

STROMER REALTY COMPANY OF CALIFORNIA



210 ACRES M/L
TEHAMA COUNTY, CA
Lic. 01050665

Stromer Realty Company of California
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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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PROPERTY DETAILS

Interested in 210 acres in Richfield with good soil, water, and climate? Look no further! Approximately 210 acres planted to bearing prunes and walnuts. Primarily Class 1 & 2 level soils irrigated using two (2) groundwater wells.

LOCATION DETAILS

Subject property is located between Corning and Red Bluff in a small town known as Richfield, CA. The community is a combination of agricultural and rural home sites. The east property line fronts Walnut Road and the south property line fronts Orangewood Road. Both roads are county paved roads.

WATER

Irrigation water is provided using two groundwater wells. In 2015, an additional well was drilled to supply water to the new pistachio orchard. This well is powered by a 50hp electric motor and VFD. In 2017, new submersible pumps were installed in the east well (40Hp) and west well (20Hp).

IRRIGATION

Depending upon the block, the orchards are irrigated using double drip lines, drip lines with micro, fan jet, or rotator. A small block is flood irrigated.

SOILS

Per Natural Resources Conservation Service, approximately 40% of the farm has Class 1 soil, Wy - Wyo Loam. 46% has Class 2 soils, AvA - Arbuckle Gravelly Loam. 11% has Class 3 soils, KoB - Kimball Gravelly Loam Class III. The balance of the soils is Class 4 soils and falls within a seasonal creek or county road. See the attached soil map.

PRUNES

Approximately 120 acres planted to bearing French prunes. 20 acres planted in 2013, 80 acres planted in the 1990s, and 20 acres planted in the 1980s. Tree spacing varies by block. Blocks are level to grade. 2017 total production was 328.3 dry tons, 2.73 tons per acre.

WALNUTS

Approximately 14 acres of Chandler walnuts planted in 2015 on paradox rootstock. Tree spacing is 18' x 27', 90 trees per acre. The topography is level to grade. Irrigation is provided using above-ground drip line w/ micro-sprinklers spacing at 36' x 27'. Trees are healthy and look extremely uniform.



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PISTACHIOS

Included in this property is about 40 acres of pistachios and a separate well that has a high-value VFD system. They were planted in 2017 with a double line drip system. They are Kerman variety on UCB1 rootstock with a 17' x 19' spacing.

GRAZING LAND

Approximately 17 acres within a seasonal creek is perimeter fenced.

FRUIT ORCHARD

Roughly one acre is planted to Peaches, Apricots, Nectarines, Cherries, Pomegranates, and Persimmons. These trees are here for the owner's and employees' benefit.

ZONING

The property is zoned AG-2, Ag Preserve, 40-acre minimum. This zoning may help to minimize future property taxes.

MINERAL RIGHTS

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

BUILDINGS

Buildings include an 800 sq. ft. wood-framed, metal roof and sided shop with adjacent equipment shed. Nearby is an area used for a vegetable garden.

DEPRECIATION

Improvements such as the trees, wells, and irrigation systems may offer depreciation advantages to a prospective Buyer.

COMMENTS

Opportunity to purchase +/- 210 acres of land planted to French Prunes and Chandler Walnuts, which is not burdened by homes or excessive improvements. This orchard is located in one of the best groundwater areas of Tehama County in an area known for its high-yielding orchards.

PRICE

\$4,800,000 cash to Seller*

**Buyer to cooperate with Seller's intention to purchase replacement property using a 1031 tax-deferred exchange.*

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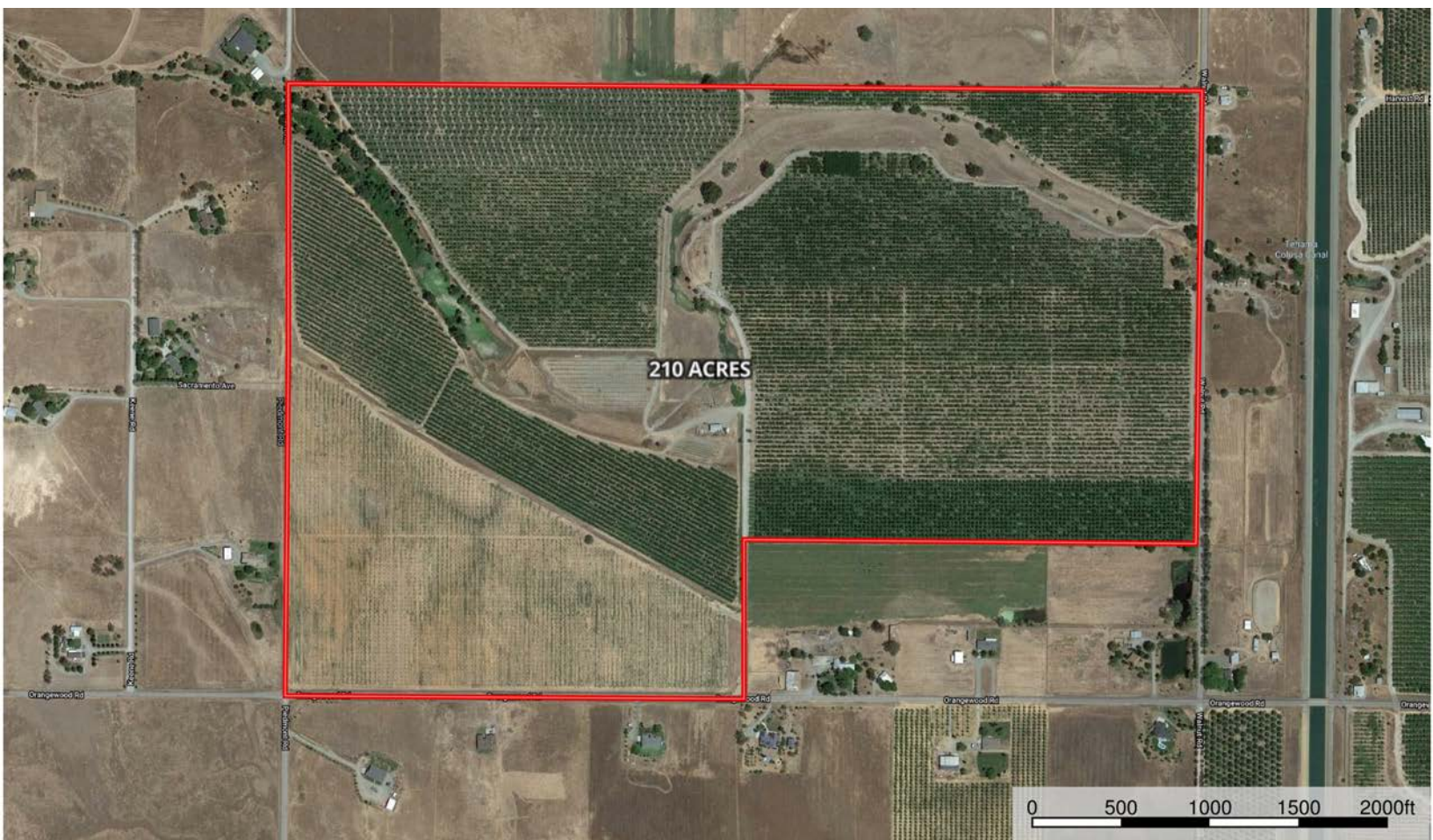
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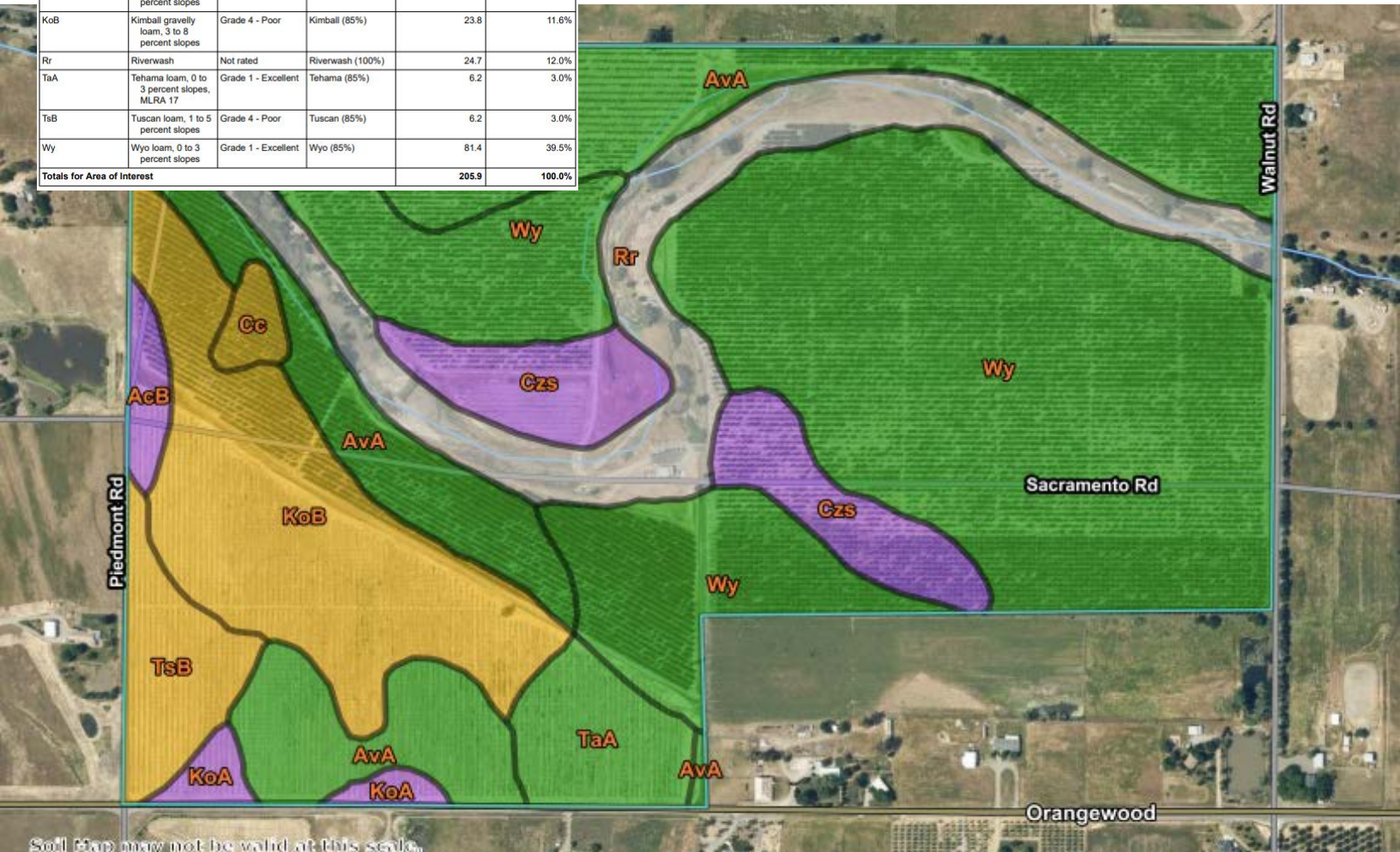


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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AcB	Altamont clay, terrace, 3 to 10 percent slopes	Grade 3 - Fair	Altamont (85%)	1.9	0.9%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	46.1	22.4%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	Grade 4 - Poor	Clear Lake (85%)	1.5	0.7%
Czs	Cortina very gravelly fine sandy loam	Grade 3 - Fair	Cortina (85%)	12.0	5.8%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	2.1	1.0%
KoB	Kimball gravelly loam, 3 to 8 percent slopes	Grade 4 - Poor	Kimball (85%)	23.8	11.6%
Rr	Riverwash	Not rated	Riverwash (100%)	24.7	12.0%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	6.2	3.0%
TsB	Tuscan loam, 1 to 5 percent slopes	Grade 4 - Poor	Tuscan (85%)	6.2	3.0%
Wy	Wyomissing loam, 0 to 3 percent slopes	Grade 1 - Excellent	Wyomissing (85%)	81.4	39.5%
Totals for Area of Interest				205.9	100.0%



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