

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896 Red
Bluff, CA 96080 530.529.4400 office
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Belle View Colony Pecan Orchards

Chittenden Road, Corning, CA

Property: 60 +/- acres planted to 56 acres of producing pecans. Irrigation water provided by groundwater wells and Corning Water District. Located less than 5 miles (SW) of Corning on northside of Chittenden Road with quick access to Interstate 5 and Highway 99 West.

Orchards: 56 acres of pecans planted in 2013 & 2015 just coming into production. Wichita is the primary variety, Western Schley and Pawnee are the pollinators. The tree spacing is 18' x 36'. 2021 production was 1,024 inshell pounds per acre. 2022 production is estimated at 1,400 inshell pounds per acre, full production should be reached in about 3 years.

Water: Irrigation is provided by (2) irrigation wells and the land is also within the Corning Water District. The new 16" cased well was drilled in 2021 to a depth of 600'. It is setup with bowls, gearhead & diesel engine. Orchards are irrigated using above ground drip line and micro sprinklers.

Soils: Nearly 100% of Chittenden Road soils are rated Class 2, topography is level to grade.

Lease: Buyer to assume Seller's "Tenant" position on 16 +/- acres planted in 2013 to pecans and leased from adjacent landowner. Basic terms, 20% crop share.

Crops: Buyer to reimburse Seller 2023 cultural costs to close of escrow

Zoning: Chittenden Road parcels total 60.00 acres; 069-240-021 (10.00 acres), 069-240-022 (10.00 acres), 069-240-023 (20.00 acres), 069-240-025 (10.00 acres) & 069-240-026 (10.00 acres). Parcels are zoned AG-2, agricultural, 20 acre minimum.

Mineral Rights: A portion of minerals rights are previously reserved, those owned by Seller are included in the sale. Preliminary title reports are available.

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 diligence. This offering is subject to prior sale, price change or withdrawal from market without notice. own investigation and due

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Depreciation: Improvements such trees, wells, irrigation systems may offer prospective Buyer deprecation advantages.

Comments: Opportunity to purchase a nicely developed 60 acres pecan orchard and assume Seller's lease on an additional 16 acres of pecans coming into prime production. Also available for purchase is an additional 148 +/- acres planted to 104 acres of producing pecan orchards including huller/dryer/processing facility, facility equipment/supplies, warehouses, (2) homes and useful outbuildings located 6 miles to the east on Million Road, Corning, CA.

Showing: Listing Broker to accompany showings.

Listing Price: \$1,300,000 cash to Seller

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