

Chico Ginter Brown Realty

Wesellagland.com

Terry Cheney DRE 0125890

530-624-2395 (M)

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470 acres 7795 Rawson Road Tehama County

470 gross acres M/L consisting of 368 acres M/L planted to almonds and 86 acres M/L planted to chandlers.

AP#'s 063-170-025 & 027

2,342 Sf manufactured home on a permanent foundation, domestic well and septic. Tenant occupied.

Irrigation is from 1 agriculture well with variable drive via micro sprinklers, see WCR attached

Soils See attached

Take I-5 north from Corning to Gyle Road. West on Gyle Road to Rawson Road. North on Rawson Road to property.

Please call listing agent before showing. Do not disturb tenant.

ASKING \$9,870,000.00

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Information contained in this Brochure are believed to be reliable but not guaranteed. Buyer to verify all information.



Block A - 86 acres Chandlers planted 2014 on Vlach root stock 24 X 18 spacing

Block B - 76 acres almonds planted 2014

Block C – 76 acres almonds planted 2015

Block D – 76 acres almonds planted 2016

Block E – 70 acres almonds planted 2018

Block F – 70 acres almonds planted 2018

Blocks B,C,D,F varieties are: 50% Nons 25% Monterey 25% Aldrich 20 X 13 spacing

Block E varieties are: 50% Nons 25% Monterey 25% Price 20 X 13 spacing

Almonds are planted on Krymsk 86 root stock

Irrigation is via micro sprinklers

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Block A chandlers



well 16 in. casing 760 Ft. depth



2,342 Sf manufactured home



Block E almonds



Blocks C,D,E



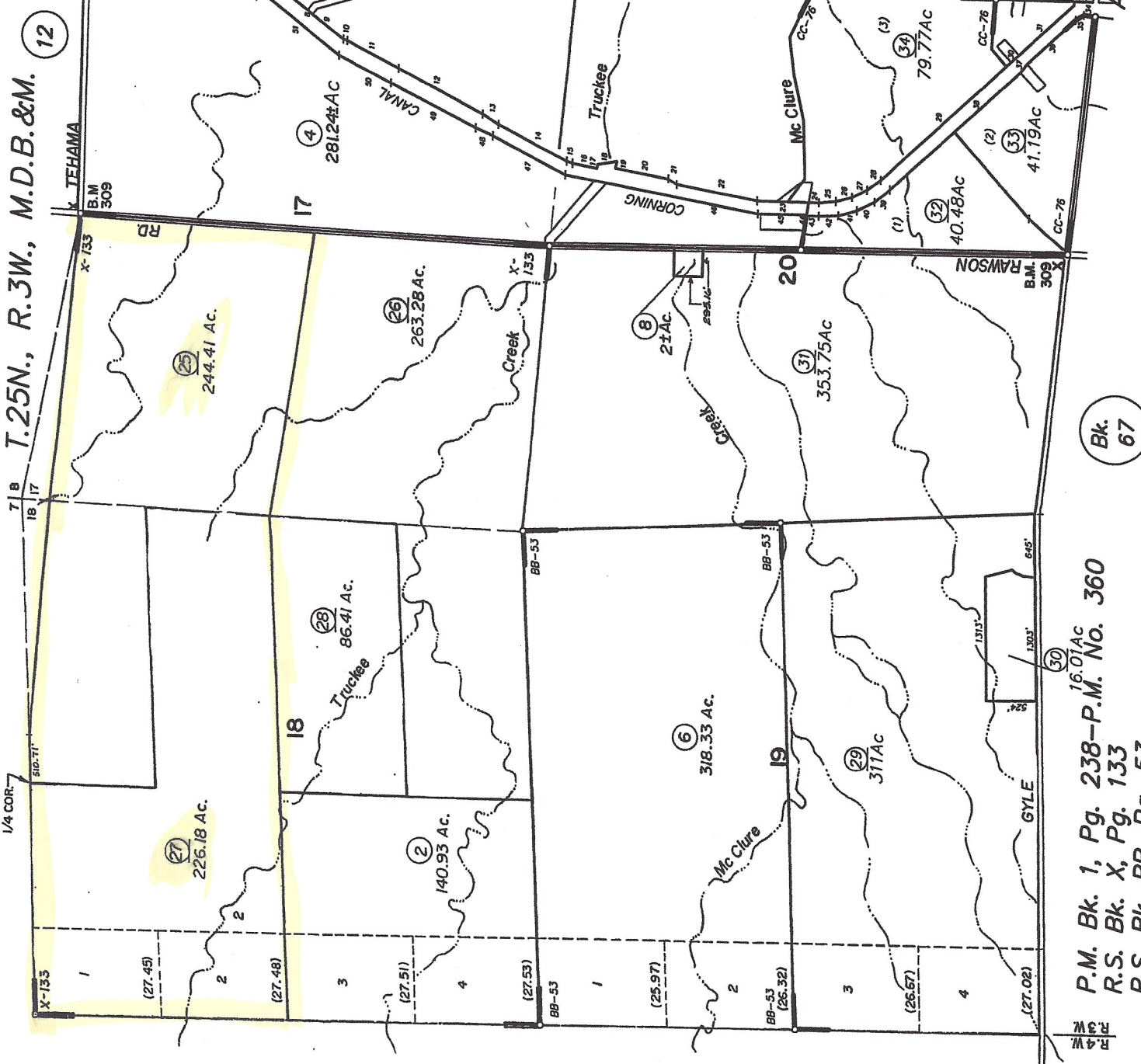
Block A chandlers

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- 1 S 67° 51' W
- 2 S 17° 15' E
- 3 South
- 4 South
- 5 S 27° 55' W
- 6 S 37° 15' W
- 7 S 37° 15' W
- 8 S 37° 15' W
- 9 S 19° 07' W
- 10 S 27° 05' W
- 11 S 27° 05' W
- 12 S 18° 42' W
- 13 S 18° 42' W
- 14 S 18° 42' W
- 15 S 18° 42' W
- 16 S 18° 42' W
- 17 S 18° 42' W
- 18 S 18° 42' W
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- 43 S 18° 42' W
- 44 S 18° 42' W
- 45 S 18° 42' W
- 46 S 18° 42' W
- 47 S 18° 42' W
- 48 S 18° 42' W
- 49 S 18° 42' W
- 50 S 18° 42' W

Bk. 61



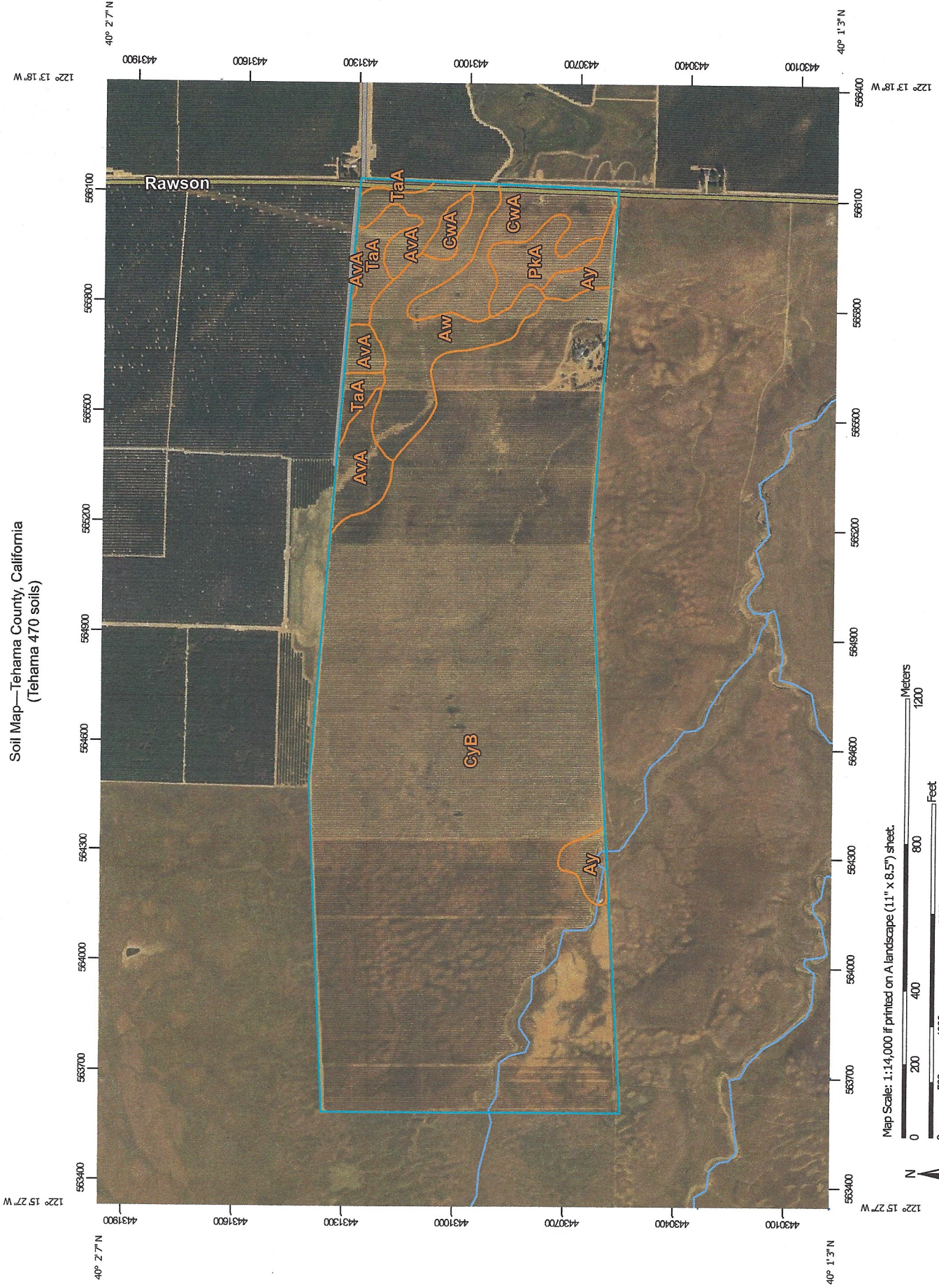
P.M. Bk. 1, Pg. 238-P.M. No. 360
 R.S. Bk. X, Pg. 133
 R.S. Bk. BB, Pg. 53
 R.S. Bk. CC, Pg. 76-Int Line Adj. No. 19 DE

Bk. 67

Assessor's Map Bk. 63
 County of Tehama, C

1/4 COR
 T. 25N., R. 3W., M.D.B. & M.
 12

Soil Map—Tehama County, California
(Tehama 470 soils)



Map Scale: 1:14,000 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	20.4	4.3%
Aw	Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes	27.5	5.8%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	8.6	1.8%
CwA	Corning gravelly loam, 0 to 3 percent slopes, MLRA 17	20.7	4.4%
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	378.1	79.6%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	9.1	1.9%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	10.7	2.2%
Totals for Area of Interest		475.0	100.0%

