



SUTTER
EQUITIES

Walnut and Prune Ranch For Sale

22495 Saron Fruit Colony Rd | Red Bluff, CA 96080

Amar Cheema, CCIM
Broker

530.218.4768
acheema@sutterequities.com
DRE # 01445711

1110 Civic Center | Ste 106 D | Yuba City, CA 95993



\$2,200,000

~~**\$2,500,000**~~

(\$22,222 Per Acre)

99.4 Total Acres

THE OFFERING

Producing Walnut/Prune Ranch with rental property for sale in Tehama County. Located in Red Bluff, the Ranch has 5 parcels, 2 wells with microjets.



TOTAL ACRES

99.4



APN

009-450-013, 009-450-031
009-450-033, 009-450-018
009-450-032



WATER

2 wells,
Irrigation: Microjet



Walnuts:

± 31 Acres

Prunes:

± 68 Acres prune



IMPROVEMENTS

1 (3 Bedroom, 2 Bath) 1,635 sq.ft
1 (2 Bedroom, 2 Bath)

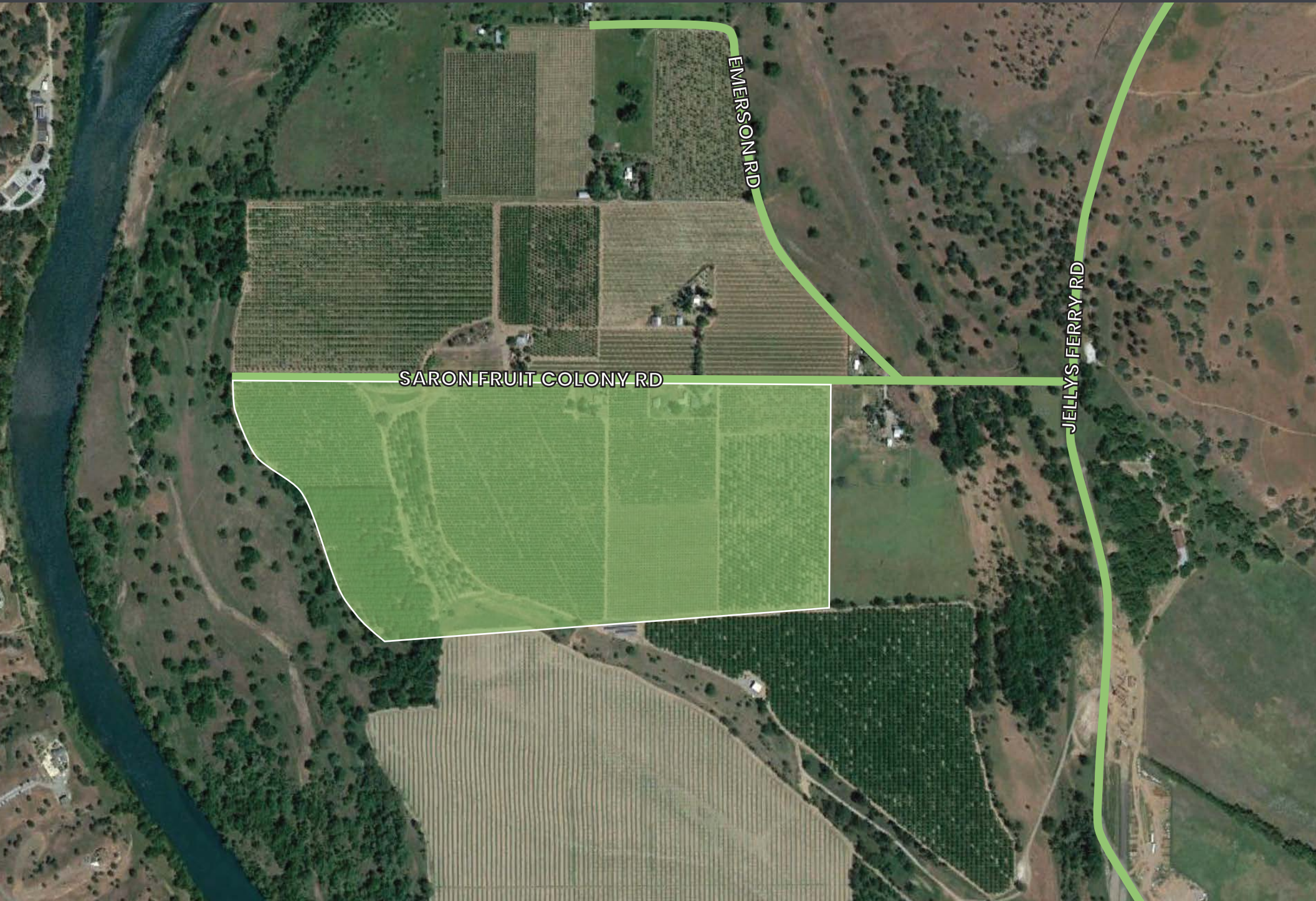


Mature Ranch with
Rental Income

PROPERTY PHOTOS



PROPERTY AERIAL



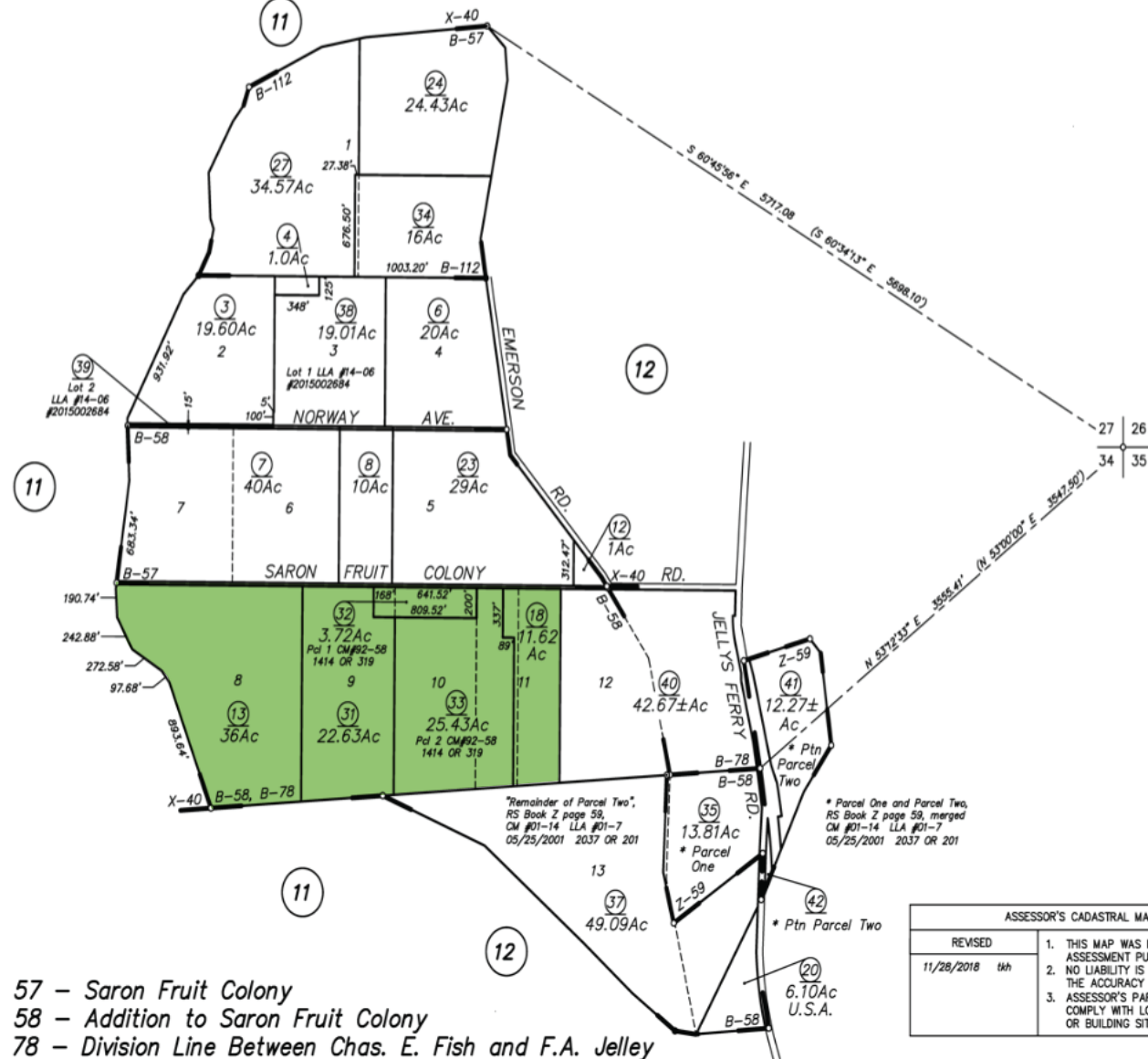
PROPERTY AERIAL



JELLYS FERRY RD

PTNS. SECS. 27, 28, 33 & 34, T.29N., R.3W., M.D.B.& M.

9-45



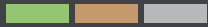
- R.M. Bk. B, Pg. 57 – Saron Fruit Colony
- R.M. Bk. B, Pg. 58 – Addition to Saron Fruit Colony
- R.S. Bk. B, Pg. 78 – Division Line Between Chas. E. Fish and F.A. Jelley
- R.S. Bk. B, Pg. 112 – Survey of a Field of 75 ac. for Charles Fish
- R.S. Bk. X, Pg. 40 – Saron Pasture Land Co.
- R.S. Bk. Z, Pg. 59 – Lot Line Adj. No. 01-7

ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
11/28/2018 tkh	2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
	3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Assessor's Map Bk. 9 -Pg. 45
County of Tehama, Calif.

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

SOIL MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CmB	Columbia fine sandy loam, 3 to 8 percent slopes	15.6	15.9%
Co	Columbia loam, 0 to 3 percent slopes	5.4	5.5%
Czx	Cortina complex	10.3	10.6%
Za	Zamora loam, 0 to 3 percent slopes	66.5	68.0%
Totals for Area of Interest		97.9	100.0%

SOIL MAP – IRRIGATED CAPABILITY CLASS



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CmB	Columbia fine sandy loam, 3 to 8 percent slopes	2	15.6	15.9%
Co	Columbia loam, 0 to 3 percent slopes	1	5.4	5.5%
Czx	Cortina complex		10.3	10.6%
Za	Zamora loam, 0 to 3 percent slopes	1	66.5	68.0%
Totals for Area of Interest			97.9	100.0%

The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities (“Agent”). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property, including but not limited to income, expenses, or financial performance (past, present, or future); size, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB’s, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.

