. The address is 11122 Schafer Ave, Los Molinos, CA 96055.

Water: There are (2) wells. The irrigation well has a 50 Hp turbine motor and Byron Jackson pump. Seller estimates this well is 110' deep and produces 1,600 gpm. The domestic 6" cased well has 3Hp submersible pump and provides water to the home and landscape.

Soils: The soils are rated Class 2, Berrendos clay by the Natural Resources Conservation Service. These soils are suited for most crops grown in Tehama County.

Home: Built in 1951, this 1,580 sqft stick-built home has 3 bedrooms, 2 baths with original hardwood flooring. Entering through the front door leads to an open-floored plan featuring a living room with a wood stove and large bay window overlooking the fenced back yard and foothills. Off the living room is a spacious, tiled dining room with an access door to the back yard. In 2012, the home was tastefully remodeled to include an all-electric tiled kitchen, guest bath and roof making this home turn-key ready. The 576 sqft, 2-car garage is detached to the south of the house with a lean-to providing more useable space.

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Prune Orchard: 18 +/- acres planted to French Prunes originally in the 1960's with active replants until 1994. Tree spacing is 15' x 15', 193 trees per acre. 2024 production was minimal. Irrigation provided by above ground tubing and (1) Netafim 18gph micro sprinkler per tree.

Open Land: 20 +/- acres of irrigated land previously planted to annual vegetables for local fruit stand and area farmers markets.

Zoning: Tehama County Parcel Number 045-260-002. Zoning is AG-2, Valley Floor AG, 20 acre minimum. The property is not enrolled within the Williamson Act aka Ag Preserve. Current property taxes are \$4,342. Property taxes are likely to be adjusted to 1% of purchase price at close of escrow.

Mineral Rights: Oil, gas and minerals rights owned by Seller are included in the sale.

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

Showing: Home is easy to show. Listing agent willing to accompany.

Listing Price: \$750,000 cash to seller.

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1,580 sqft Custom Home



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2 Guest Bedrooms + Bath



Primary Bedroom + Bath

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20 Acres of Open Farmland



18 Acres of French Prunes

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1,580 sqft 3 Bedroom, 2 Full Bath



Irrigation Well w/ 50 Hp Turbine Pump

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Soils Map



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

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Bc	Berrendos clay, 0 to 3 percent slopes	2	39.8	100.0%
Totals for Area of Interest			39.8	100.0%

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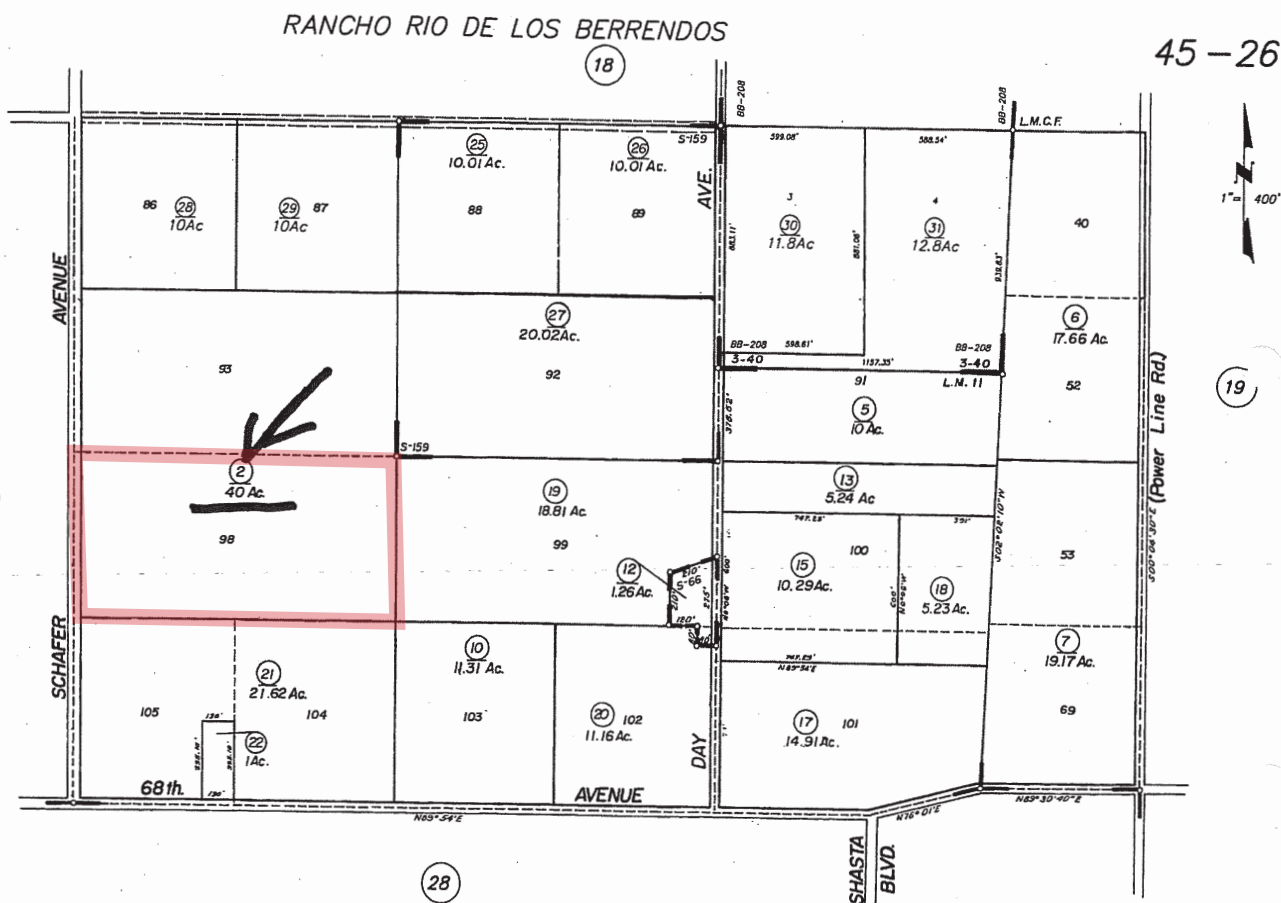
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Assessors Map



R.M. Bk. E, Pg. 12—Los Molinos Land Co. Sub. No. 11

R.M. Bk. F, Pg. 7—Los Molinos Citrus Farms Co.

R.S. Bk. S, Pg. 66

R.S. Bk. S, Pg. 159

R.M. Bk. BB, Pg. 208—Tract No. 06-1003

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

Assessor's Map Bk. 45—Pg. 26
County of Tehama, Calif.

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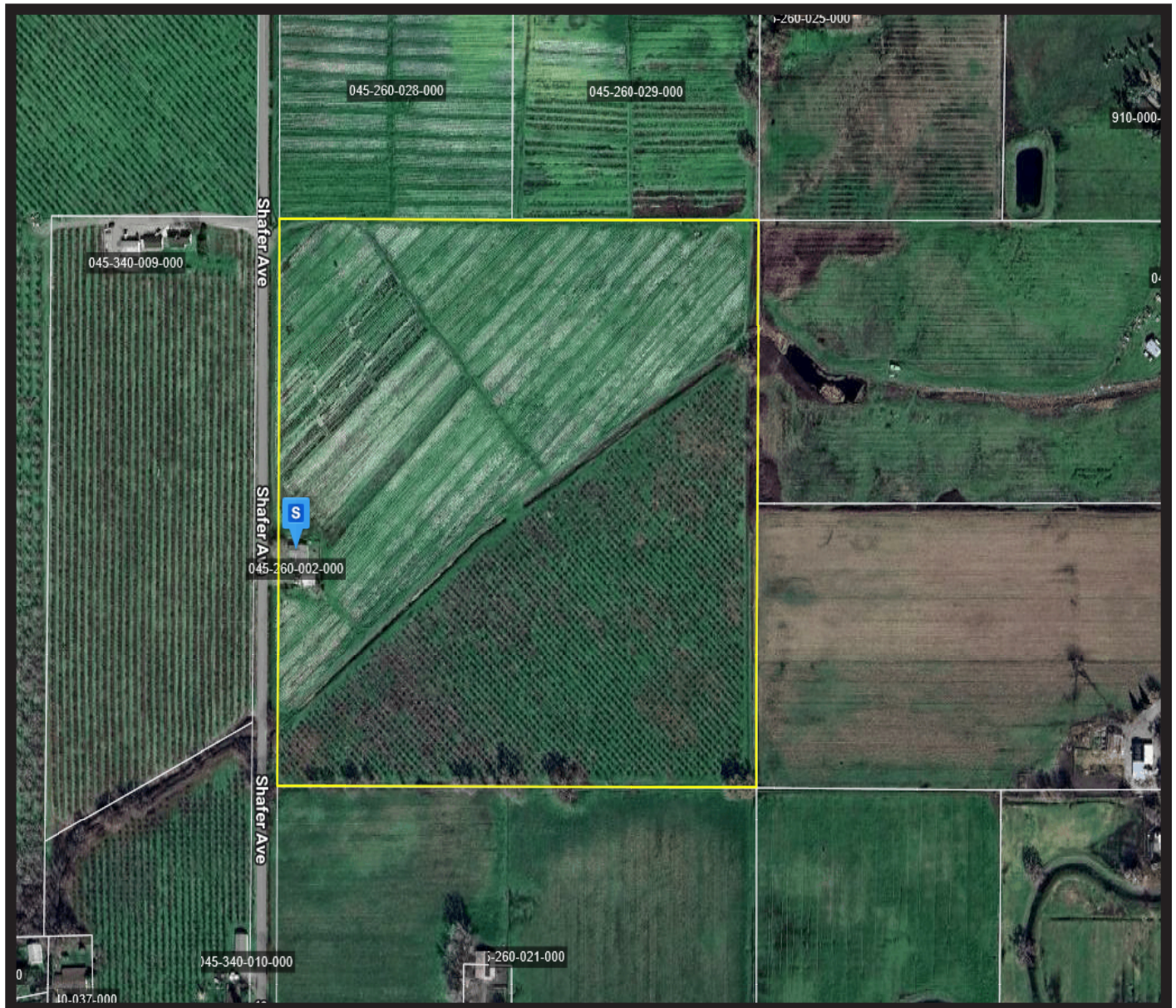
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Aerial Map



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