

AG-LAND INVESTMENT BROKERS

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



Investment Brokers



Agriculture Real Estate Specialists



Dairyville Ranchette
25185 66th Ave, 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.

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Dairyville Ranchette

HOME | PASTURE | SHOP | HORSE FACILITIES

Property: 8 +/- acres with a beautifully landscaped 3 bedroom, 4 bath custom home. Improvements include a large concrete-floored shop and a 6-stall horse barn with turnouts, and 5 +/- acres of irrigated pasture. This property is ready to accommodate all your horse, livestock and farmstead needs. Located in the prized Dairyville community, it is only a brisk 10-minute walk from Lassen View School. Overall, this property offers convenience to amenities, yet the privacy of rural living.

Location: From Red Bluff, CA travel (S) 6 +/- miles on Hwy 99E. Turn and travel (E) on to 66th Ave to end of the road. Home is located at 25185 66th Ave, Los Molinos CA 96055. The local area is comprised primarily of orchards, irrigated pasture and winter grazing.

Home: Constructed in 1980, this tastefully landscaped 3 bedrooms, 4 bathrooms totals to 2,884 square feet of living space. Stunning double door, rock entry way opens into a sunken living room and dining room with a rock mantle fireplace. The all-electric kitchen lies to the south with dark wood cabinets, white tile counter tops and an island bar giving ample space for any chef. The kitchen opens into a wood stove-heated dining space, ready to entertain guests and family dinners. It offers easy access to the patio and gunite pool through the sliding glass door or off through the mudroom. To the North of the home, there is an office and three bedrooms, two of which have individual bathrooms. The primary bedroom has a large walk-in closet, vanity space and access to the via sliding glass door. Landscaping includes a well-manicured lawn, various types of roses, tulips, shrubs and flowers. All on drip and/or on timed sprinklers.

Pasture: There are 5 +/- acres of irrigated pasture that is all class 1 & 2 soils. The pasture is cross fenced to rotate livestock or horses with troughs set in place. It is flood irrigated using water shares from Los Molinos Mutual Water Company.

Shop: The enclosed concrete floored, wood framed metal shop totals 1,800 sqft plus an additional attached 900 sqft gravel floored lean-to. It is complemented by a loft, insulated 15' x 30' office and work bench. Shelving throughout the loft and on bottom of shop. There is a 10' x 12' rollup door and a 240-amp power.

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Barn: The exterior of this 1,728 sqft barn has been newly sided. It has 6- rubber floored horse stalls with turnouts. Stalls are 12' x 12' with automatic waters and feeding bunks. There is an enclosed tack room, feed room, tie and wash rack, and 6 outdoor pens ready to service any equestrians' needs.

Solar: Owned solar, 77 panels located on roof of shop. It was designed to offset power used by the home, shop and barn.

Water: Domestic water by 8" cased well with a 3Hp submersible pump. It currently produces 14 GPM. Well water report on hand.

Zoning: Tehama County Assessor Parcel Number 045-320-004. Current property taxes are \$5,200 per year. Property is zoned rural residential.

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

Showing: Contact listing agent to schedule showing.

Listing Price: \$699,000, cash to Seller

Contact Info: Please contact Mahlon Owens, Bert Owens or Sam Mudd

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2,884 sqft Custom Home



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AG LAND

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Built in 1980



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3 Bedroom 4 Bath



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Patio + Gunite Pool



1,800 sqft Shop w/ Office

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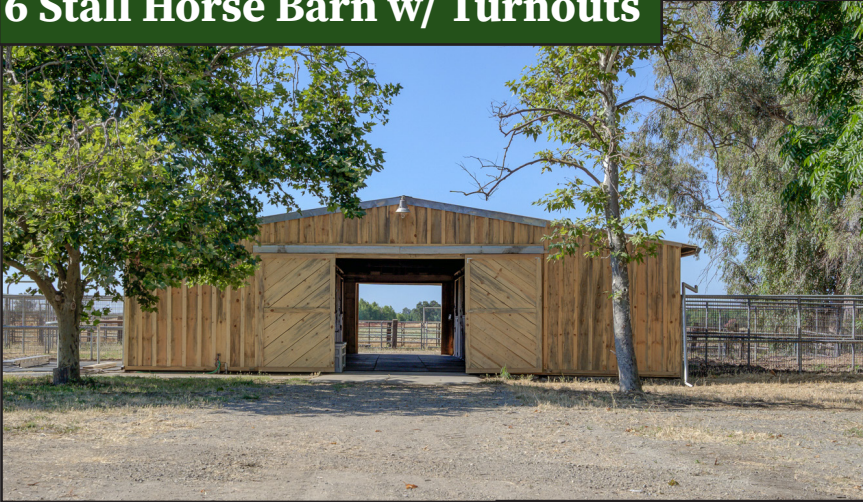


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6 Stall Horse Barn w/ Turnouts



5 +/- ac Pasture Irrigated w/ Los Molinos Mutual Water

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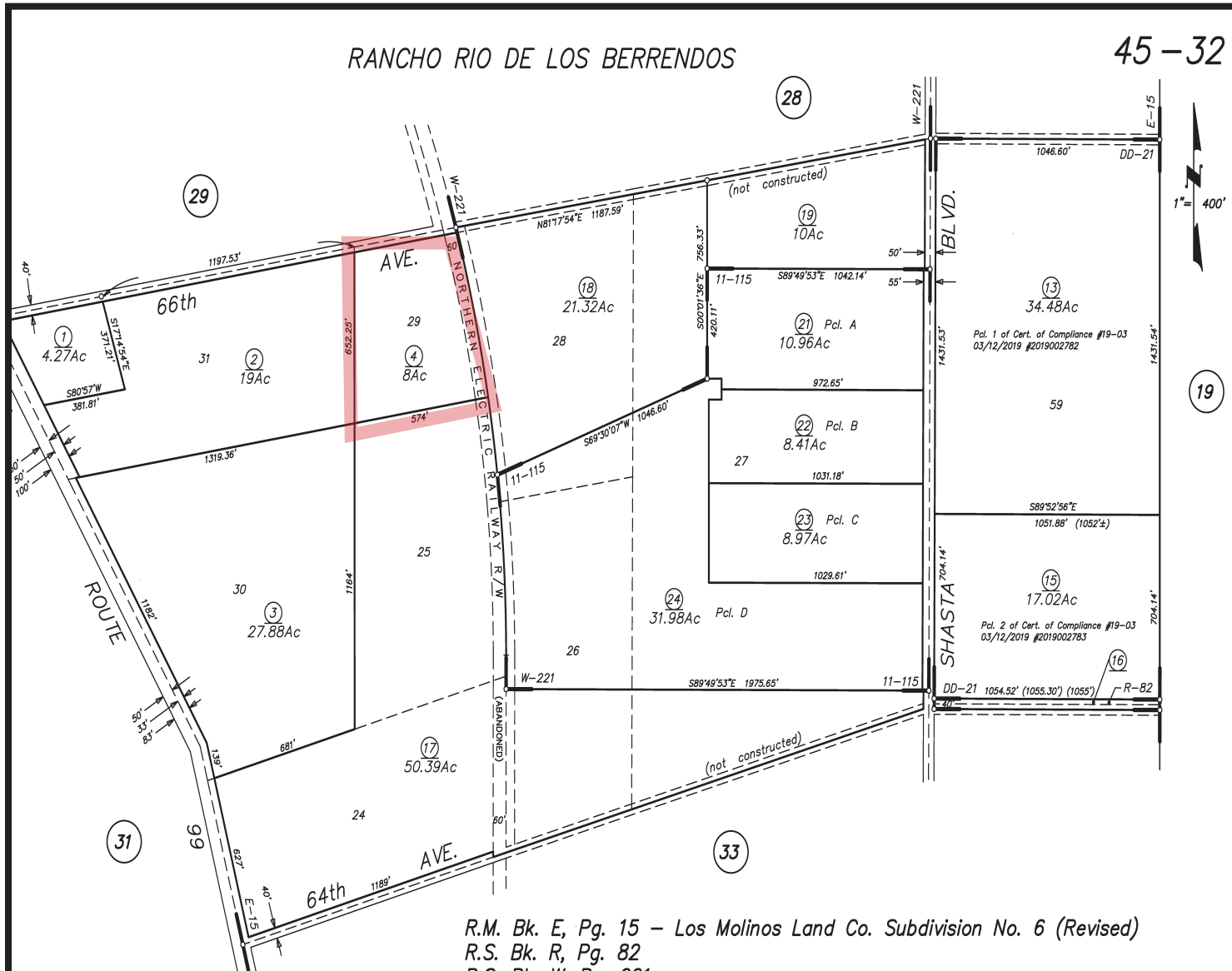


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Assessors Map



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Aerial Map



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