

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



Ohm Orchards

10330 Tyler Road, Red Bluff, CA 96080



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456+/- Acres of Walnuts - Chandlers and Howards

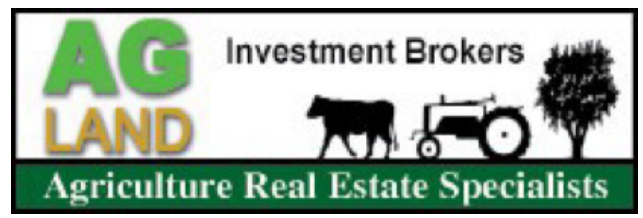


Solid Set Irrigation with 2 Ag Wells



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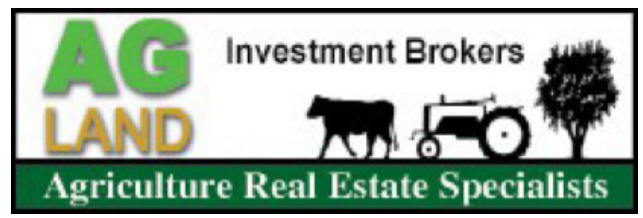
Property: 522.42 +/- acres of predominately Class 1, 2 & 3 soils located between Red Bluff and Corning between Interstate 5 and the Sacramento River. 460 +/- acres are planted to producing Chandler and Howard walnuts. The farmstead includes two residences, a shop, multiple barns, sheds, and outbuildings.

Location: Just 8 miles south of Red Bluff and 34 miles north of Chico. From Interstate 5 take the Flores Ave. exit. From town of Proberta head east on Campo Road. Head north on Tyler Road. The address is 10330 Tyler Road, Red Bluff, CA 96080.

East Block: The east block contains 5 fields. Fields 1 and 2 total 168 +/- acres planted in 2010 to Chandler, paradox rootstock. These 14-year-old Chandlers are in good condition with few replants. Combined 3-year average production is 5,448 inshell pounds per acre. 2023 production was 6,791 inshell pounds per acre. Field 3 is 20 +/- acres planted to 2014 Chandler walnuts on paradox rootstock. The three-year production average is 6,514 inshell pounds per acre with the 2023 production at 8,343 inshell pounds per acre. Fields 1, 2 & 3 are irrigated with solid set and R2000 micro sprinklers. Fields 4 and 5 total 42 +/- acres planted in 2014 to Howard walnuts on paradox rootstock. Combined 3-year average production is 4,709 inshell pounds per acre. The 2023 crop for these two fields averaged 5,666 inshell pounds per acre. Fields 4 & 5 are irrigated by drip tubing and R10 micro sprinklers.

West Block: The west block contains four fields. Fields 6 through 8 contain 170 +/- acres planted in 2014 to Howard, paradox rootstock. These 10-year-old Howards are in good condition for their age. The block is irrigated with drip tubing and R10 micro sprinklers. Combined 3-year average production is 4,945 inshell pounds per acre. 2023 average production was 5,970 inshell pounds per acre. Field No. 9 contains 60 +/- acres of 2014 Chandler walnuts on paradox rootstock. The block is irrigated with solid set and R2000 micro sprinklers. The 3-year average production is 4,655 inshell pounds per acre. The 2023 crop was 6,185 inshell pounds per acre.

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Crop: 2024 crop is excluded from sale.

Water: There are three wells on the property. Field No. 1 contains a 350 ft. deep well powered by a 320 hp diesel motor and produces 4,200 gpm. Field No. 7 contains a 300 ft. deep well powered by a 320 hp diesel motor. Field No. 9 contains a 700 ft. well test pumped around 5,000 gpm but has not been equipped with pump and motor. Water for the homes and landscaping are provided by two domestic wells with submersible pumps.

Soils: Per Natural Resources Conservation Service, the majority of the soils are rated class 1, 2, & 3. 31% are Hillgate silt loam, HI, 17% is a Columbia silt loam, CsA, 12% Columbia complex, Cu, 12% Hillgate loam, HgB, 9% Maywood loam, Me, 6% Zamora silt loam, Zm, and the remaining 8% are multiple soils. Except for Fields 7 & 8 which are level for drainage, the other fields are level to grade.

Improvements: The property contains (2) houses. House No. 1 was built in 1980 and is 1,932 sq. ft. in size. House No. 2 is 1,109 sq. ft. There are (3) feed sheds, (2) storage sheds, a 1,000 sq. ft. shop, 10,000 sq. ft. hay barn, a 5,250 sq. ft. feed barn, and a 2,156 sq. ft. barn.

Zoning: Tehama County Parcel Number's; 037-100-004, 037-100-006, 037-260-011 & 037-260-023. The current zoning is AG-2, 40-acre minimum. Current property taxes are \$50,966/year.

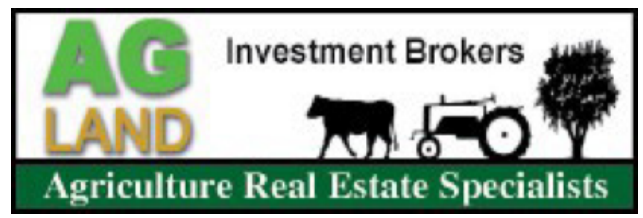
Easement: The property is encumbered by conservation easement which allows continued agricultural practices.

Life Estate: A portion of the property which includes the most southerly home and immediate surrounding area is encumbered by a life estate.

Mineral Rights: Oil, gas and minerals rights owned to be included in the sale.

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

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

Listing Price: **\$10,525,000 Cash**

Receivership: This property is 1 of 11 properties for sale by court ordered receivership. It may be purchased individually or in combination with other properties offered for sale.

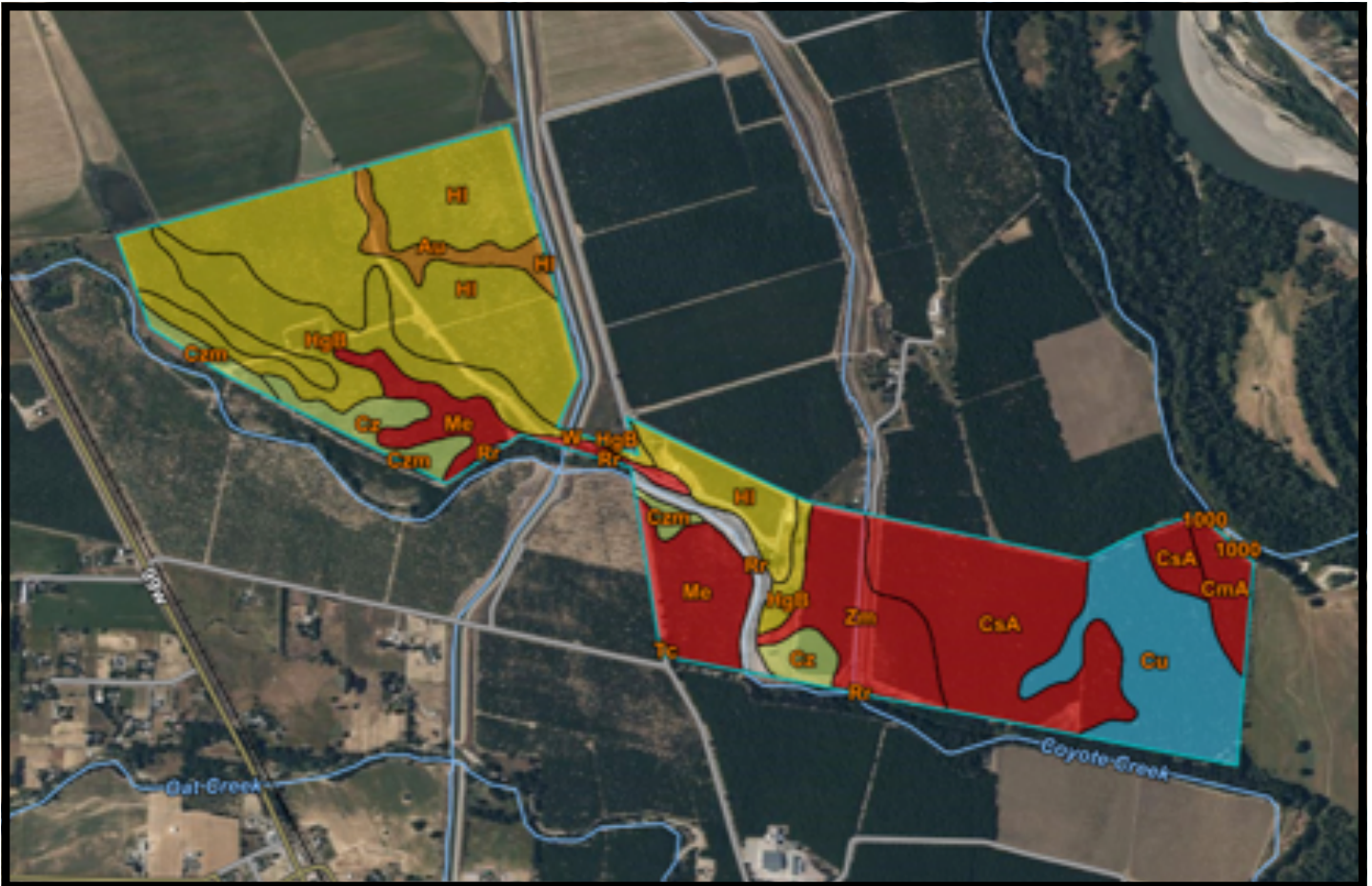
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SOILS MAP

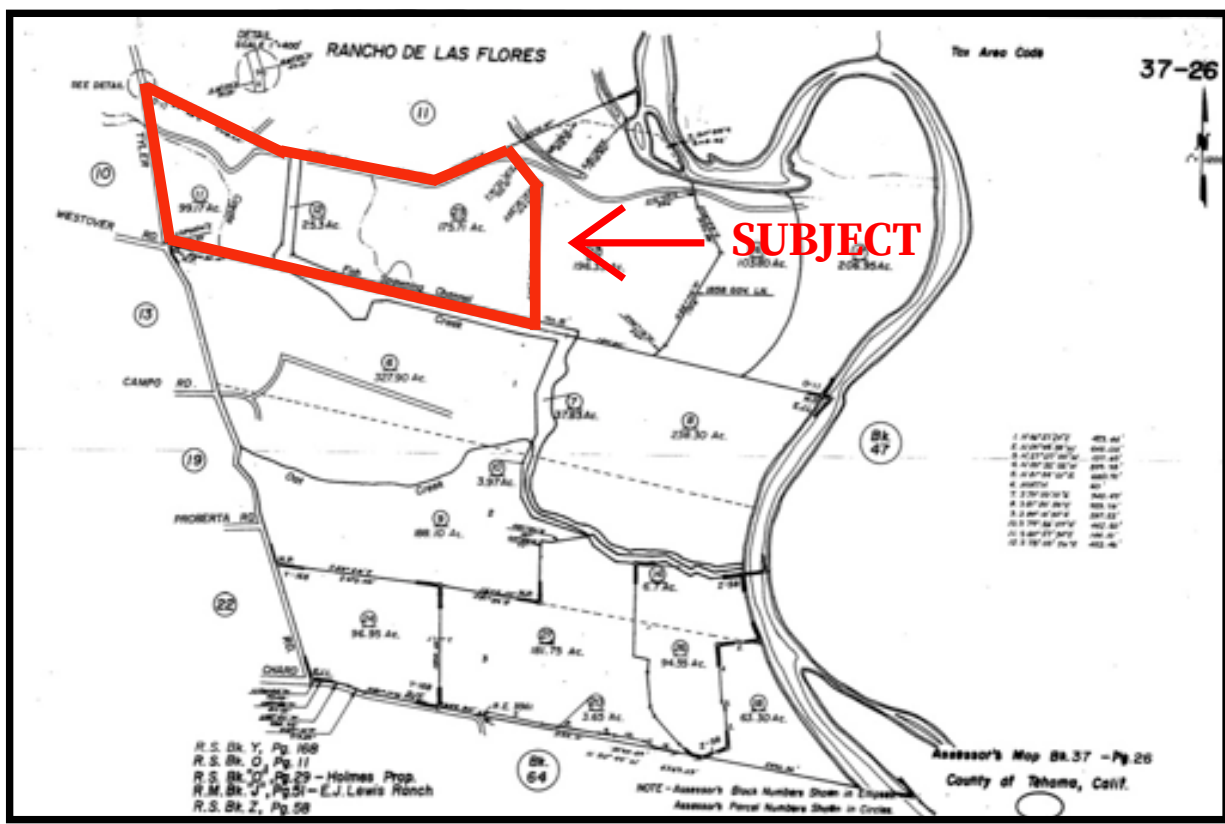
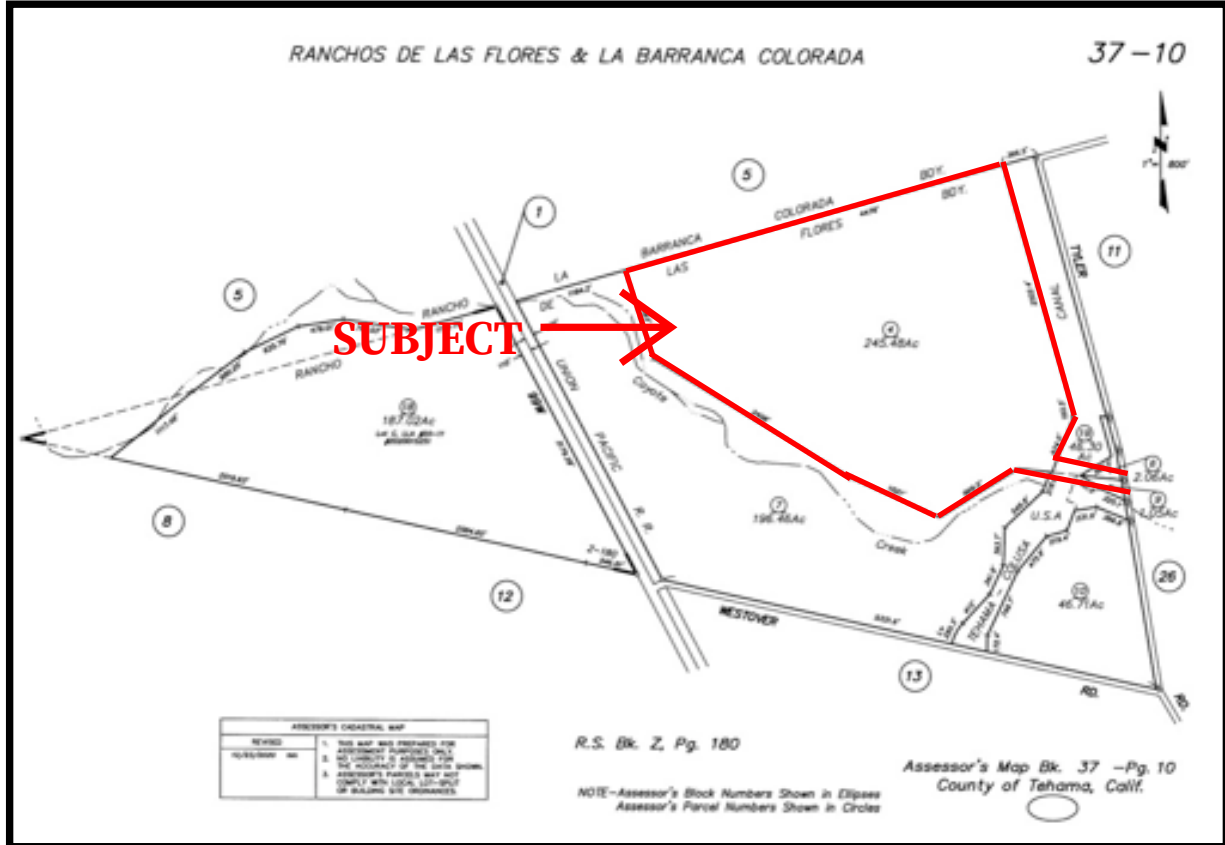


SOILS MAP

Irrigated Capability Class				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1000	Water-Fluventic Haploxerepts-Oryzaquic Xerofluvents-Oryzaquic Xerothents complex, 0 to 8 percent slopes, MLRA 17		0.1	0.0%
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	12.5	2.4%
CmA	Columbia fine sandy loam, 0 to 3 percent slopes	1	12.9	2.4%
CsA	Columbia silt loam, 0 to 3 percent slopes	1	88.4	16.7%
Cu	Columbia complex, channeled	6	59.1	11.2%
Cz	Cortina coarse sandy loam, MLRA 17	4	22.4	4.2%
Czm	Cortina gravelly fine sandy loam, moderately deep	4	8.7	1.7%
HgB	Hilgate loam, 3 to 8 percent slopes	3	60.8	11.5%
Hi	Hilgate silt loam, 0 to 3 percent slopes	3	159.0	30.1%
Me	Maywood loam, 0 to 3 percent slopes	1	50.9	9.6%
Rr	Riverwash		11.9	2.2%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	0.4	0.1%
W	Water		0.2	0.0%
Zm	Zamorra silt loam, 0 to 3 percent slopes	1	41.2	7.8%
Totals for Area of Interest			528.5	100.0%

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none"> 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 <p>Soil Rating Lines</p> <ul style="list-style-type: none"> 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 <p>Soil Rating Points</p> <ul style="list-style-type: none"> Capability Class - I Capability Class - II 	<ul style="list-style-type: none"> Capability Class - III Capability Class - IV Capability Class - V Capability Class - VI Capability Class - VII Capability Class - VIII Not rated or not available <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads <p>Background</p> <ul style="list-style-type: none"> Aerial Photography 	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below:</p> <p>Soil Survey Area: Tehama County, California Survey Area Data: Version 18, Aug 28, 2023</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019</p> <p>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.</p>

Parcel Map



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Aerial Map



For More Information Contact Us
Today! 530.529.4400
<https://aglandbrokers.com/listings/>