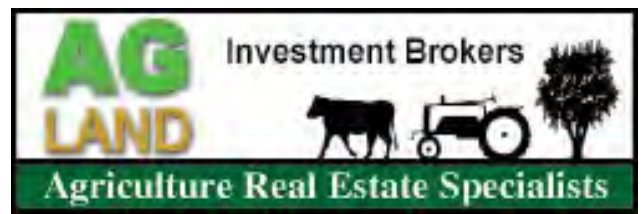


**AG-LAND INVESTMENT BROKERS**  
275 Sale Lane / P. O. Box 896 Red  
Bluff, CA 96080



## ***20 Acres – Young Howard Walnuts & Home*** ***4145 Rowles Road, Vina, CA 96092***

***20 Acres of Primarily Class 1 Soil***



***Access to Stanford Vina Ranch Irrigation Company***



***Diesel Powered Ag Well with 2,750 Gallon Fuel Tank***

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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## ***14 +/- Acres of 6 Year Old Howard Walnuts***



## ***1,151 Sqft. Home, 2 Bedrooms 1 Bath***



***Domestic Well With Submersible Pump***

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## ***5 +/- Acres of Open Land With Oak Trees***



**Potential Home Site 16 Miles From Chico**

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## ***20 Acres – Young Howard Walnuts & Home*** ***4145 Rowles Road, Vina, CA 96092***

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**Property:** 20 acres of primarily Class 1 soils within the highly sought after, tight knit Vina community just 18 miles north of Chico. 14 acres are planted to 6-year-old Howard walnuts coming into full production. Groundwater wells and surface water are available. The parcel is improved with a 1,151 square foot, 2 bedroom, 1 bathroom home, which includes a basement. East of the Stanford Vina Ranch Irrigation Company irrigation ditch is 5 +/- acres of open land with Oak trees ideally suited to build your new country home.

**Location:** From Chico travel 16 miles north on Highway 99E, then left on Rowles Road for 1.5 miles to property at southeast corner of Rowles Road and Vadney Avenue. The property is next-door to Kinney Nursery & Topsoil. The address is 4145 Rowles Road, Vina, CA 96092

**Walnuts:** In the spring of 2008, 14 +/- acres of potted trees were planted and field grafted to Howard walnuts later that year. These 6-year-old walnuts are in good condition with few missing trees. Tree spacing is 20' x 24', 90 trees per acre. Irrigated using solid set system and Nelson R-10 sprinklers. 2023 production was 3,724 in-shell pounds per acre, double the first harvest in 2022.

Crop Year	Total Production (lbs)	Production/Acre
2023	52,140	3,724
2022	25,880	1,849

**Crop:** Negotiable.

**Water:** Irrigation water is provided by a groundwater well drilled to a depth of 250 feet, equipped with a 130 hp diesel motor, a 60 hp gearhead, and a pump estimated to produce 1,000 gallons per minute. The system includes a 2,750-gallon diesel fuel tank. The static water level at the orchard well is 25 feet. Surface water may also be available from Stanford Vina Ranch Irrigation Company. Water for the home is supplied by a domestic well with a 1.5 hp submersible pump, and a static water level of 21 feet.

## AG-LAND INVESTMENT BROKERS

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**Soils:** Per Natural Resources Conservation Service, the majority of the soils are rated Class 1. 50% Lo; Los Robles loam, 40% VnA; Vina Loam. The remaining soils are My; Molinos fine sandy loam & RnA; Redding gravelly loam;

**Home:** Originally constructed in 1935, this single level 1,151 square foot home has 2 bedrooms, 1 bathroom, and a basement. This home has a raised concrete perimeter foundation, stucco exterior and metal roof. It is rented for \$850 a month.

**Zoning:** Tehama County Parcel Number 079-270-001-000. Zoning is AG-2, Valley Floor AG, 40 acre Minimum. Current property taxes are \$3,622/year. The parcel is enrolled in the Williamson Act / AG Preserve which can offer property tax savings.

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

**Depreciation:** Improvements such as the trees and irrigation systems and home may offer depreciation advantages to a prospective Buyer.

**Showing:** Please do not disturb the Tenants. Listing Agent to accompany. To show the home, 48-hour advance notice is requested.

**Listing Price:** \$480,000 cash to Seller

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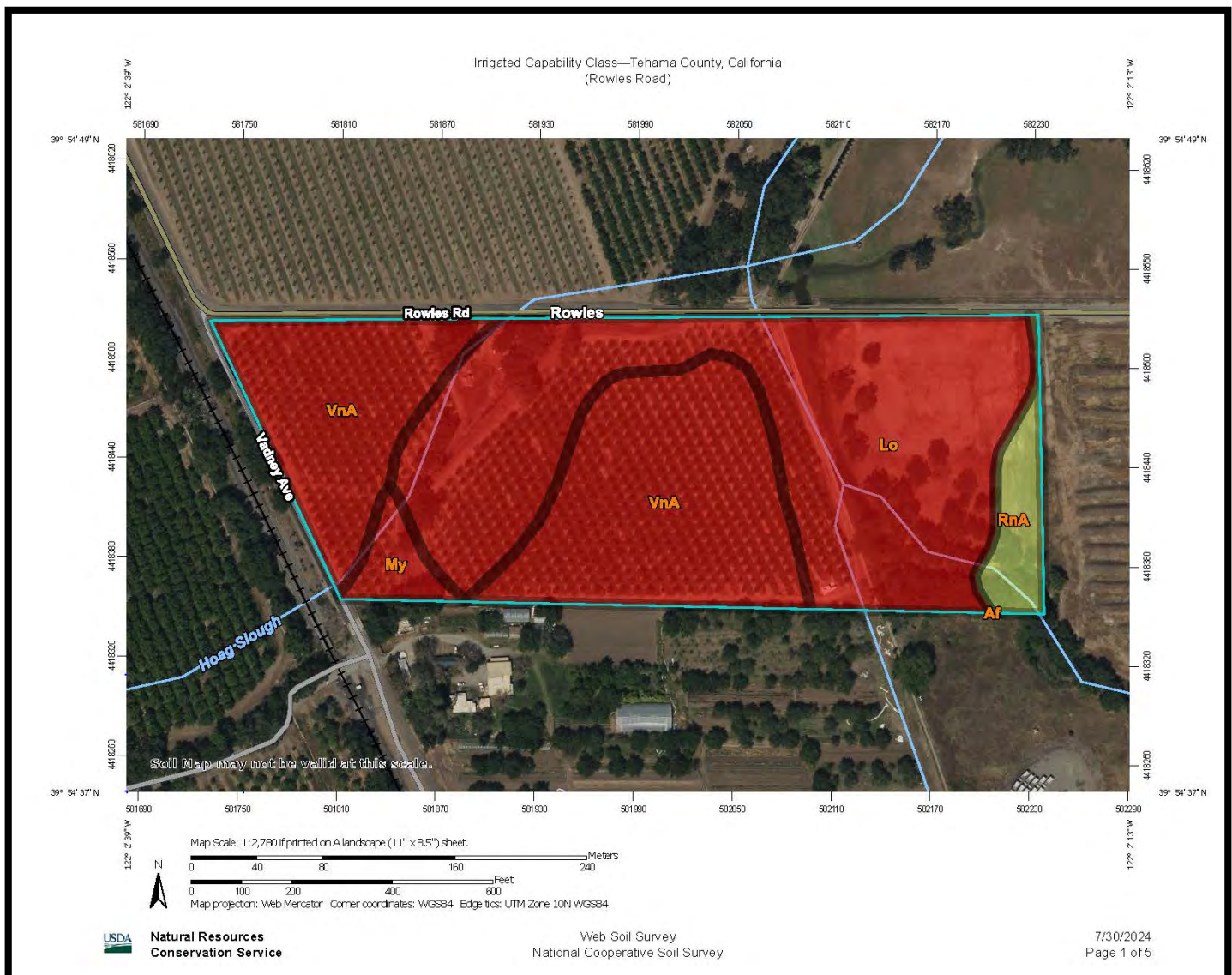
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## SOILS MAP



## SOILS MAP

### Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Af	Anita clay, moderately deep	3	0.0	0.0%
Lo	Los Robles loam, 0 to 3 percent slopes	1	10.1	50.5%
My	Molinos fine sandy loam, 0 to 3 percent slopes, MLRA 17	1	0.6	3.0%
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	1.0	4.7%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	8.4	41.8%
Totals for Area of Interest			20.1	100.0%

Irrigated Capability Class—Tehama County, California  
(Rowles Road)

#### 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
- Water Features**
- Streams and Canals
- Transportation**
- Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
- Aerial Photography
- Capability Class - III**
- Capability Class - IV
  - Capability Class - V
  - Capability Class - VI
  - Capability Class - VII
  - Capability Class - VIII
  - Not rated or not available

#### 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: [websoilsurvey.sc.egov.usda.gov](http://websoilsurvey.sc.egov.usda.gov)  
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.

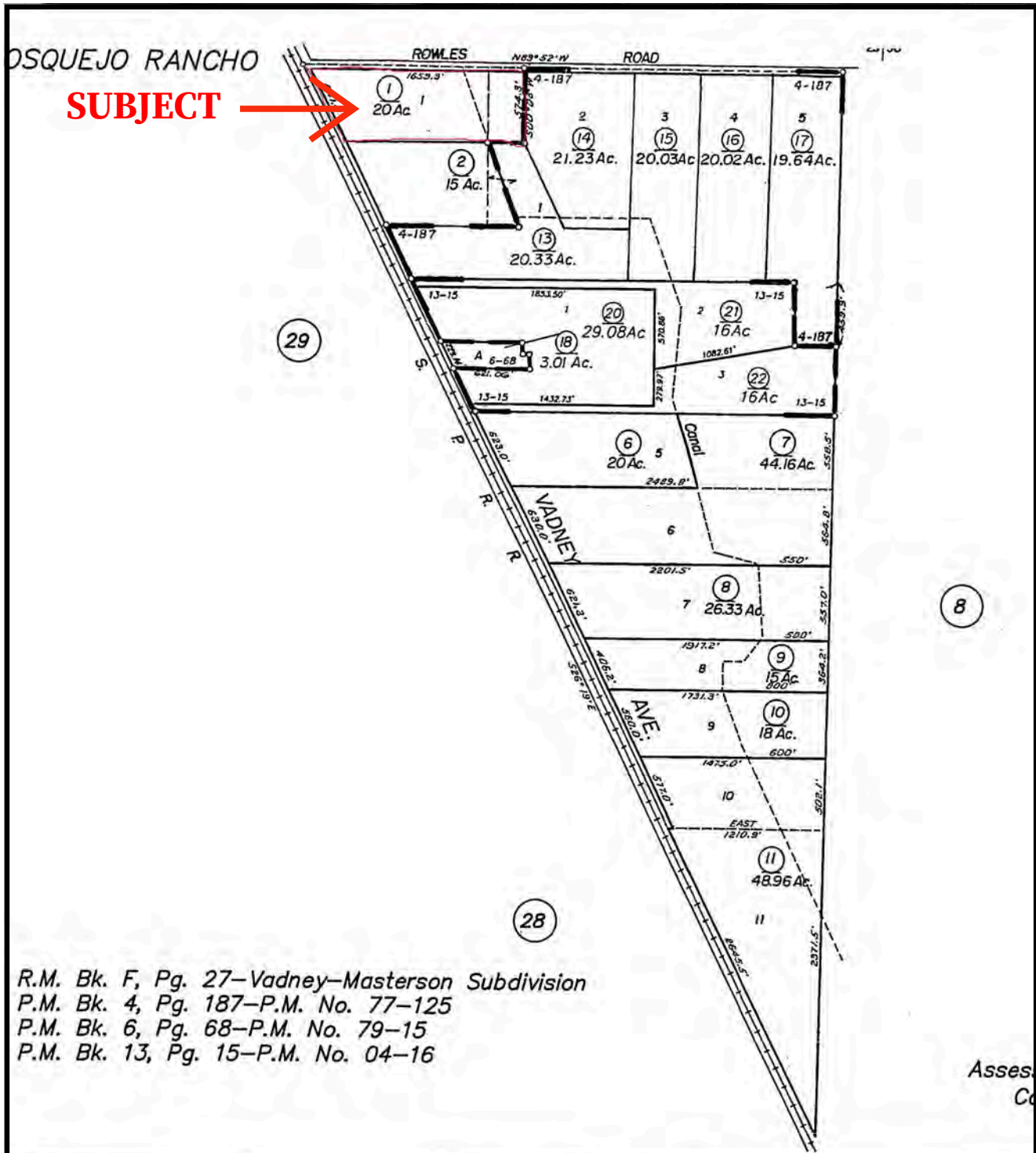
Soil Survey Area: Tehama County, California  
Survey Area Date: Version 18, Aug 26, 2023

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.

## Parcel Map





AG-LAND INVESTMENT BROKERS  
275 Sale Lane / P. O. Box 896 Red  
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## *Aerial Map*



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