

STROMER REALTY COMPANY OF CALIFORNIA



Lassen Meadow Farms
Tehama County, CA
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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LOCATION: Lassen Meadow Farms is located southwest of Red Bluff, California. Approximately six miles from downtown Red Bluff.

SITE INFORMATION: The site is located on the west side of the valley, near the foothills. A gated easement road provides access to the property, from Paskenta road. The property is terraced, with 3 different elevations. The upper portion is roughly 100 acres, the middle is approximately 90 acres, and the lower section is 10 acres. The remaining 20 acres lie within the Red Bank creek waterway. A full environmental study was conducted by Galloway Enterprises. The jurisdictional waters and other sensitive features were mapped and geo-referenced. Vestra GIS and Environmental Engineering Services staked the wetland features and corresponding buffer zones. The majority of protected wetlands exist along the southern boundary of the property, with only a few small features existing within the planted area. Care was taken to avoid all protected features and adhere to the environmental requirements.

DESCRIPTION: This unique property is 220 total acres, approximately 160 acres are planted to walnuts. The orchard was deep ripped, then planted in the spring of 2021 to ninety-six percent (96%) Chandler walnuts and four percent (4%) pollinizers on bareroot clonal Vlach rootstock with 27' x27' spacing.

IRRIGATION: The irrigation system is new. A 430 ft well is the source of irrigation water for the orchard. It has a 16" steel casing with excellent production, over 2300 gallons/minute. A new, tier 4, John Deere 375 horsepower diesel motor operates the pump. A pond was developed on the southwest corner of the property to provide a secondary irrigation source. It is situated to collect rainwater and direct surface waters from higher elevations into the pond. Nelson R-10 sprinklers are positioned in between every tree to provide full coverage. Drip emitters currently provide irrigation water direct to the rootzone. The entire 160 acres is currently irrigated at the same time. However, the system is designed to run in several sets, once full coverage is needed.

SOIL: Prior to the recent development, it was virgin ground composed primarily of class I and class II soils. Soil types include Maywood loam, Tehama loam, Kimball loam, Arbuckle gravelly loam, and Perkins gravelly loam. (See attached soils map)

PRICE: \$2,880,000

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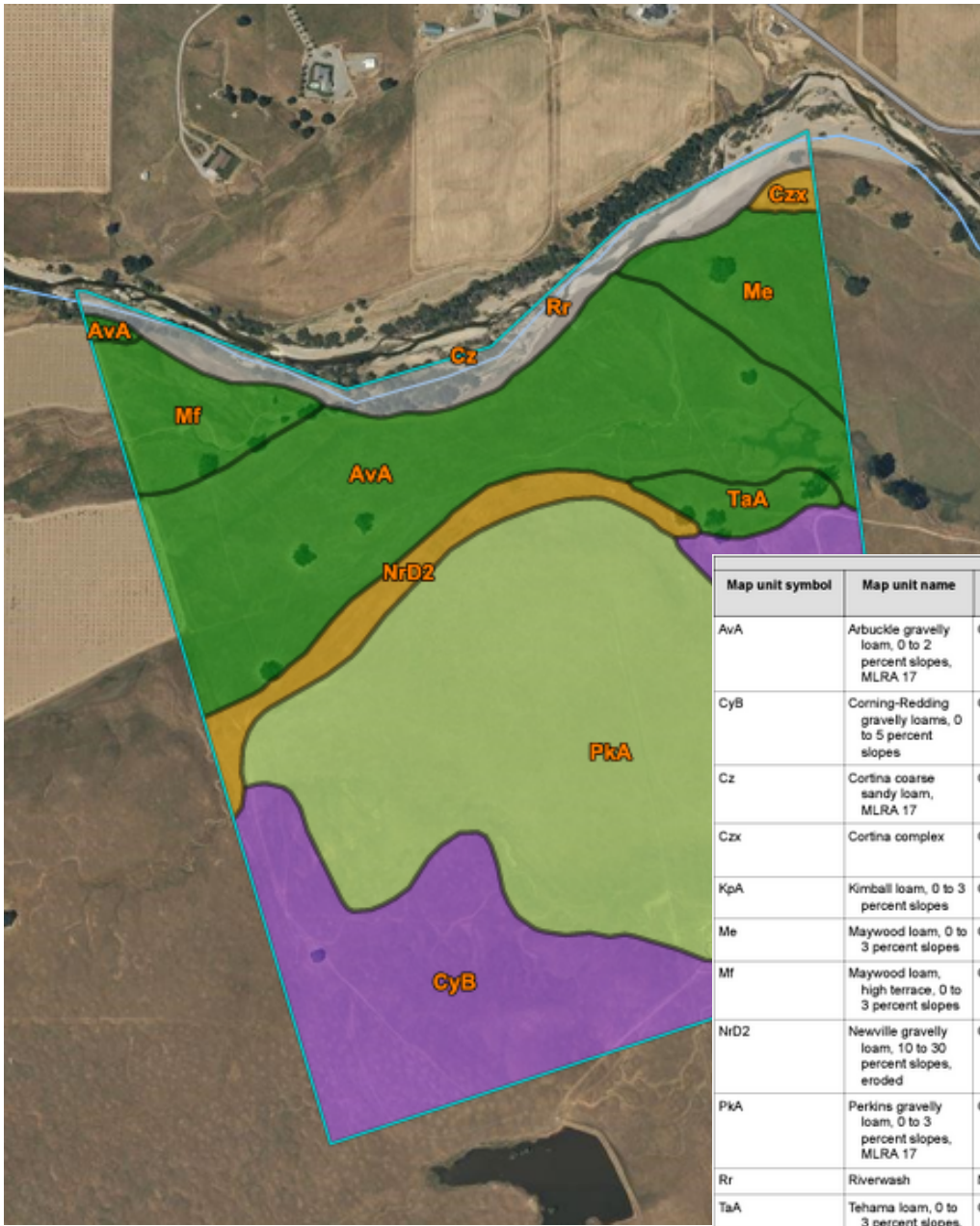
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	50.3	21.3%
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	Grade 3 - Fair	Corning (41%)	38.7	16.4%
Cz	Cortina coarse sandy loam, MLRA 17	Grade 3 - Fair	Cortina (85%)	0.0	0.0%
Czx	Cortina complex	Grade 4 - Poor	Cortina (40%) Cortina (30%)	1.0	0.4%
KpA	Kimball loam, 0 to 3 percent slopes	Grade 3 - Fair	Kimball (85%)	7.0	3.0%
Me	Maywood loam, 0 to 3 percent slopes	Grade 1 - Excellent	Maywood (85%)	10.2	4.3%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	Grade 1 - Excellent	Maywood (85%)	8.8	3.7%
NrD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	Grade 4 - Poor	Newville (85%)	8.3	3.5%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Perkins (85%)	95.2	40.4%
Rr	Riverwash	Not rated	Riverwash (100%)	12.3	5.2%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	Grade 1 - Excellent	Tehama (85%)	3.9	1.6%
Totals for Area of Interest				235.6	100.0%

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