

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



## ***Beck Orchards*** ***4215 Stephens Road, Corning, CA 96021***



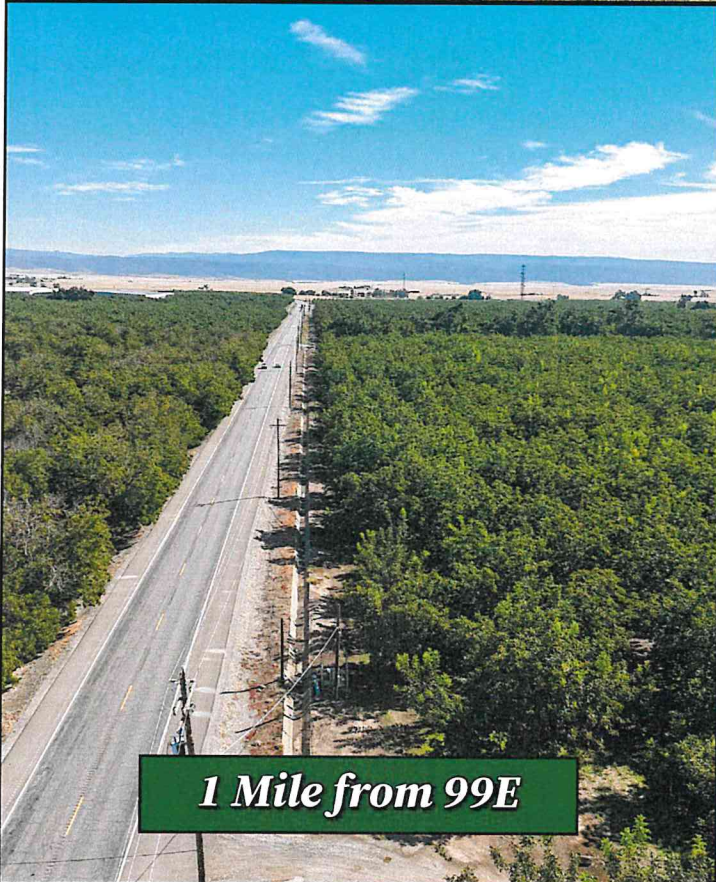
***32+/- Total Acres***



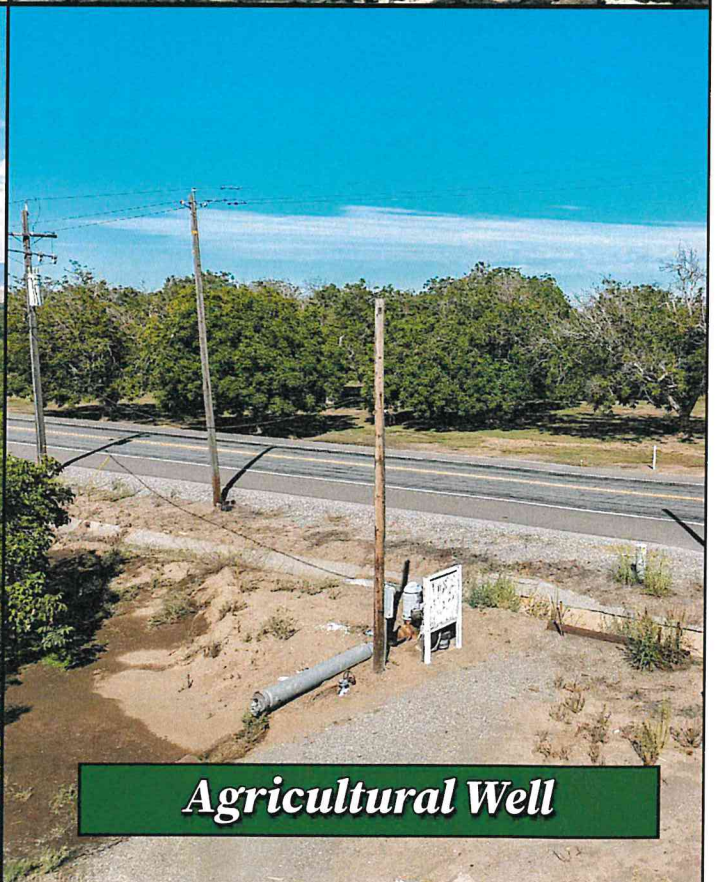
***Old Vina Pelletized Feed Co.***

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## *20+/- Acres of Chandler Walnuts*



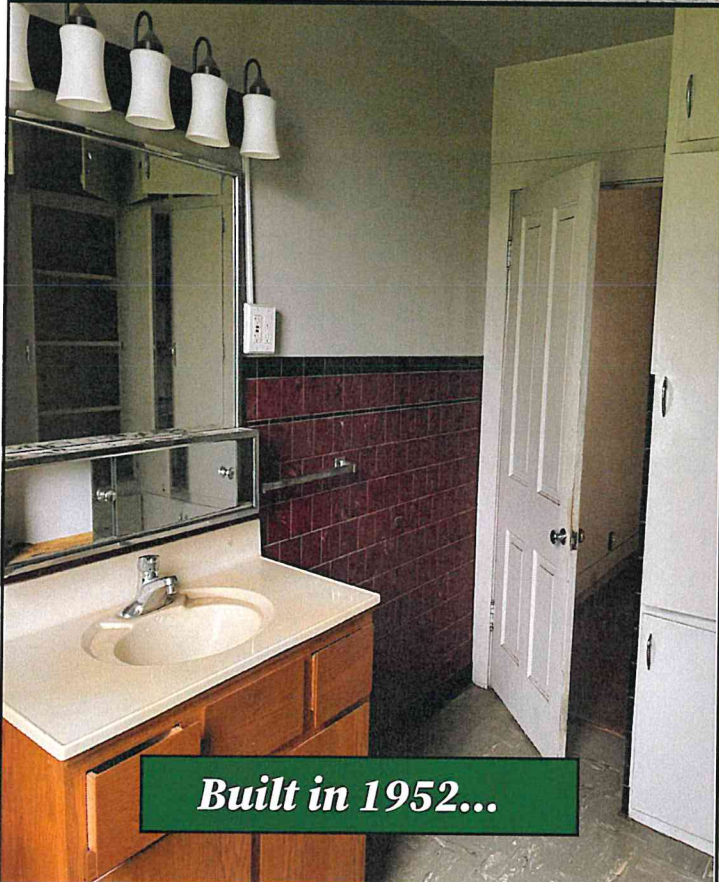
*1 Mile from 99E*



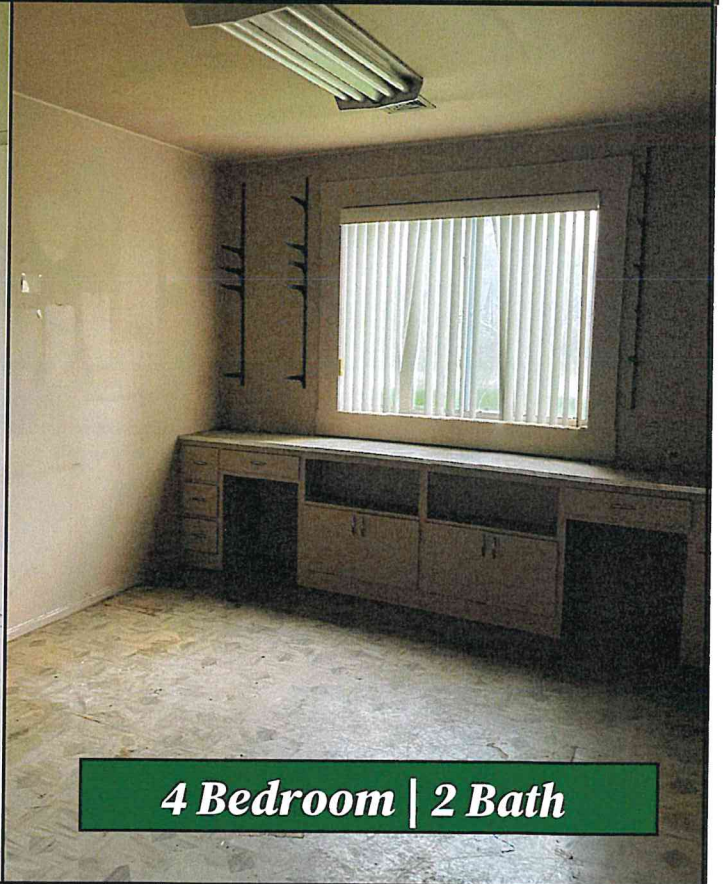
*Agricultural Well*

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## 2,204 sqft Home



**Built in 1952...**



**4 Bedroom | 2 Bath**

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530.529.4400 office / 530.527.5042 fax

# Beck Orchards

## 4215 Stephens Road, Corning, CA 96021

**Property:** Beck Orchards is a versatile agricultural land holding totaling 32 +/- assessed acres. 20 acres of which are planted to productive Chandler walnuts, the balance of the land consists of farmstead and open farmland. The farmstead includes a home and multiple outbuildings. The Class 1 soils, multiple water sources, surface and groundwater wells and climate combine to make this property ideal for continued agricultural use.

**Location:** Just 20 miles (N) of Chico and 25 miles (S) of Red Bluff. From Red Bluff, (S) on Highway 99E then (W) onto South Avenue. Continue to NW intersection of South Avenue and Stephens Road. The address is 4215 Stephens Road, Corning, CA 96021.

**Walnuts:** 20 acres are planted to Chandler walnuts planted in 2000. These 26-year-old walnuts are in good condition. 2025 production was 4,857 inshell pounds per acre, the 3-year average production for this block is 4,410 inshell pounds per acre. Tree spacing is 25' x 25', 70 trees per acre. The orchard is irrigated by solid set with Nelson R2000 sprinklers.

**Open Farmland:** 2 separate blocks of level open farmland totaling about 4 acres surround the farmstead area and will be available to be cultivated or developed.

**Crop:** Negotiable.

**Water:** The property benefits from multiple water sources, surface water rights from the Stanford Vina Ranch Irrigation Company and (2) groundwater wells. The irrigation well is equipped with a 40 Hp electric turbine. Static water level is estimated at 28', well production is estimated at 800gpm. The domestic well for home and farm stead is equipped with 1/2 Hp submersible pump.

**Soils:** Per Natural Resources Conservation Service, the soils are rated Class 1, Vina loam (VnA).

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**Home:** 2,204 square foot home built in 1952 with 4 bedrooms, 2 bathrooms and detached garage. Both structures are in poor condition, contribute little value but may be made habitable or removed to allow new construction.

**Other Buildings:** Other buildings previously useful by the former Vina Pelletized Feed Company total 32,000 +/- sq. ft. These buildings are in poor to fair condition.

**Zoning:** Tehama County Parcel Number 079-230-013. The zoning is AG-2 20-acre minimum. Annual property taxes are \$8,895.

**Mineral Rights:** Owned oil, gas mineral & water rights to be included in the sale.

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

**Showing:** Please do not disturb the Tenants. To show the home, 24-hour advance notice is required. Listing Agent to accompany.

**Receivership:** Property is for sale by court ordered receivership and will require court approval which may take 10 business days after Buyer removes contingencies. Signed Receivership Addendum to Contract (see uploaded document) must be included with purchase agreement. Seller name is David Stapleton, Receiver for Michael & Krista Andersen Family Trust.

**Listing Price:** \$500,000. Cash to Seller

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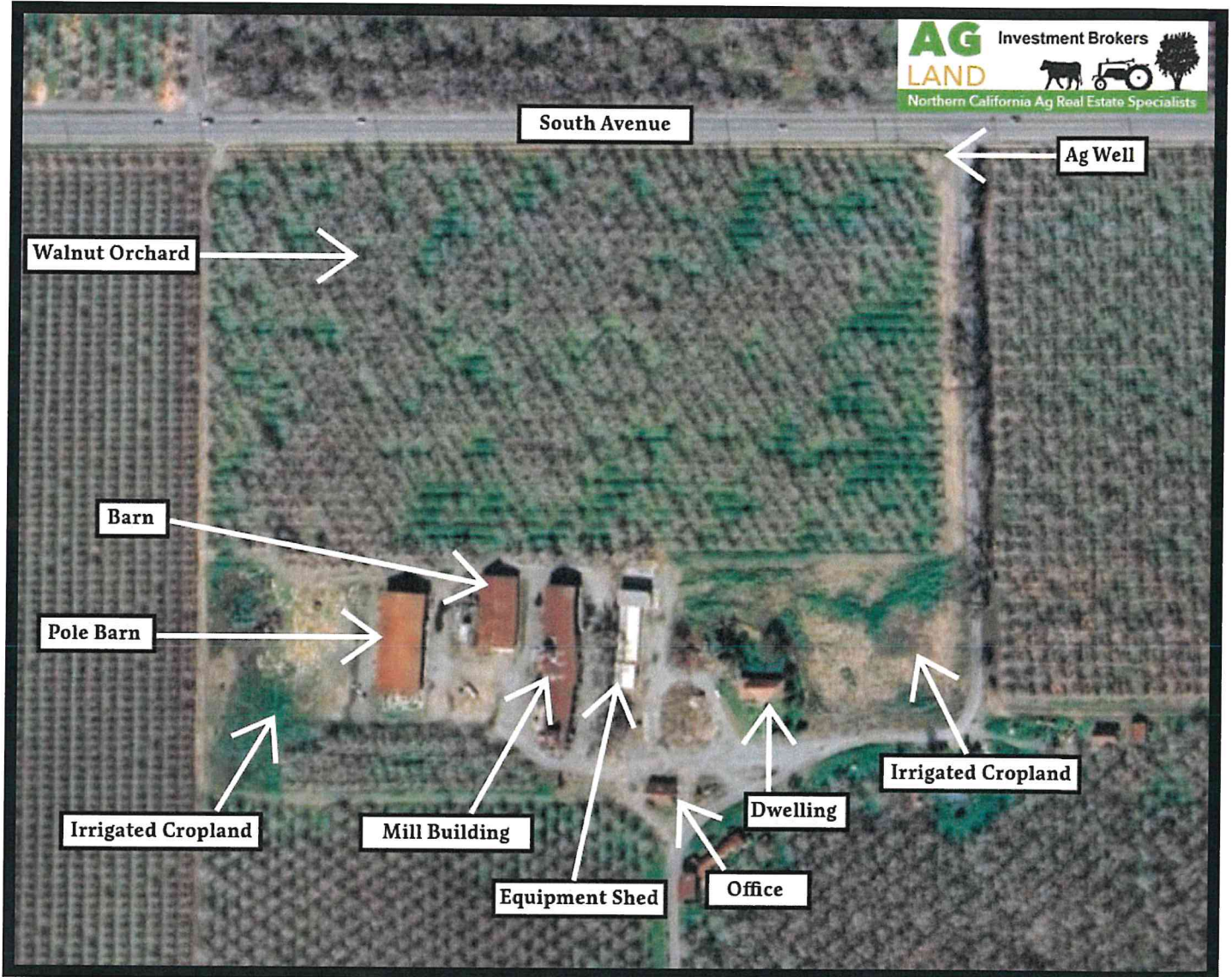
## Property Information

Property Information											
Ranch Name:	Beck Ranch										
APN:	079-230-013										
Ranch Address:	4215 Stephens Rd., Vina, Ca 96092										
Owner:	Patrick & Sharon J. Andersen Family Trust and Michael & Krista Andersen Family Trust										
Soils:	100% Vina Loam										
Total Assessed Acres:	32.11										
Zoning	AG-2 - 20 acre minimum										
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
Beck 1	20	Walnuts	Chandler	25x25	2000	91,360	83,960	89,860	90,720	99,480	
Water Source:							Sprinkler Information:				
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
1	Irrigation	Electric	40	225	800	28	Beck 1	Solid	R2000	White #9	
2	Domestic	Electric	1/2	175	7	26	N/A	N/A	N/A	N/A	N/A
Building & Site Improvement Description											
Building	Size	Unit	Foundation	Frame	Siding	Roofing	Quality	Condition			
Main House	2204	sq. ft.	conc perimeter	Wood	Fiber Tile	Clay Tile	average	fair			
Garage Detached	750	sq. ft.	conc slab	Wood	Fiber Tile	Clay Tile	average	fair			
Office	1120	sq. ft.	conc slab	Wood	wood	corr. Iron	average	fair			
Equipment Shed	5196	sq. ft.	conc footings	Wood	corr. Iron	corr. Iron	average	average			
Mill Building	7000	sq. ft.	conc slab	steel	corr. Iron	corr. Iron	average	average			
Barn	7200	sq. ft.	pole in ground	Wood	wood	corr. Iron	average	fair			
Pole Barn	12250	sq. ft.	conc slab	steel	open	corr. Iron	average	average			

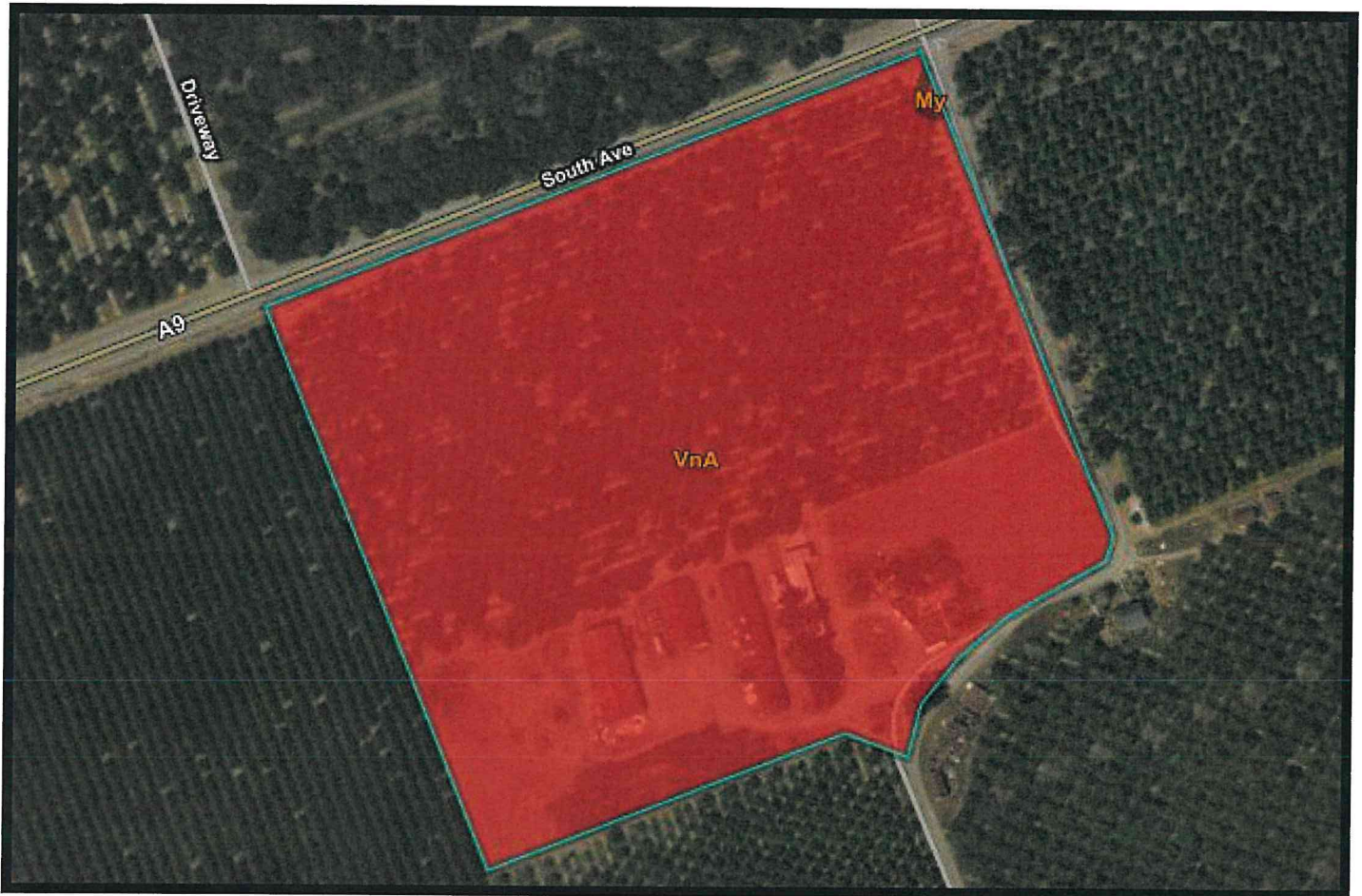
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## Property Map



## ***SOILS MAP***



# SOILS MAP

## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
My	Molinos fine sandy loam, 0 to 3 percent slopes, MLRA 17	1	0.0	0.1%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	31.2	99.9%
<b>Totals for Area of Interest</b>			<b>31.2</b>	<b>100.0%</b>

### 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.

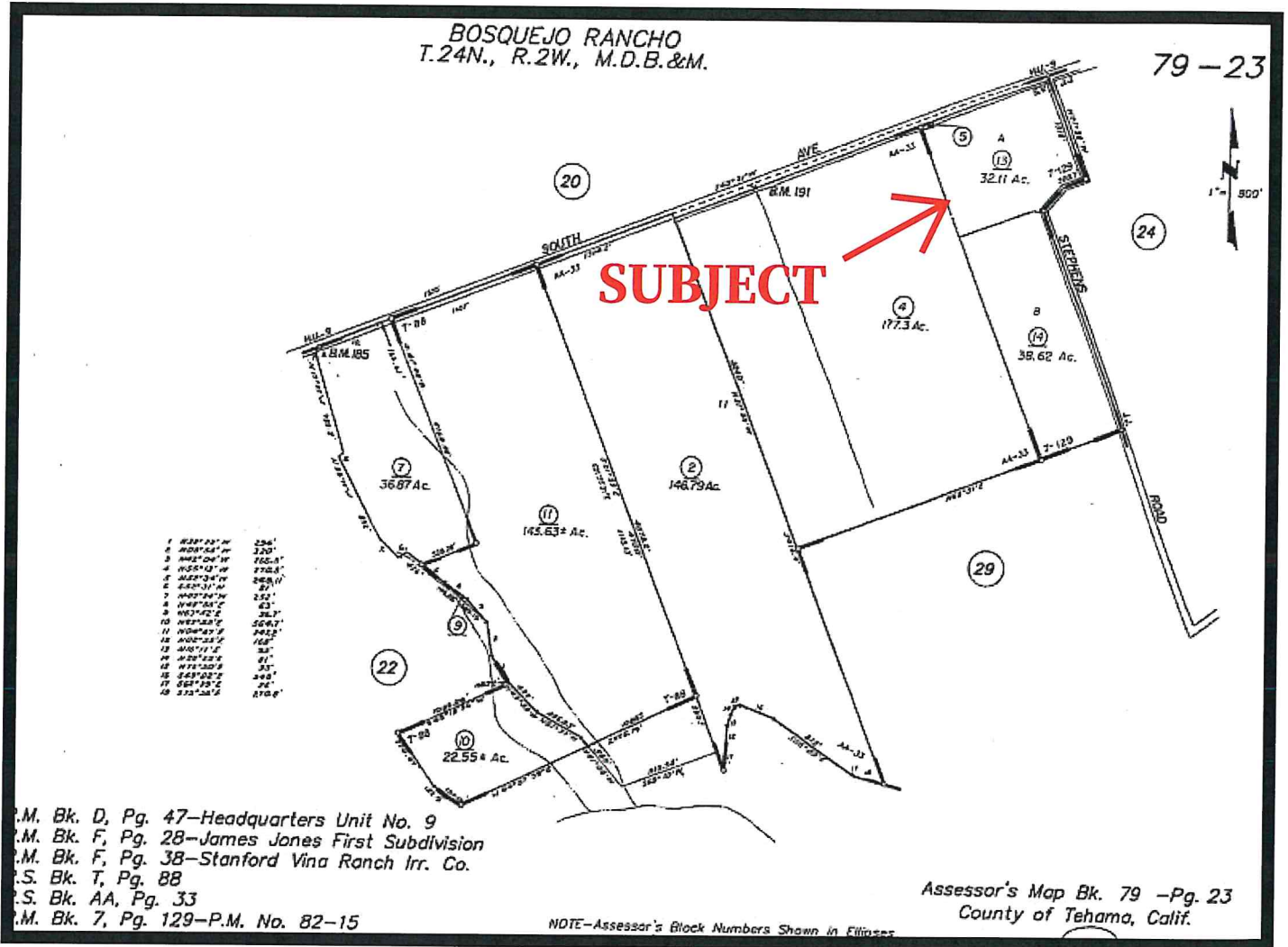
Soil Survey Area: Tehama County, California  
 Survey Area Data: Version 15, Sep 6, 2021

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

Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019

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



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## *Aerial Map*



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