

Richfield Walnut Orchards

5900 Olive Road - Orchard



AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Richfield Chandler Walnut Orchard Corning, California

Property: 30 acres of Class I soils planted to producing Chandler walnuts, multiple irrigation wells and 35.7 Kwh solar array.

Location: The property is located 4 miles (N) of Corning, 2 miles (E) of Interstate 5, just 2 miles (W) of the Sacramento River. The address is 5900 Olive Road, Corning, CA 96021.

Water: In 2015, a 16" cased well was completed to a depth of 440'. This well with new pump bowls and 75hp motor allows the orchards to be irrigated in one set. A second irrigation well with 30 Hp submersible is also located on the parcel but is not currently needed or utilized. For domestic water, the parcel also has a 6" cased well with submersible pump near the solar array.

Soils: The soils are rated Class 1 by the Natural Resources Conservation Service. They include Os, Orland silt loam and Wz, Wyo silt loam. They are suited for walnuts or most any crop grown in Tehama County.

Walnuts: 27 acres of this parcel were planted in 2013 to Chandler on paradox rootstock. Tree spacing is 18' x 25', 97 trees per acre. Irrigation by solid set system with Nelson R10 sprinklers (25' x 36'). 2022 production was 3,929 pounds/ acre.

Crop Year	Total Production	Production/Acre
2022	106,091	3,919
2021	94,490	3,500
2020	99,874	3,699
2019	130,087	4,818

Solar: In 2016, Chico Electric installed a ground mount 35.7 Kwh solar array. The array offsets the electricity cost to irrigate the orchards.

Zoning: Tehama County Parcel Number 067-320-026. Ag Preserve zoning often offers property tax savings, current taxes are \$3,624 per year. Zoned EA-AP, Exclusive Agriculture, Ag Preserve, 40 acre minimum.

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

Depreciation: Improvements such as producing trees, wells, solar array and irrigation systems may offer depreciation advantages to a prospective Buyer.

Showing: Listing Broker to accompany all showings.

Listing Price: \$790,000 cash to Seller.

Sam Mudd, California Brokers License Number 01710463

Cell, 530.949-4054;

Email, sam.mudd@aglandbrokers.com

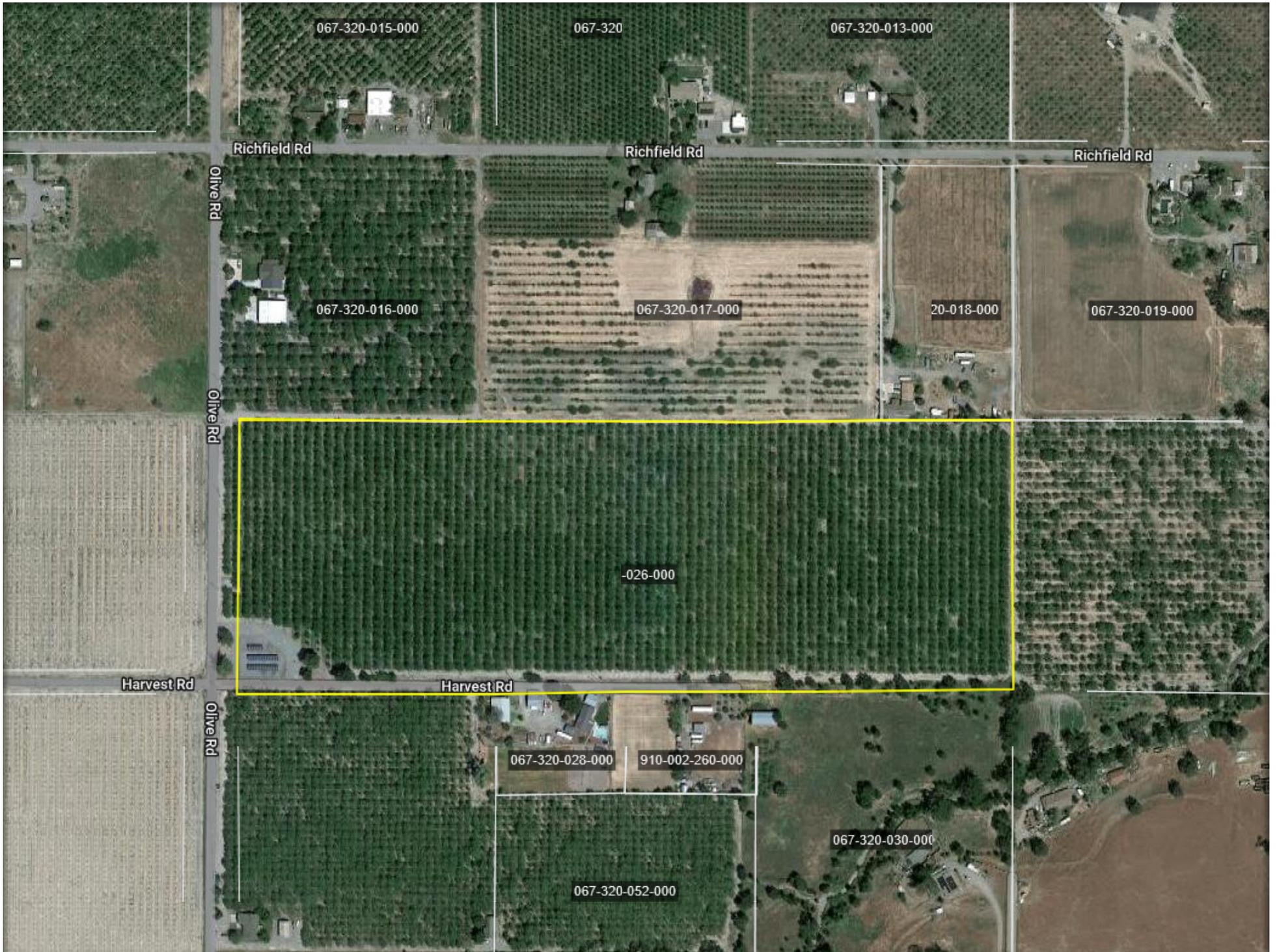
www.aglandbrokers.com, website

Bert Owens, California Brokers License Number 01707128

Cell, 530.524.4900;

Email, bert.owens@aglandbrokers.com, email

www.aglandbrokers.com, website



067-320-015-000

067-320

067-320-013-000

Richfield Rd

Richfield Rd

Richfield Rd

Olive Rd

Olive Rd

067-320-016-000

067-320-017-000

20-018-000

067-320-019-000

-026-000

Harvest Rd

Harvest Rd

Olive Rd

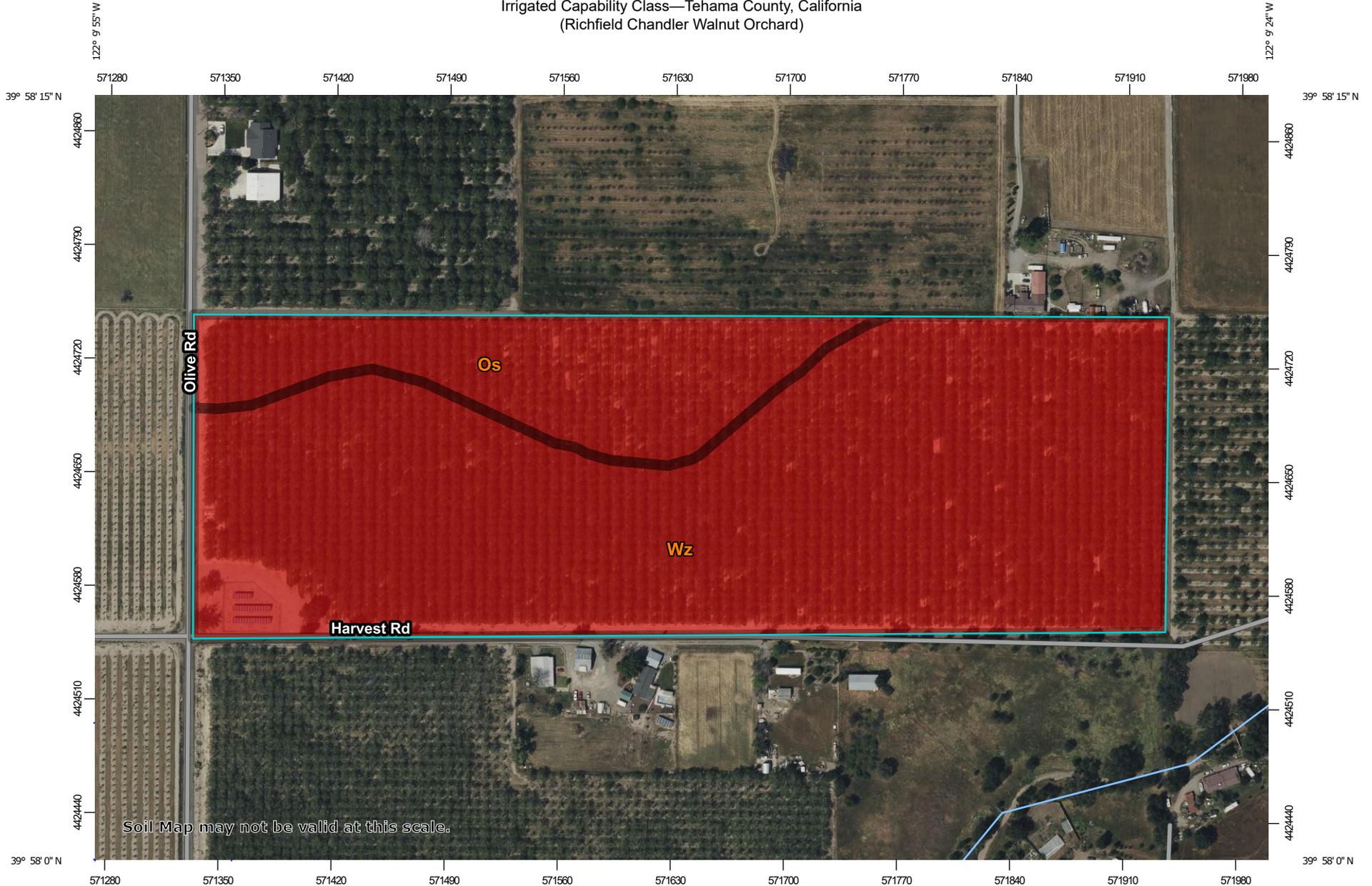
067-320-028-000

910-002-260-000

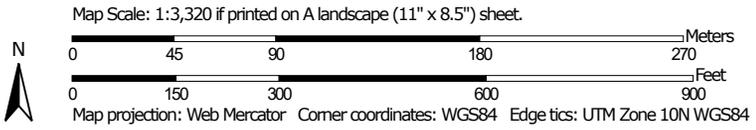
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067-320-052-000

Irrigated Capability Class—Tehama County, California
(Richfield Chandler Walnut Orchard)



Soil Map may not be valid at this scale.



Irrigated Capability Class—Tehama County, California
(Richfield Chandler Walnut Orchard)

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 17, Sep 7, 2022

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

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

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
Os	Orland silt loam	1	5.9	19.9%
Wz	Wyo silt loam, 0 to 3 percent slopes	1	23.6	80.1%
Totals for Area of Interest			29.4	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.

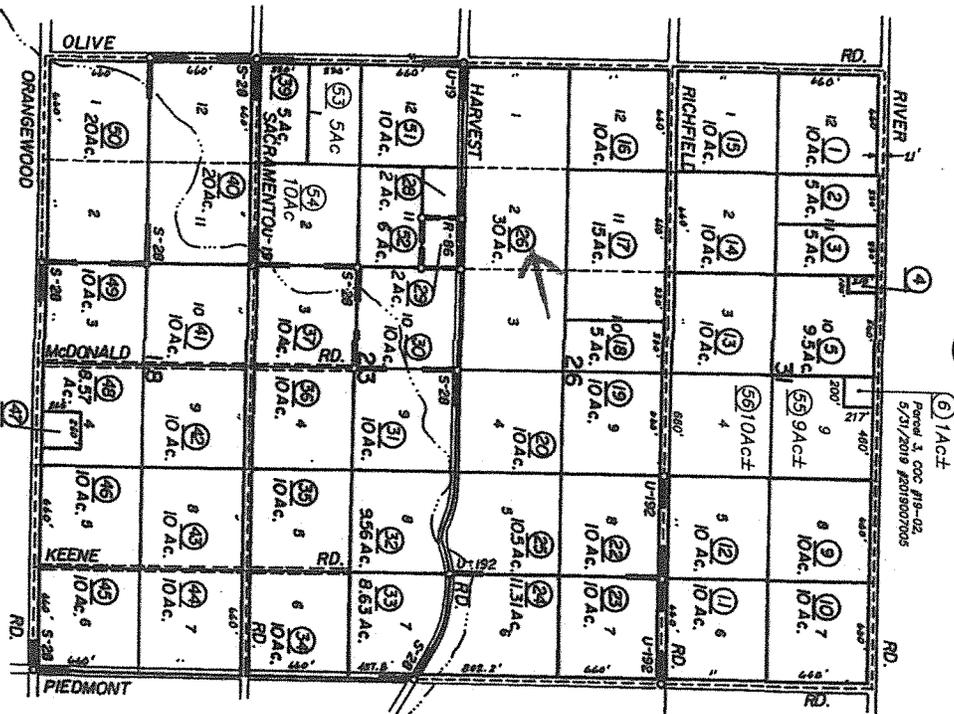
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

RANCHO SAUCOS



ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
09/06/2019	2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
4th	3. ASSESSOR'S PARCELS MAY NOT BE IDENTICAL TO THE PARCELS SHOWN ON BUILDING SITE ORDINANCES.

R.M. Bk. E, Pg. 10—Richfield Lands
 R.S. Bk. R, Pg. 86
 R.S. Bk. S, Pg. 28
 R.S. Bk. U, Pg. 19
 R.S. Bk. U, Pg. 192

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

Assessor's Map Bk. 67 —Pg. 32
 County of Tehama, Calif.

Property Detail Report

5900 Olive Rd, Corning, CA 96021-9350

APN: 067-320-026-000

Tehama County Data as of: 02/03/2023

Owner Information

Owner Name: Blackburn Farms LP
Vesting: Partnership
Mailing Address: Po Box 2043, Hollister, CA 95024-2043
Occupancy: Unknown

Location Information

Legal Description: Lts 1-3 Blk 26 Richfield Lds
APN: 067-320-026-000
Munic / Twnshp: Richfield
Subdivision: Richfield
Neighborhood: Richfield
Elementary School: Richfield Elementa...
Latitude: 39.96893
Alternate APN: 06732026
Twnshp-Rng-Sec: Twnshp-Rng-Sec:
Tract #: Tract #:
School District: Corning Union High School District
Middle School: Richfield Elementa...
Longitude: -122.16108
County: Tehama, CA
Census Tract / Block: 001000 / 1026
Legal Lot / Block: 1 1 3 / 26
Legal Book / Page: Legal Book / Page:
High School: Corning High Schoo...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 03/30/2015 / 04/01/2015
Buyer Name: Blackburn Farms LP
Price: \$890,000
Seller Name: Sutfin Land & Livestock
Transfer Doc #: 2015.3613
Deed Type: Grant Deed

Last Market Sale

Sale / Rec Date: 03/30/2015 / 04/01/2015
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Sutfin Land & Livestock
Lender:
Sale Price / Type: \$890,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Grant Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2015.3613
Title Company: Fidelity National...

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #: N/A

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Orchard
State Use:
County Use: 31OR - Irrig Walnut Orchard -
No Res - Ag Preserve
Site Influence:
Flood Zone Code: X
Community Name: Tehama County
Unincorporated Areas
Lot Area: 1,306,800 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 30.0
Flood Map #: 06103C1460H
Flood Panel #: 1460H
Zoning:
of Buildings:
Res / Comm Units:
Water / Sewer Type: / Sewer
Flood Map Date: 09/29/2011
Inside SFHA: False

Tax Information

Assessed Year: 2022
Tax Year: 2022
Tax Area: 097000
Property Tax: \$3,624.74
Exemption:
Assessed Value: \$348,764
Land Value: \$62,355
Improvement Value: \$286,409
Improved %: 82.12%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %: