

AG-LAND INVESTMENT BROKERS

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



Investment Brokers



Agriculture Real Estate Specialists



Sacramento River Home & Walnuts
6725 Highway 99E, Los Molinos, CA 96055



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

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



Sacramento River Walnuts, Custom Home 6725 Highway 99E, Los Molinos, CA 96055

Property: 78 +/- acres of Class 1 soil on the Sacramento River between Chico and Red Bluff. Approximately 76 acres are planted to Chandler walnuts. Accompanied with a custom Two-Story home along-side the Sacramento River.

Location: Located between Chico and Red Bluff. Start in Los Molinos, go south on HWY 99E for approximately 4 miles. Turn west on a narrow driveway over railroad tracks. The address is 6725 Highway 99E, Los Molinos, CA 96055.

East Chandelers: 58.6 acres planted in 2008 to Chandler on paradox walnuts. Trees are in good condition with minimal replants. Block is irrigated with above ground tubing with Nelson P6-15 micro sprinklers. Orchard is irrigated in 3 sets. 2024 production was 4,526 lbs/acre.

West Chandelers: 17.9 acres planted in 1998 to Chandler on paradox walnuts. Trees are in good condition for age, with some missing trees and replants. Block is irrigated with below ground tubing with Nelson P6-15 micro sprinklers. Orchard is irrigated in 1 set. 2024 production was 4,526 lbs/acre.

Crop Year	Annual Inshell Production	
	Total	Lbs/Acre
2024	343,976	4,526
2023	362,760	4,742
2022	309,020	4,039
2021	273,140	3,570
2020	360,720	4,715

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

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



Crop: The 2025 crop will be included with Buyer reimbursing Seller cultural costs to close of escrow.

Water: There are two wells. An irrigation 12" cased well completed to a depth of 220' with a 6-cylinder John Deere diesel engine and 60 Hp Johnson gearhead. In addition, a domestic well supplies the home and landscaping provided by a 6" domestic well with submersible pump.

Soils: Per Natural Resources Conservation Service, the soil is rated class 1. 90.3% is Los Robles clay loam, Lk. 6.9% is Columbia silt loam, CsA. The remaining 2.8% is class 6, Columbia complex. The topography is mostly level.

Custom Home: Constructed in 1994, this two-story, stucco exterior home with concrete tile roofing, totals to 2,500 square feet of living space plus an attached extra deep 3-car garage. The home has 3 bedrooms, 2 bathrooms and 2 half bathrooms and lots of windows/skylights resulting in an light, airy feel. Off the centrally located kitchen with island bar and surrounding bar top is the living room with a woodstove, quaint dining room, laundry room and sunroom. Both upstairs bedrooms have beautiful views of the Sacramento River and walnut orchard. The downstairs master bedroom has its own bathroom with Jacuzzi tub, walk in closet, and gas stove. Across from the master is an open space previously used as an office. Additionally, the home has 2 HVAC, large front and back lawns, with maintainable landscaping. It is currently being rented for \$2,200 a month.

Zoning: Tehama County Parcel Number; 079-310-004-000 (78 acres). The current zoning is AG-2-AP = AG Preserve. Current property taxes are \$10,591.66 per year.

AG-LAND INVESTMENT BROKERS

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



Mineral Rights: Oil, gas and minerals rights 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: Please do not disturb the Tenant. To show the home, 48-hour advance notice is required. Listing Agent to accompany.

Listing Price: \$1,950,000 cash to seller.

Sam Mudd, California Brokerage License Number 01710463
Cell, 530.949.4054
Email, sam.mudd@aglandbrokers.com
www.aglandbrokers.com, website

Bert Owens, California Brokerage License Number 01707128
Cell, 530.524.4900
Email, bert.owens@aglandbrokers.com

Mahlon Owens, California Salesperson License Number 02221856
Cell, 530.524.7713
Email, mahlon.owens@aglandbrokers.com
www.aglandbrokers.com, website

AG-LAND INVESTMENT BROKERS

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



Investment Brokers



Agriculture Real Estate Specialists

2,500 sqft 3 Bedroom, 2 Full Bath, 2 Half Baths



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

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



Investment Brokers



Agriculture Real Estate Specialists

2500 sqft Custom Home



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

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



Investment Brokers



Agriculture Real Estate Specialists

3 Bedroom + 2.5 Bath



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

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



Investment Brokers



Agriculture Real Estate Specialists

Primary Bedroom + Bath



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

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



Investment Brokers



Agriculture Real Estate Specialists

2nd Level Bedrooms + Bath



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

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



Investment Brokers



Agriculture Real Estate Specialists

58 +/- ac East Chandler Walnuts



220' 12" CASED AG WELL



18 +/- ac West Chandler Walnuts

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

275 Sale Lane / P. O. Box 896

Red Bluff, CA 96080

AG LAND

Investment Brokers



Agriculture Real Estate Specialists

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
- 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

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

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1000	Water-Fluventic Haploxerepts- Oxyaquic Xerofluvents- Oxyaquic Xerorthents complex, 0 to 8 percent slopes, MLRA 17		0.0	0.1%
CsA	Columbia silt loam, 0 to 3 percent slopes	1	7.0	8.6%
Cu	Columbia complex, channeled	6	2.2	2.6%
Lk	Los Robles clay loam, 0 to 3 percent slopes	1	72.0	88.7%
Totals for Area of Interest			81.2	100.0%

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

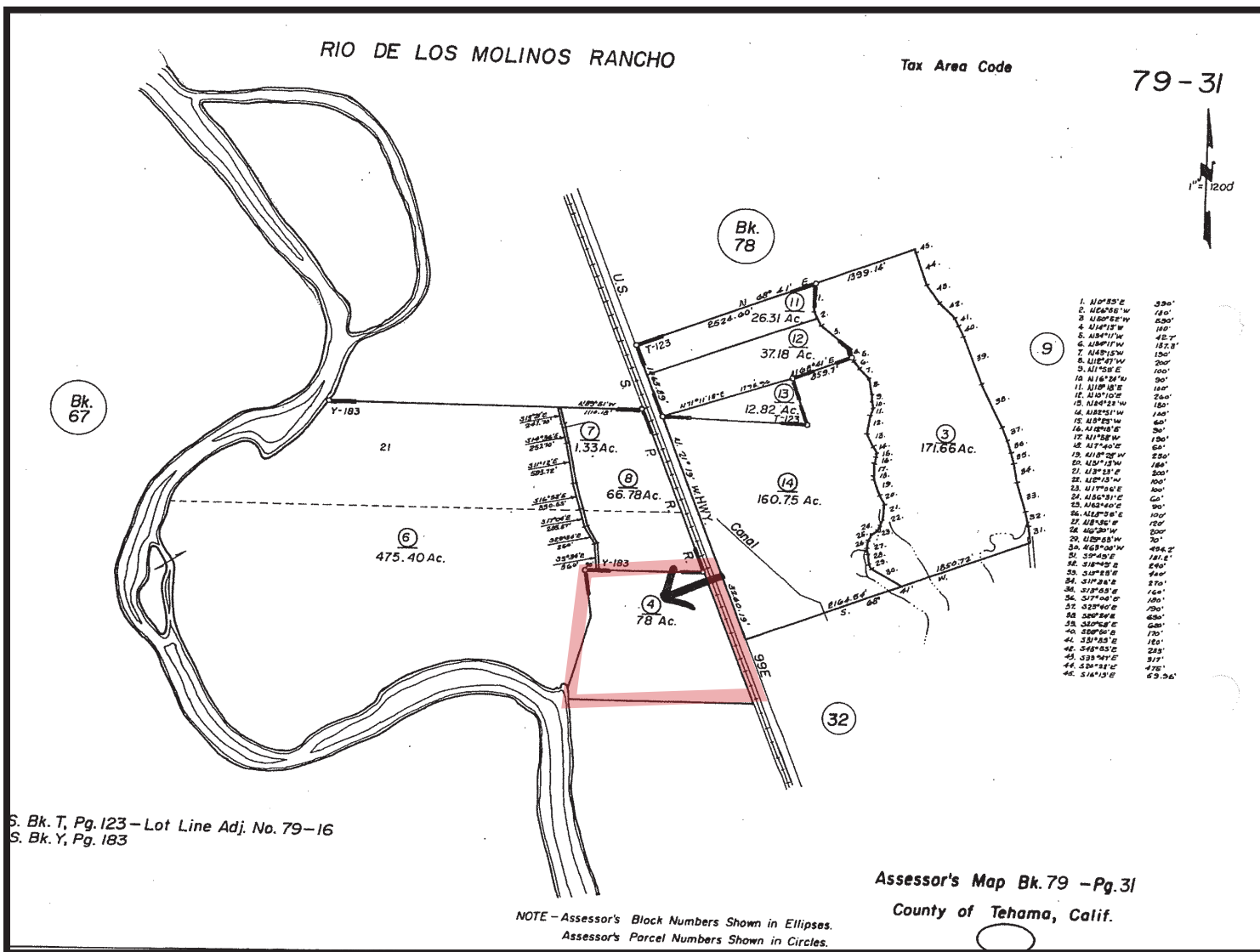


Agriculture Real Estate Specialists

RIO DE LOS MOLINOS RANCHO

Tax Area Code

79-31



AG-LAND INVESTMENT BROKERS

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

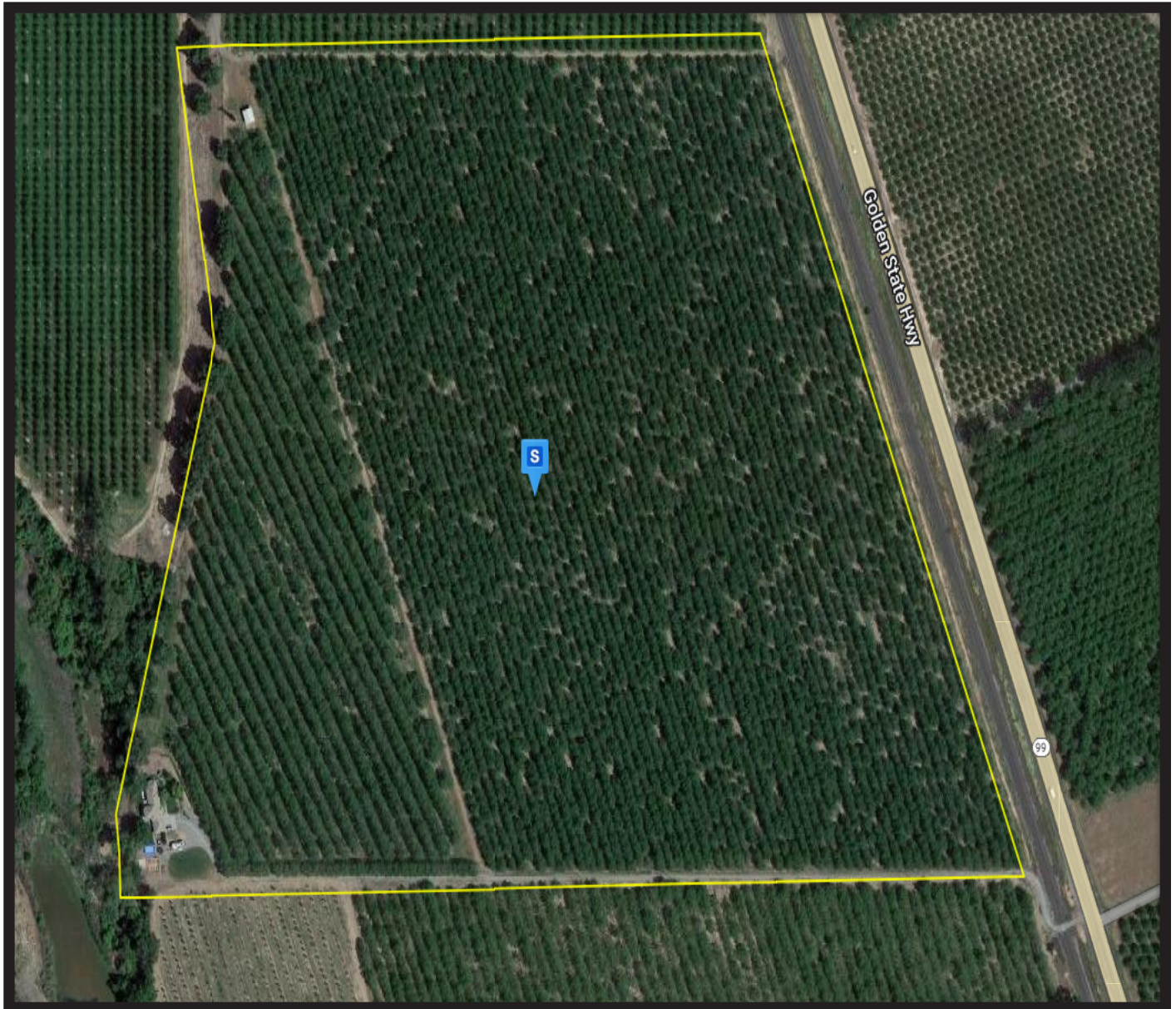


Investment Brokers



Agriculture Real Estate Specialists

Aerial Map



For More Information Contact Us Today!

530.529.44900

<https://aglandbrokers.com/listings/>