

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



Kiwi – Harms Orchards
3860 & 3850 Vadney Avenue, Vina, CA 96092



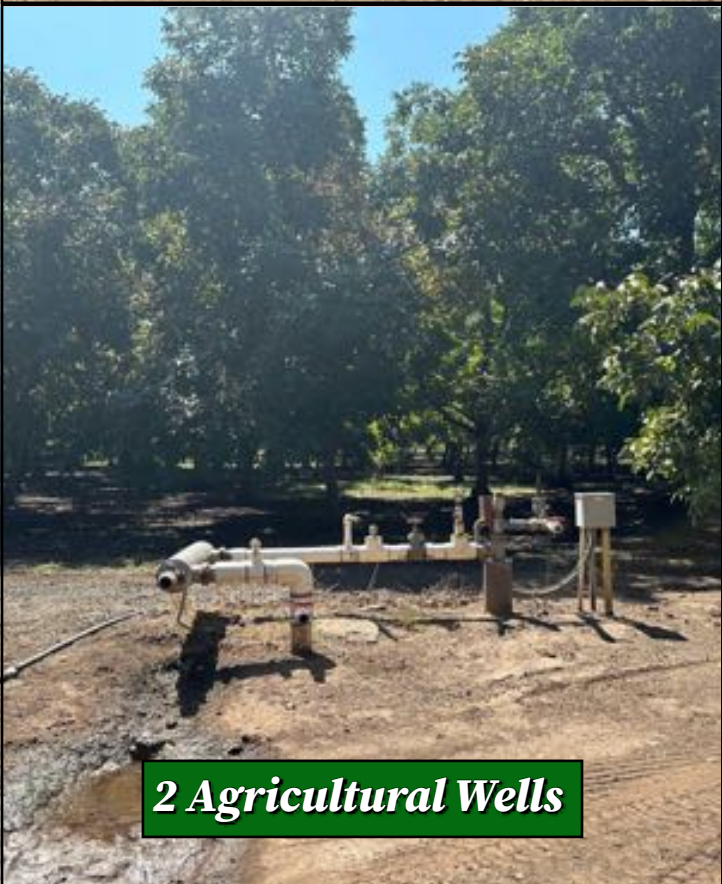
81+/- Total Acres



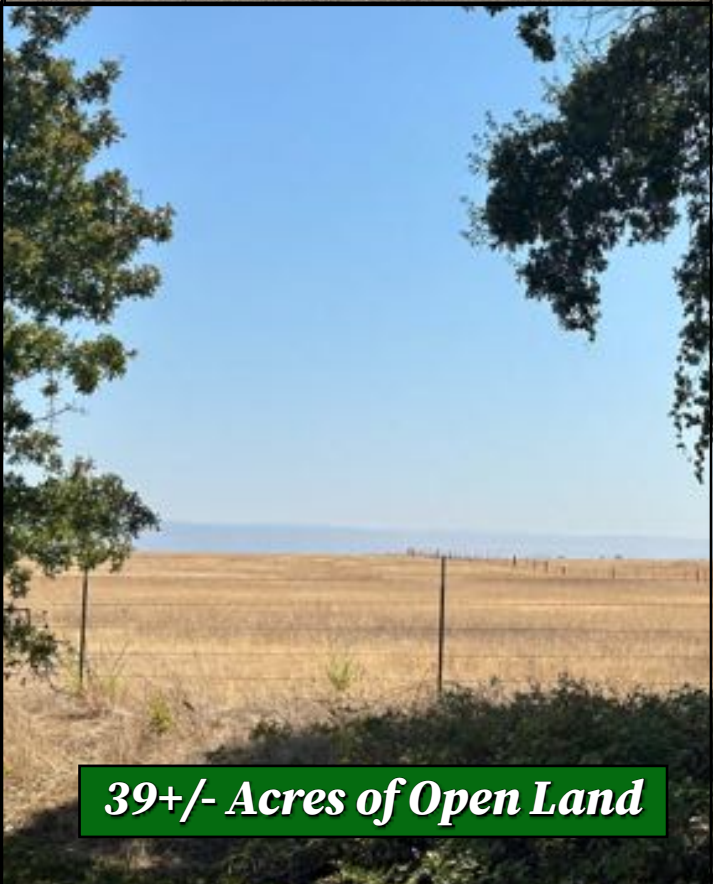
41+/- Acres of Walnuts

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Stanford Vina Irrigation Company Access

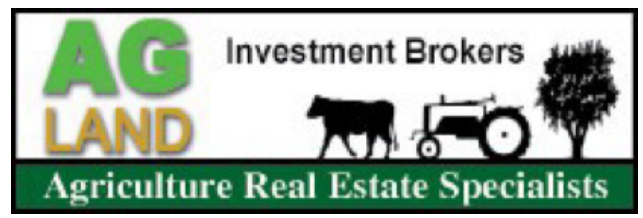


2 Agricultural Wells



39+/- Acres of Open Land

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Kiwi – Harms Orchards

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Property: Kiwi-Harms Orchard is a versatile agricultural land holding totaling 81 +/- assessed acres. 41 acres are planted to producing walnuts, primarily Chandler variety then Ivanhoe & Howard. The balance of the land consists of open farmland or rangeland and farmstead. The orchards are planted on Class 1 soils and irrigated using (2) agricultural groundwater wells. The property also has shares within the Standford Vina Ranch Irrigation Company providing secondary surface water source.

Location: Just 18 miles (N) of Chico and 22 miles (S) of Red Bluff. From Red Bluff, (S) on Highway 99E then west onto South Avenue. Then left onto Vadney Avenue to the property, 3860 & 3850 Vadney Avenue, Vina, CA 96092.

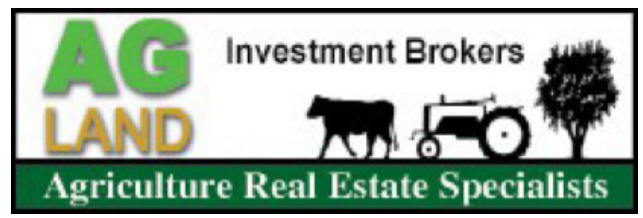
Walnuts: 41 acres are planted to walnuts. Block A aka Kiwi 1 has 8 acres of Howards planted in 1995. These 29-year-old walnuts are in good condition. 2023 production was 6,810 inshell pounds per acre. Tree spacing is 20' x 22', 99 trees per acre. Block C aka Harms 1 has 9 acres of Ivanhoe planted in 2011. 2023 production was 4,360 inshell pounds per acre. Tree spacing is 15' x 22', 132 trees per acre. Block D aka Harms 2 has 24 acres of Chandler planted in 2011. These 13-year-old walnuts are in good condition. 2023 production was 5,498 inshell pounds per acre. Tree spacing is 15' x 22', 132 trees per acre. All blocks are irrigated by tubing and R10 sprinklers.

Crop: 2024 crop is excluded from sale.

Open Land: 39 acres are open land. Block B aka Kiwi Open Ground has 12 acres of land suitable for farming. Block E aka Harms Open Ground has 27 acres mostly suitable for grazing.

Water: There are (2) irrigation wells on the property, both equipped with a 20 Hp submersible pumps. The domestic well for the Harms farmstead is equipped with submersible pump. Static water level is estimated at just 25'. The property also benefits by having shares within the Stanford Vina Ranch Irrigation Company.

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Soils: Per Natural Resources Conservation Service, the orchards are planted mostly on Class 1 soils, Vina loam (VnA), Molinos fine sandy loam (My) & Los Robles loam (Lo). The balance of the soils ranges from Anita clay (Af) to Tuscan clay loam (Ttb).

Improvements: Improvements include a 1,536 sqft mobile home with detached garage/storage building totaling 2,256 sq. ft., north and south shop plus equipment shed.

Zoning: Tehama County Parcel Numbers; 079-270-013, 079-270-020, 021 & 022 plus 910-001-022 (mobile home). The current zoning is AG-2, 20-acre minimum. Annual property taxes are \$12,288.

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

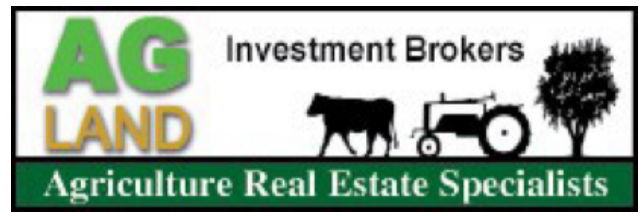
Depreciation: Improvements such as the trees, irrigation systems and buildings may offer depreciation advantages to a prospective Buyer.

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

Listing Price: **\$1,140,000 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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Sam Mudd, California Brokerage License Number 01710463

Cell, 530.949.4054

Email, sam.mudd@aglandbrokers.com

www.aglandbrokers.com, website

Bert Owens, California Brokerage License Number 01707128 Cell,
530.524.4900

Email, bert.owens@aglandbrokers.com

www.aglandbrokers.com, website

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Property Information

Property Information											
Ranch Name:	Harms										
APN:	079-270-020, 079-270-021, 079-270-022										
Ranch Address:	3850 Vadney Ave, Vina, Ca 96092										
Owner:	Andersen & Sons Ranch Inc										
Soils:	25% Vina Loam, 30% Tuscan Clay Loam, 40% Molinos Fine Sandy Loam, 5% Molinos Complex										
Total Assessed Acres:	61.08										
Zoning:	AG-2, 20 acre minimum										
Water District	Standford Vina Irrigation District										
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
Harms 1	9.5	Walnuts	Ivanhoe	22x15	2011	89,880	37,920	40,700	28,020	41,420	
Harms 2	24	Walnuts	Chandler	22x15	2011	25,400	101,477	79,420	83,879	131,960	
Open Ground	27.5										
Water Source:						Sprinkler Information:					
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
Harms 1	Irrigation	Electric	20	290	600	25	Harms 1	Hose	R10	Lt Purple #45	
Harms House	Domestic	Electric	unknown	unknown	unknown	25	Harms 2	Hose	R10	Lt Purple #45	
Building & Site Improvement Description											
Building	Size	Unit	Foundation	Frame	Siding	Roofing	Quality	Condition			
Mobile Home	1536	sq. ft.	Conc. Piers	wood	wood	metal	average	average			
North Shop	1350	sq. ft.	Conc. Slab	wood	metal	metal	average	fair			
South Shop	1248	sq. ft.	Conc. Slab	wood	metal	metal	average	fair			
Equipment Shed	300	sq. ft.	Conc. Slab	wood	corr. Metal	corr. Iron	average	fair			
Storage / Garage	2256	sq. ft.	Conc. Slab	wood	wood	metal	fair	poor			

Property Information											
Ranch Name:	Kiwi										
APN:	079-270-013										
Ranch Address:	3860 Vadney Ave, Vina, Ca 96092										
Owner:	Andersen & Sons Ranch Inc										
Soils:	51% Vina Loam, 11% Los Robles loam, 19% Anita Clay, 3% Molinos Fine Sandy loam, 13% Molinos Complex,										
Total Assessed Acres:	20.33										
Zoning:	AG-2, 20 acre minimum										
Water District	Standford Vina Irrigation District										
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
Kiwi 1	8	Walnuts	Howard	22x20	1995	37,720	65,400	56,600	56,060	54,480	
Open Ground	12										
Water Source:						Sprinkler Information:					
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
Kiwi 1	Irrigation	Electric	20	256	339	25	Kiwi 1	Hose	R10	Lt Purple #45	

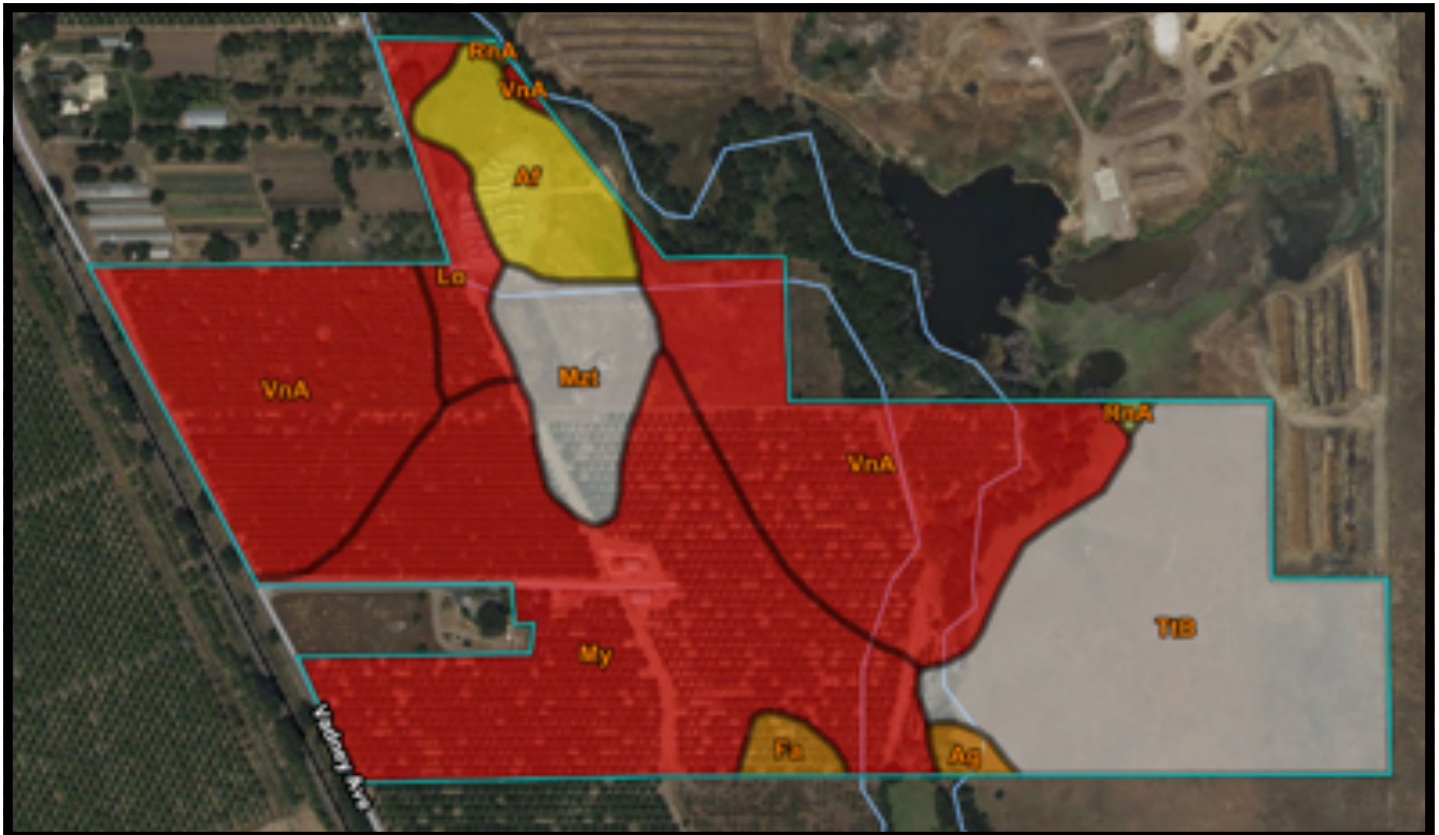
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Property Map



SOILS MAP

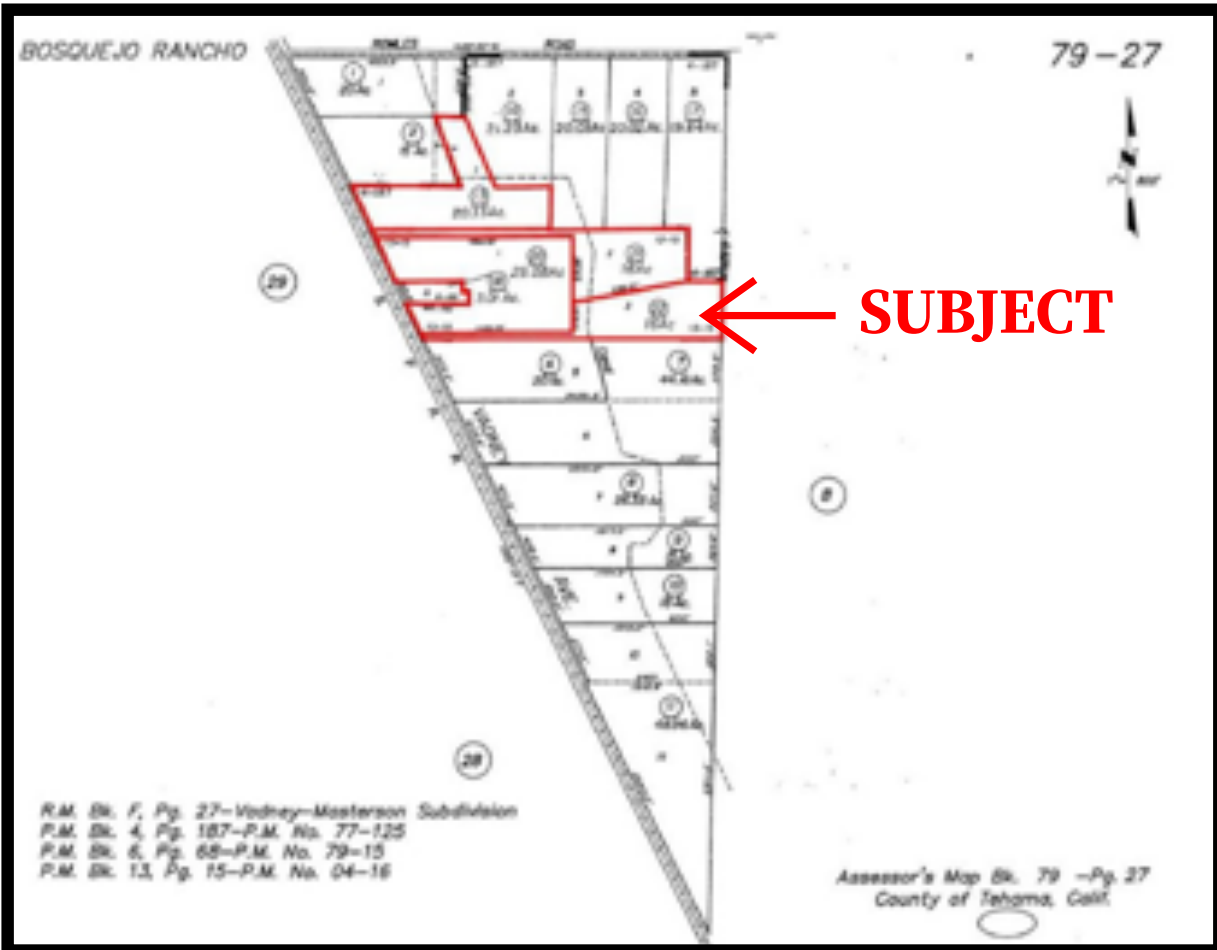


SOILS MAP

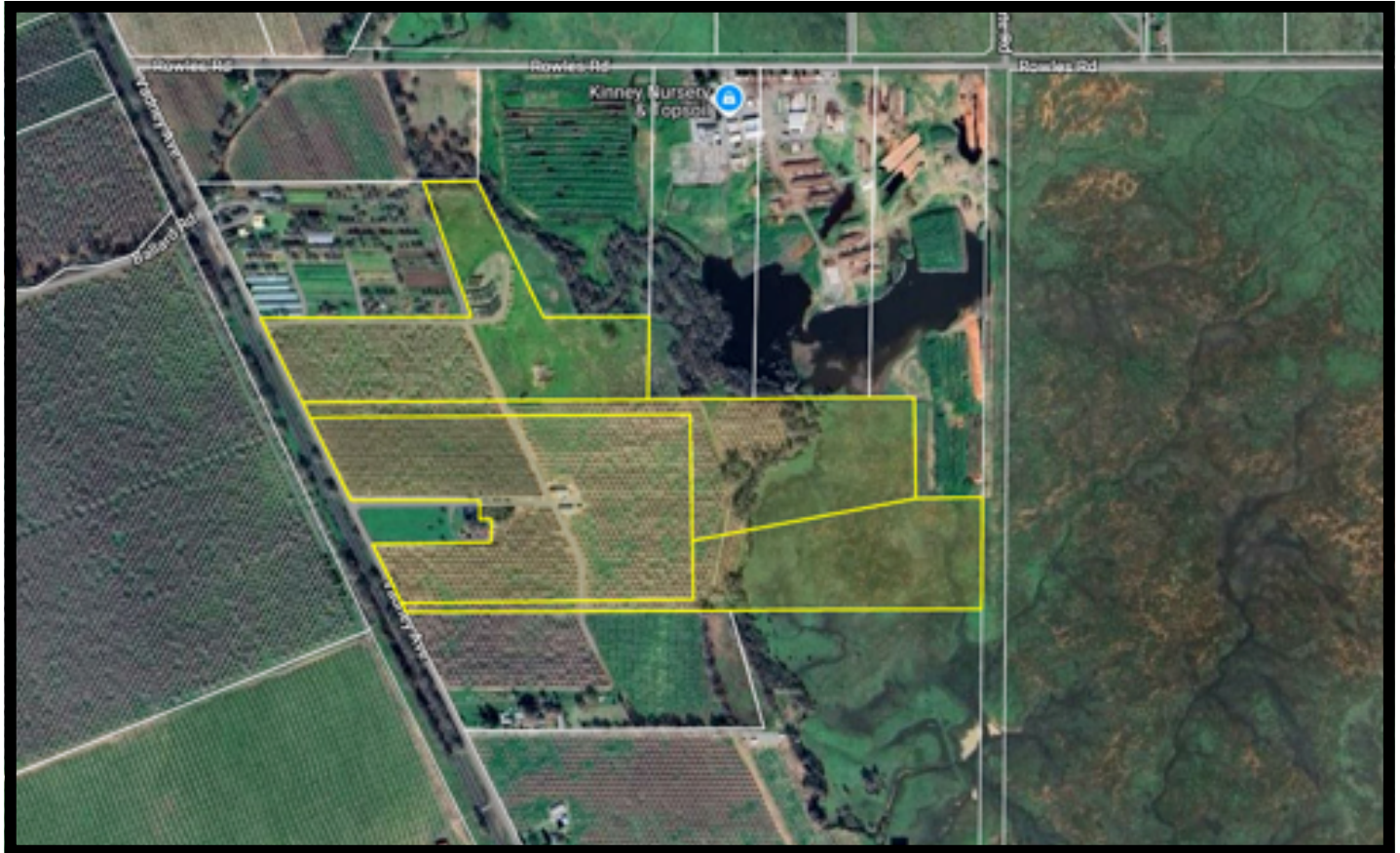
Irrigated Capability Class				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Af	Anita clay, moderately deep	3	4.5	5.3%
Ag	Anita clay, deep	2	0.5	0.6%
Fa	Farwell clay loam, 0 to 3 percent slopes	2	0.8	1.0%
Lo	Los Robles loam, 0 to 3 percent slopes	1	3.1	3.6%
My	Molinos fine sandy loam, 0 to 3 percent slopes, MLRA 17	1	24.5	29.3%
Mzt	Molinos complex, channeled		4.5	5.4%
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	0.2	0.3%
TtB	Tuscan clay loam, 1 to 8 percent slopes		18.7	22.4%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	26.8	32.0%
Totals for Area of Interest			83.7	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>Warning: Soil Map may not be valid at this scale.</p> <p>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 contrasting soils that could have been shown at a more detailed scale.</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 15, Sep 6, 2021</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



Aerial Map



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