

AG-LAND Investment Brokers

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



Sun Valley Prune Orchard

50 +/- Acres of Class 1 & 2 Soils



French Prunes, Open Land & Solar • Red Bluff, CA





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Sun Valley Prune Orchard Red Bluff, CA

Property: 50 +/- deeded acres of Class 1 & 2 soils 3 miles from central Red Bluff, CA. 25 +/- acres planted to producing French prunes, the balance of the land is open and ready for cultivation. Irrigation water is provided by groundwater well, 40Hp turbine pump and owned 35Kw solar array.

Location: From Red Bluff, (NE) on Antelope Blvd / Highway 99E, (L) onto Hogsback Road, (L) onto Robbi Lane and (L) onto Volcano Way to end of Volano and continue straight through double green gates.

Soils: Per NRCS, 57% of the soils are rated class 1, VnA; Vina loam. The balance are rated class 2 soils, Bc; Berendos clay and Bg; Berendos clay loam.

Water: Irrigation water is provided by groundwater well with 40Hp turbine pump and variable frequency drive panel (VFD). The VFD panel was installed new in 2017 by Durham Pump. The trees are irrigated using double drip line.

Solar: In 2015, Chico Electric installed a 35.19 kW solar array next to the irrigation well. The ground mount array consists of (138) REC 255 Watt PV solar modules and (2) SMA inverters. REC warranty is 25 years, SMA warranty is 10 years.

Prunes: 25 +/- acres planted to French prunes on M-40 rootstock. The tree spacing is 18' x 18', 134 trees per acre. There are (2) planting dates, 21.9 acres planted in 2019 on M-40 rootstock, 3 acres planted in 2013. 2024 production is estimated at 1.82 tons/acre.

Crop: 2025 prune crop will be included in the sale provided Buyer reimburses Seller cultural costs from September 15, 2024 to close of escrow.

Zoning: Tehama County Parcel Number 049-060-048-000. Zoning is AG-2- AP; Agriculture, Ag Preserve, 40 Acre minimum. Current property taxes are \$1,538 per year. Ag Preserve aka Williamson Act help to keep property taxes low.

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

Depreciation: Improvements such as the trees, well, irrigation system plus solar system offer deprecation advantages to a prospective Buyer.

Listing Price: \$640,000, Seller financing will be considered.

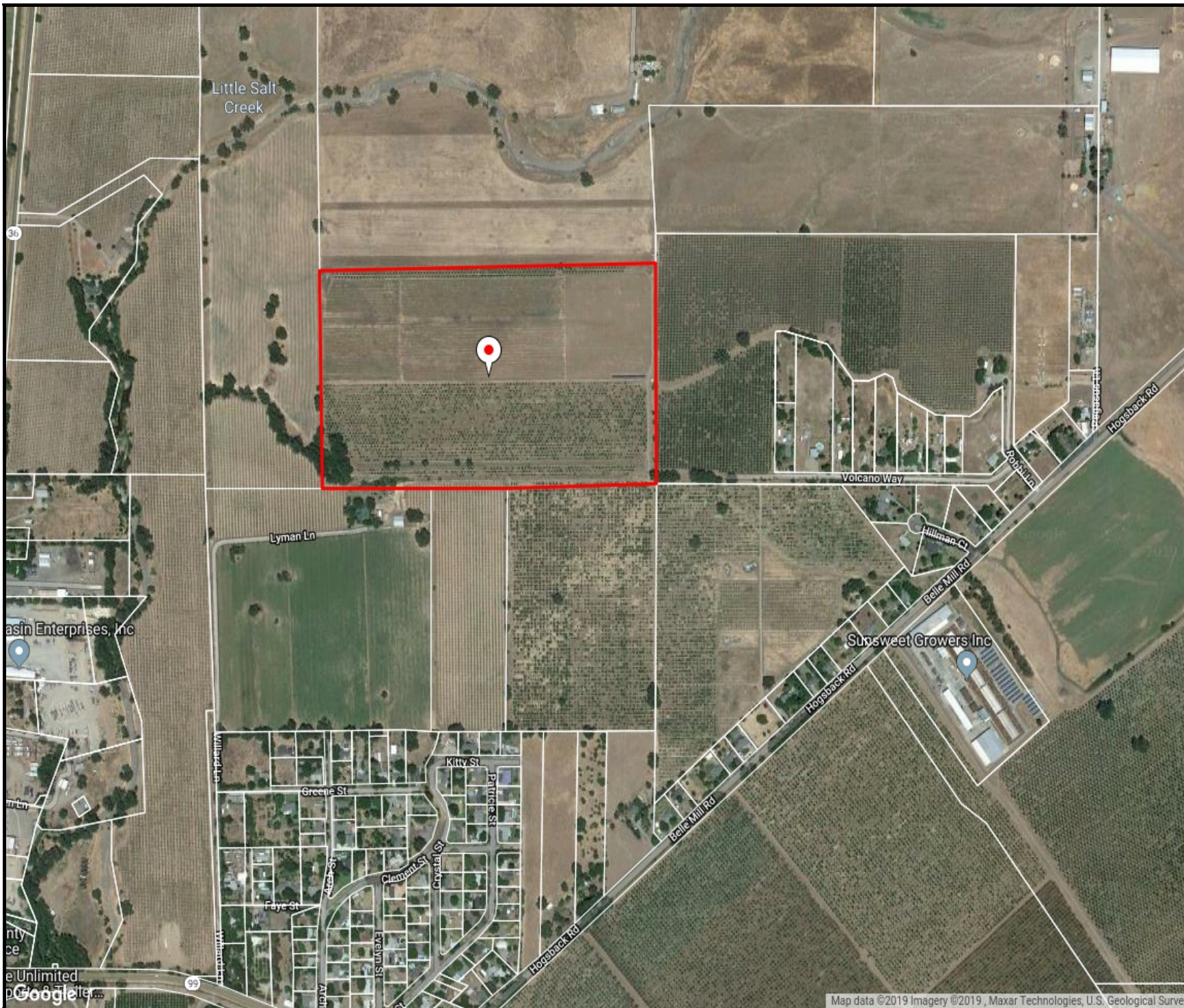
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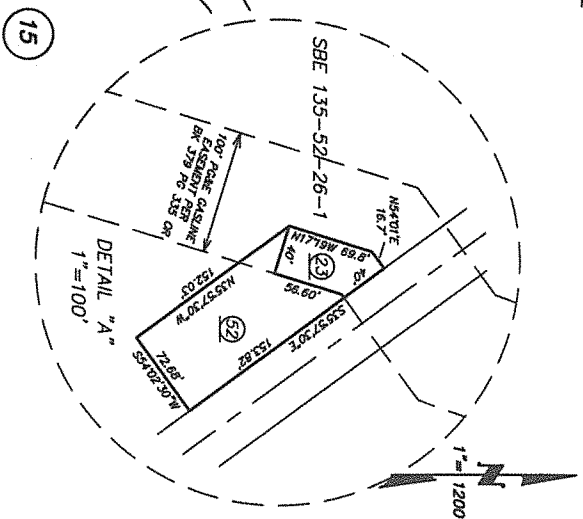


Property Data	
Owner Name	
WILLARD, CHAS HILLMAN ETALTRS WILLARD FAMILY TRUST	
Situs Address	
[no data]	
APN	
49,060,048,000	
Mailing Address	
23320 HOGSBACK RD, RED BLUFF CA 96080	
Deed ID	
2008R0011247	
Deed Date	
2008-08-14	
Approximate Size	
50 acres	
Land Value Assessed	
28,570	
Improvement Value Assessed	
36,479	
Use Code	
304R	
Land Use	
304R	
Building Type	
[no data]	
Year Built	
0	
Legal Description	
PTN PCL B LLA#94-37 BK X PG 228	

Assessor Parcel Map

1

49-06



ASSESSOR'S CADASTRAL MAP	
REVISED	
02/02/2018	HH
10/10/2018	HH
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 COMPLY WITH LOCAL LOT-SPILT OR BUILDING SITE ORDINANCES.	

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

Property Detail Report

CA

APN: 049-060-048-000

Tehama County Data as of: 05/05/2023

Owner Information

Owner Name:	Willard Chas Hillman Trs Willard Family Trust		
Vesting:			
Mailing Address:	23320 Hogsback Rd, Red Bluff, CA 96080-9017	Occupancy:	Unknown

Location Information

Legal Description:	Ptn Pcl B Lla#94-37 Bk X Pg 228			County:	Tehama, CA
APN:	049-060-048-000	Alternate APN:	04906048	Census Tract / Block:	
Munic / Twnshp:		Twnshp-Rng-Sec:		Legal Lot / Block:	
Subdivision:		Tract #:		Legal Book / Page:	
Neighborhood:		School District:	Antelope Elementary School District		
Elementary School:	Antelope Elementar...	Middle School:	Berrendos Middle S...	High School:	Red Bluff High Sch...
Latitude:	40.19442	Longitude:	-122.1749		

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	08/13/2008 / 08/14/2008	Price:		Transfer Doc #:	2008.11247
Buyer Name:	Willard C H & M T Family Trust	Seller Name:	Willard, Charles H & Marianne T	Deed Type:	Quitclaim

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:	Title Company:				

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:	

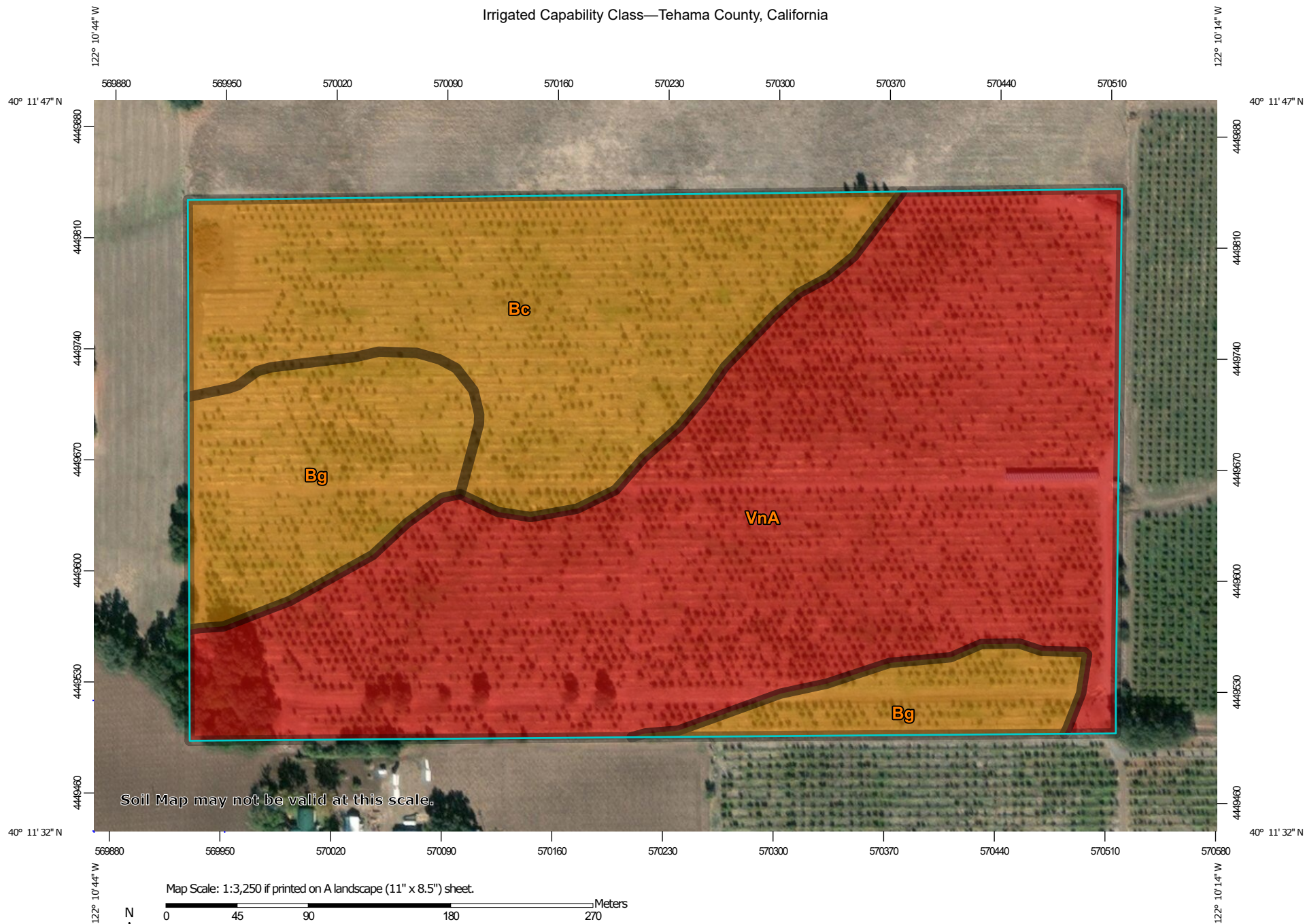
Site Information

Land Use:	Orchard	Lot Area:	2,199,344 Sq. Ft.	Zoning:	EAAP
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	304R - Irrig Prune Orchard - W/Misc Impv - Ag Preserve	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	50.49	Water / Sewer Type:	
Flood Zone Code:	A	Flood Map #:	06103C0785H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	0785H	Inside SFHA:	True

Tax Information

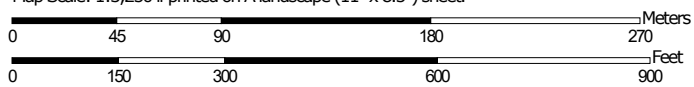
Assessed Year:	2022	Assessed Value:	\$149,330	Market Total Value:	
Tax Year:	2022	Land Value:	\$78,648	Market Land Value:	
Tax Area:	051001	Improvement Value:	\$70,682	Market Imprv Value:	
Property Tax:	\$1,549.26	Improved %:	47.33%	Market Imprv %:	
Exemption:		Delinquent Year:			

Irrigated Capability Class—Tehama County, California



Soil Map may not be valid at this scale.

Map Scale: 1:3,250 if printed on A landscape (11" x 8.5") sheet.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

12/12/2019
Page 1 of 5

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 13, Sep 16, 2019

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

Date(s) aerial images were photographed: Apr 11, 2015—Oct 25, 2017

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
Bc	Berrendos clay, 0 to 3 percent slopes	2	13.4	26.8%
Bg	Berrendos clay loam, 0 to 3 percent slopes	2	8.1	16.2%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	28.5	57.0%
Totals for Area of Interest			49.9	100.0%

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