

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



Mecheli Orchard

25333 Connecticut Ave, Corning, CA 96021



73+/- Acres of Walnuts and Prunes



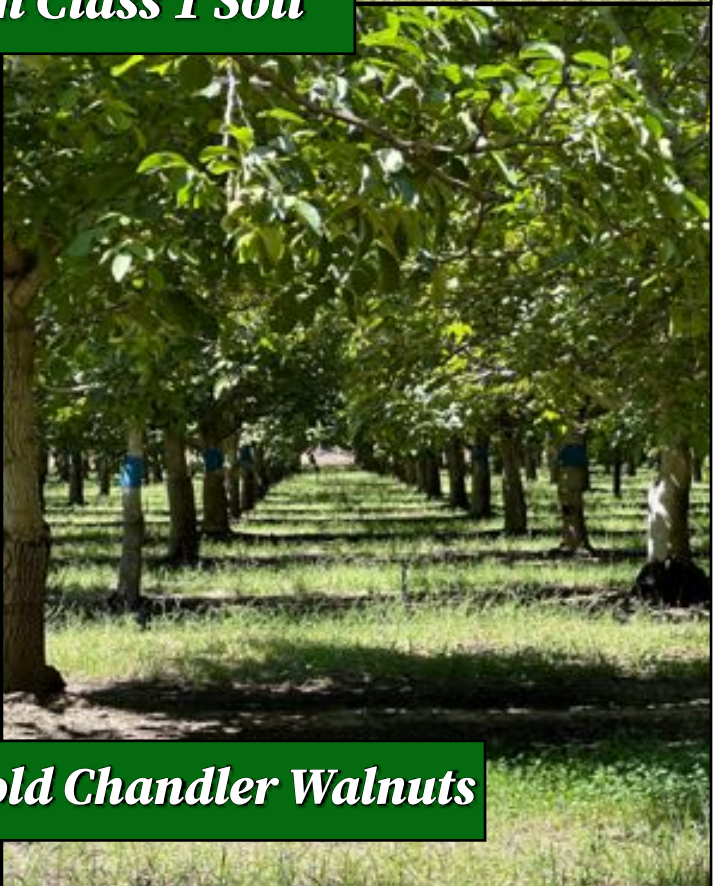
Riverfront Property

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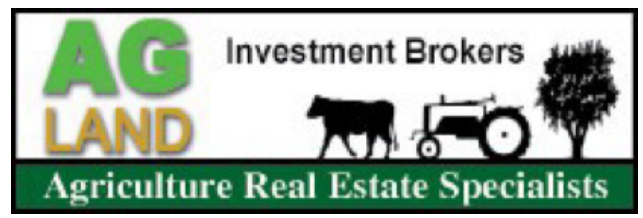
31+/- Acres of 7 year-old French Prunes



All Planted on Class 1 Soil



18 Acres of 12 year-old Chandler Walnuts



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Property: The property consists of three main sections. Mecheli 1 covers 18 acres and is planted with Chandler walnuts. This section is serviced by Pump #1 for irrigation. Mecheli 2 spans 31 acres and is dedicated to French prunes, also serviced by Pump #1. Additionally, there are 24 acres of open ground, which are ready for cultivation or other agricultural uses.

Location: The Mecheli property is located approximately 7 miles south east of Corning, CA. To reach the Mecheli Orchard from Corning, travel east on South Avenue. Turn right onto Rhode Island Avenue and then another right onto Illinois Avenue. Turn left of Connecticut Avenue, the property will be on your right.

Walnuts: Mecheli 1, 18 acres planted in 2012 to Chandlers with a tree spacing of 12 feet by 24 feet, 151 trees per acre. They are irrigated by above ground tubing with R10 sprinklers. In 2023, these 12-year-old Chandlers produced 5,093 in-shell pounds per acre.

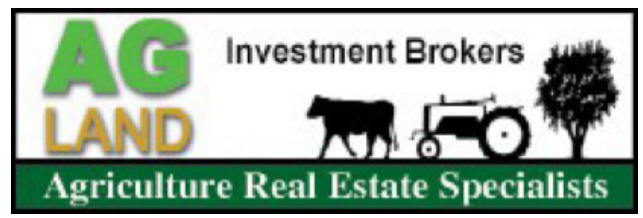
Prunes: Mecheli 2, 31 acres planted in 2017 to French prunes has a spacing of 16 feet by 18 feet, 151 trees per acre. They have solid set irrigation with R10 sprinklers. In 2023, these 7-year-old trees produced 1.28 tons per acre.

Open land: On the banks of the Sacramento River lies an additional 24 acres of open ground which are ready for cultivation or other agricultural uses.

Crop: 2024 Crop is Excluded from Sale

Water: For irrigation, the property uses Pump #1, which is electric-powered with 15 horsepower. The pump operates at a depth of 48 feet, delivering 400 gallons per minute, with a static water level of 27 feet. This pump services both Mecheli 1 and Mecheli 2. Within this well is also located a submersible pump to provide domestic drinking water.

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Soils: Per NRCS, the soils are rate as Class 1. The soils on the property consist of 77% Columbia silt loam (CsA), 22% Columbia fine sandy loam (CmA) and 1% Tehama silt loam, providing a strong foundation for agricultural use.

Improvements: The property includes several structures. There is a barn measuring 4,800 square feet with a concrete foundation, wood framing and siding, and metal roof. The quality and condition of the barn are both rated as good. Additionally, the property has a mobile home that is 1,100 square feet with detached garage also rated as good in quality and condition.

Zoning: Tehama County Parcel Numbers 091-030-068, 069, 070, 071, 077 & 091-030-016. The property is zoned R1-A-B, designated for rural small lots with a 2-acre minimum. Current property taxes are \$14,903 per year.

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

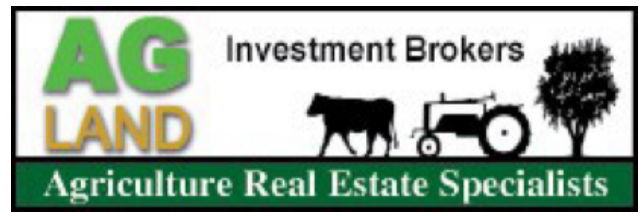
Depreciation: Improvements such as the trees and irrigation systems and buildings may offer deprecation advantages to a prospective Buyer.

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

Listing Price: **\$1,510,000 cash to Seller.**

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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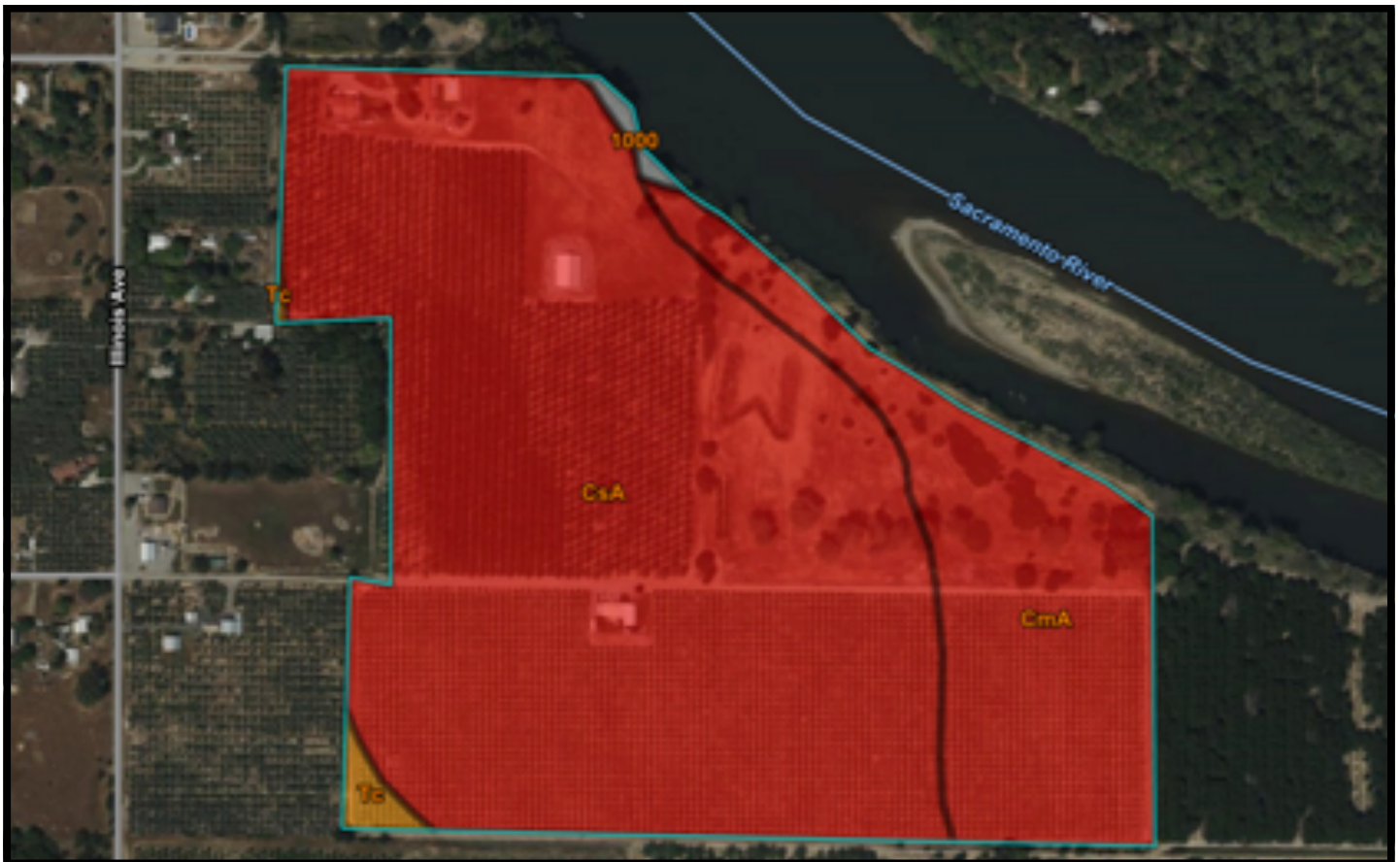
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Property Map



SOILS MAP



SOILS MAP

Irrigated Capability Class				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1000	Water-Fluventic Haploxerepts-Oxyaquic Xerofluvents-Oxyaquic Xerorthents complex, 0 to 8 percent slopes, MLRA 17		0.4	0.5%
CrsA	Columbia fine sandy loam, 0 to 3 percent slopes	1	15.5	21.4%
CsA	Columbia silt loam, 0 to 3 percent slopes	1	55.8	77.0%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	0.7	1.0%
Totals for Area of Interest			72.4	100.0%

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 listed 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 listed or not available

Soil Rating Points
 Capability Class - I
 Capability Class - II

Water Features
 Streams and Canals

Transportation
 Fairs
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background
 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:25,000.

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 conflicting 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.

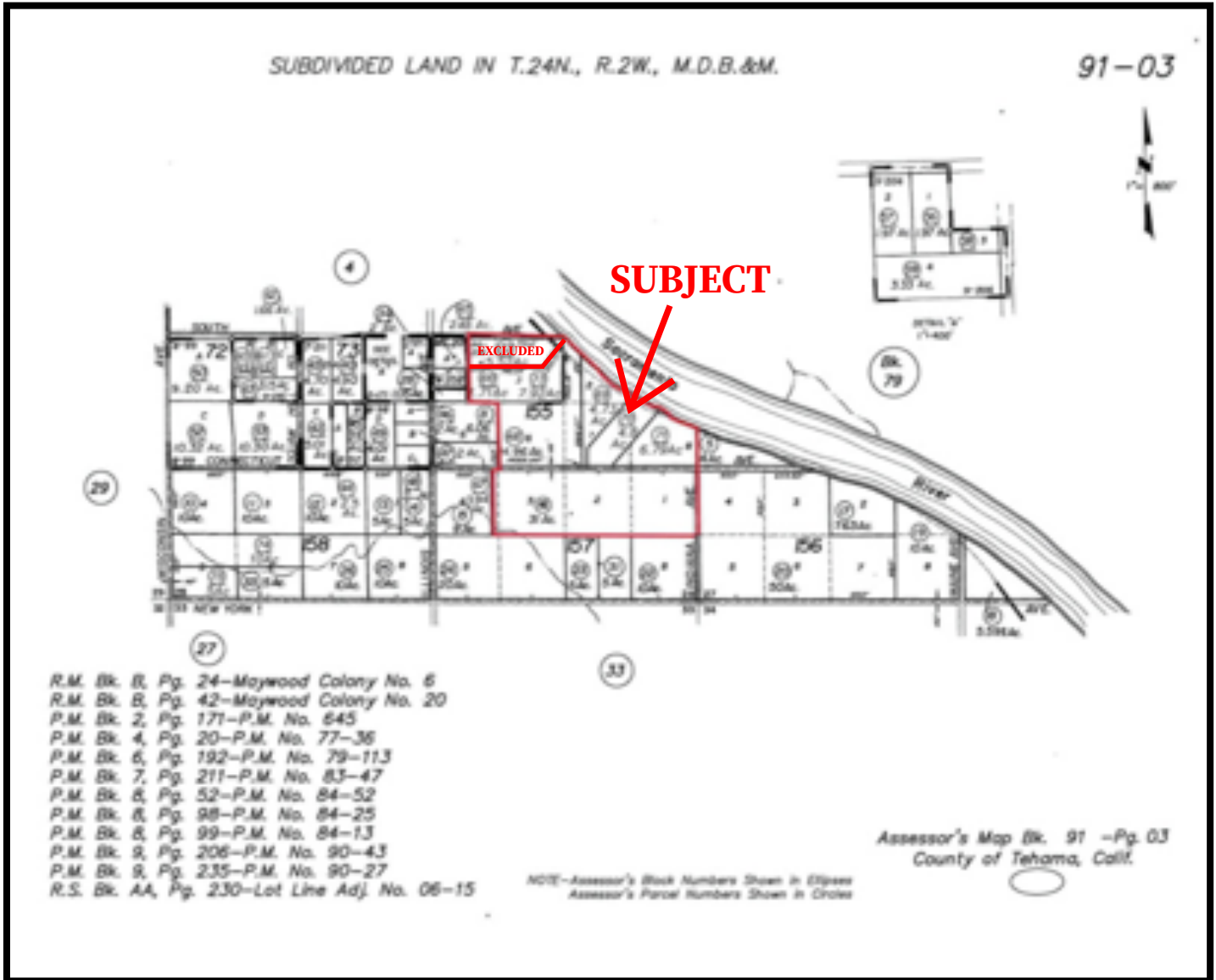
Soil Survey Area: Glenn County, California
 Survey Area Date: Version 10, Sep-6, 2023

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

Date(s) aerial images were photographed: Apr 7, 2022 - May 31, 2022

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



Aerial Map



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