

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



## ***Spanfelner Orchards & Walnut Huller*** ***12262 & 12300 Highway 99E, Red Bluff, CA***



***52+/- Acres Along 99E***



***Drying Facility***

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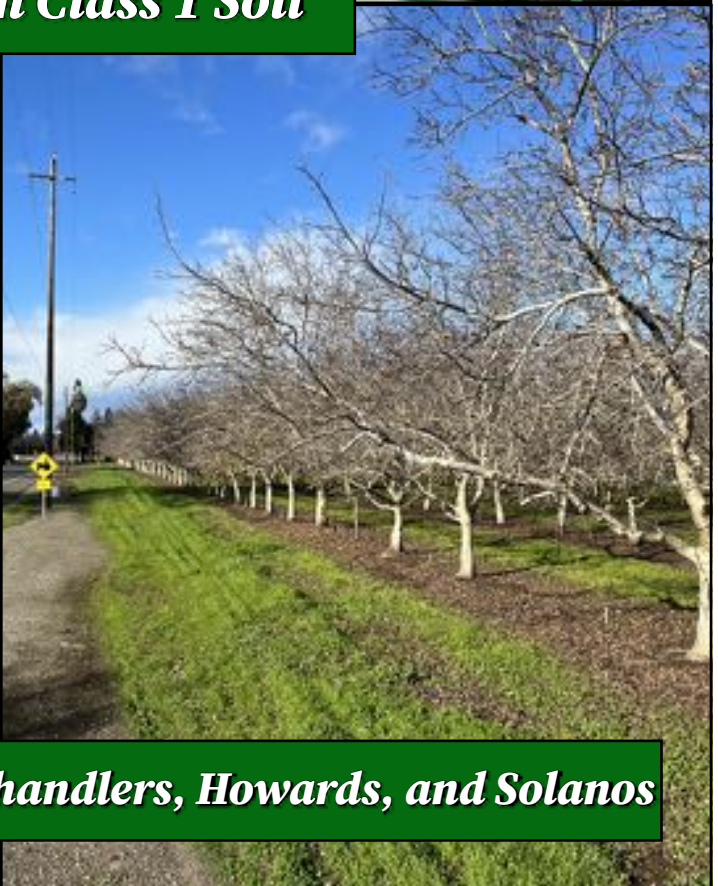
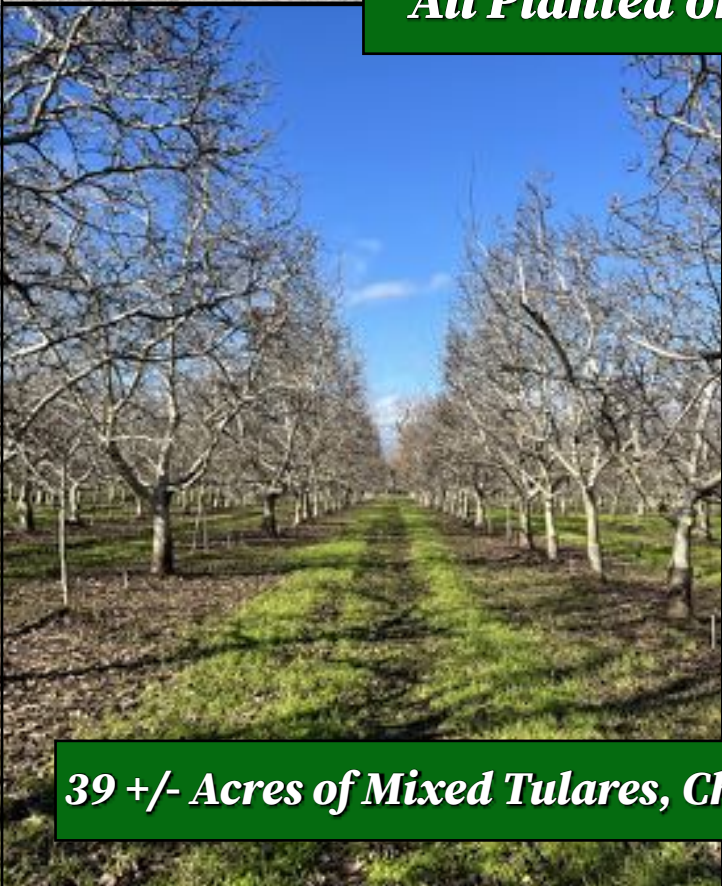
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## *Dryer - 200+/- Tons of Capacity*



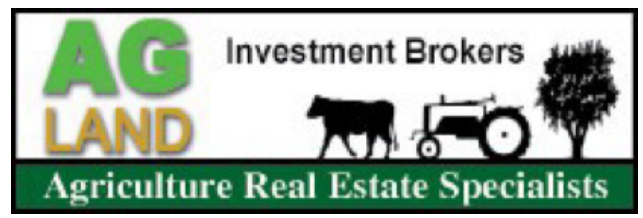
*All Planted on Class 1 Soil*



*39 +/- Acres of Mixed Tulares, Chandlers, Howards, and Solanos*

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## ***Spanfelner Orchards & Walnut Huller***

### ***12262 & 12300 Highway 99E, Red Bluff, CA***

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**Property:** Spanfelner Orchards is a versatile agricultural land holding a total of 52 +/- assessed acres. 39 acres are planted to producing walnuts, primarily Tulare, then Solano and minor mixed variety block. The balance of the land consists of farmstead area, roads and creek. The Class 1 Vina loam soil, (2) agricultural groundwater irrigation wells and climate combine to make this property ideal for continued agricultural use. In addition to (2) homes and multiple outbuildings, the property is improved with a 200-ton walnut hulling / drying facility.

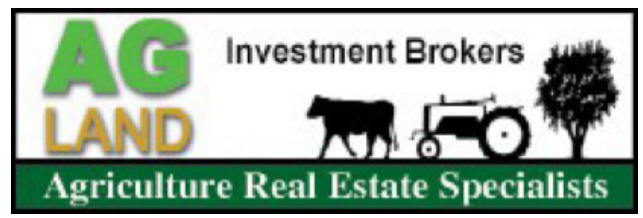
**Location:** The property is located about 30 miles (N) of Chico and 9 miles (SE) of Red Bluff. The Dairyville area is known for quality water, productive soils and strong community. The address is 12262 & 12300 Highway 99E, Red Bluff, CA 96080.

**Huller/Dryer:** The total drying capacity of both the Northern and Southern Complex' is 200 +/- tons. The Northern Complex constructed in 2007 was built to house the facility's hulling equipment and portion of the drying equipment. The structure consists of an open iron beam and truss structure with an approximate 36' eave height. The structural beams sit on concrete footings with the interior flooring being almost entirely concrete flatwork including processing pits and raised curbs for equipment mounting. The adjacent Southern Complex is a remodeled portion of the original facility (per County records, originally built in 1949) consisting of enclosed warehouse space housing stadium style dryers. The structure consists of wood framing with metal roof and siding with concrete slab foundation. Dryer heat is provided by propane & owned 18,000 gallon tank. See attached scheduled for detail of processing and drying equipment.

**Peerless Dryers:** Additional drying capacity is achieved by utilizing the Peerless Drying Complex adjacent to the Huller/Dryer complete unloading pit with elevator for dry load out.

**Walnuts:** 39 +/- acres planted in 2004 to producing walnuts irrigated using irrigation wells and micro-sprinklers. Tulare walnuts are the primary variety followed by Chandler, Howard and Solano. Primary tree spacing is 15' x 26', 111 trees per acre. 2023 production was 4,938 inshell pounds per acre. 2024 crop is excluded.

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**Water:** (2) irrigation wells with turbine pumps (25Hp & 15Hp) provide water to the orchard. The smaller well/pump also provides water to the Huller/Dryer. Each home has a domestic well with submersible pump.

**Soils:** Per Natural Resources Conservation Service, nearly 95% of the soils are rated Class 1, VnA; Vina loam. The balance of the soils are unrated, Rr; Riverwash along the bank of Craig Creek.

**Home #1:** This home is on the 35.22-acre parcel planted to Tulare walnuts. The address is 12262 Highway 99E, Red Bluff, CA 96080. Per County records, the home was built in 1938, 1,308 sqft, 3 bedrooms and 2 bathrooms. This single story home with raised foundation has central HVAC and wood insert. Per Seller, the composition roof and windows have recently been replaced. The home is occupied by long time tenant. A useful detached 1,248 sqft garage / shop is located nearby. This wood frame structure has concrete floor, metal siding and roof, (2) rollup doors and man door.

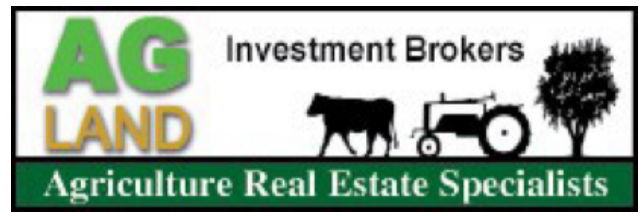
**Home #2:** This home is on the 5.78-acre huller/dryer parcel. The address is 12300 Highway 99E, Red Bluff, CA 96080. Per County records, the home was built in 1949, 1,516 sqft, 3 bedrooms and 1.5 bathrooms. This single story home with raised foundation has stucco siding and metal roof. The home is uninhabitable, it may be “restorable”.

**Zoning:** Tehama County Parcel Numbers 043-150-002 (35.22 acres), 043-150-039 (5.78 acres) and 043-150-040 (11.99 acres). Parcel 043-150-002 is zoned AG-2-AP, Ag Preserve, aka Williamson Act, 40 acre minimum. The other parcels are zoned AG-2, 20 acre minimum. Property taxes are \$18,908 per year.

**Mineral Rights:** Oil, gas and minerals rights owned by Seller are included in the sale.

**Depreciation:** Improvements such as the huller/dryer, trees, wells, irrigation systems and buildings may offer deprecation advantages to a prospective Buyer.

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**Showing:** Do not disturb occupants. Listing Broker to accompany showings.

**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.

**Listing Price:** \$1,550,000 cash to Seller

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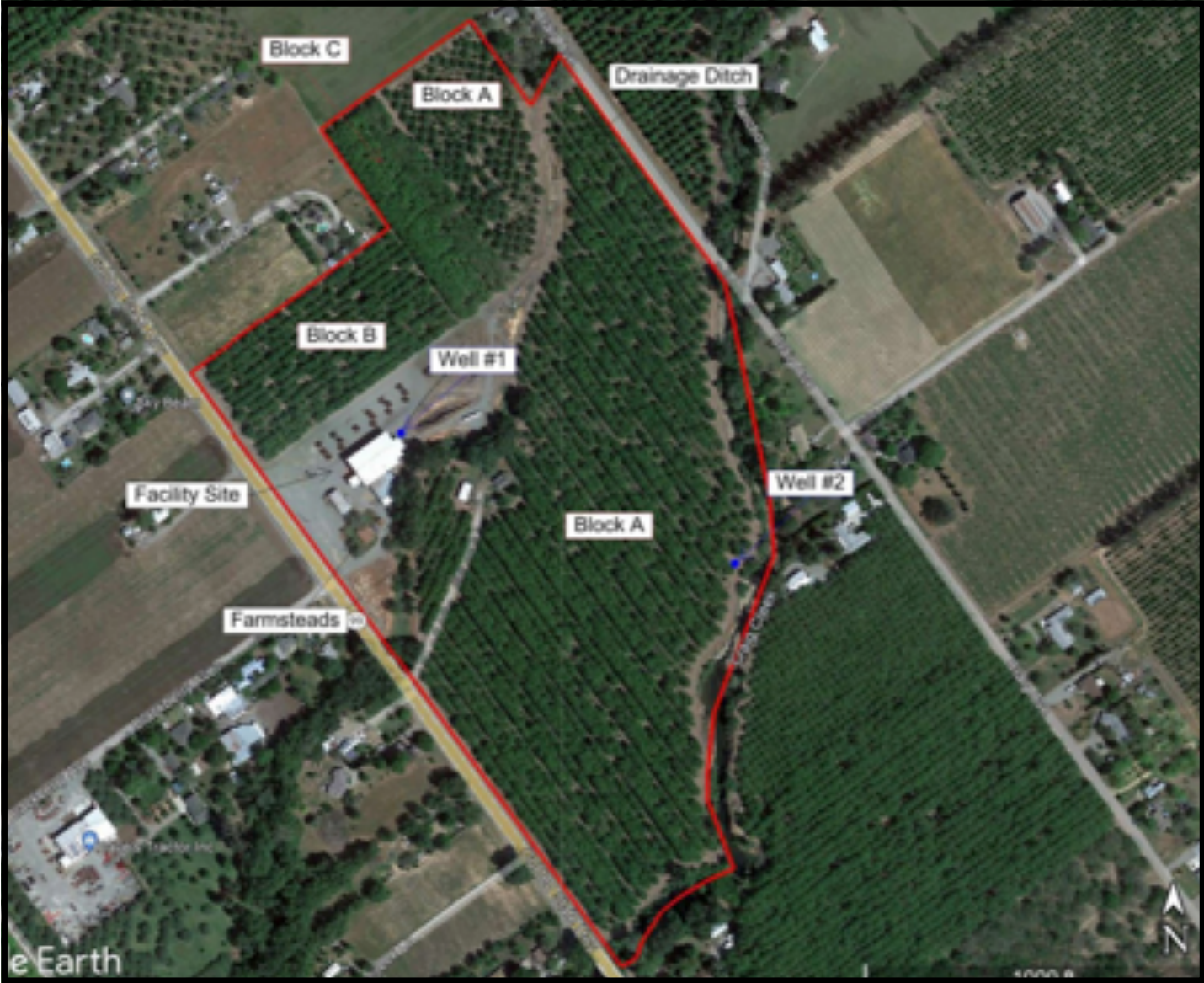
## Property Information

Property Information											
Ranch Name:	Spanfelner Ranch										
APN:	043-150-002, 043-150-039, 043-150-040										
Ranch Address:	12262 & 12300 Highway 99E Red Bluff, Ca. 96080										
Owner:	Andersen & Sons Ranch Inc										
Soils:	95% Vina loam, 5% Riverwash										
Total Assessed Acres:	52.99										
Zoning:	AG-2, 20 and 40 acre minimum										
Water District:	none										
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
Spanfelner 1	34	walnuts	Tulare	26x15	2004	98,040	130,423	156,700	113,100	171,480	
Spanfelner 2	3	walnuts	mix	26x15	2004	12,240	41,040	13,400	13,240	10,160	
Spanfelner 3	2	walnuts	solano	26x15	2004	5,200	11,320	9,040	8,740	10,960	
Water Source:						Sprinkler Information:					
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
North Pump	irrigation	Electric	15	205		24	Spanfelner 1	Hose	R10	white	
South Pump	irrigation	Electric	25	280		24	Spanfelner 2	Hose	R10	white	
Shop well	domestic	Electric		80		22	Spanfelner 3	Hose	R10	white	
House well	domestic	Electric		102		21					
Building & Site Improvement Description											
Building	Size	Unit	Foundation	Frame	Siding	Roofing	Quality	Condition			
North Huller/Dryer Complex	13780	sq. ft.	conc slab	stiel	open	metal	average	average			
South Dryer Complex	3940	sq. ft.	conc slab	wood	metal	metal	average	average			
Office	144	sq. ft.	conc slab	wood	metal	metal	average	average			
Shop 1	2138	sq. ft.	conc slab	wood	metal	metal	average	average			
Dwelling 1	1615	sq. ft.	conc perm	wood	stucco	metal	fair	fair			
Storage Shed	288	sq. ft.	conc perm	wood	wood	metal	average	fair			
Dwelling 2	1328	sq. ft.	conc perm	wood	cement fiber	comp shg	average	average			
Shop 2	1248	sq. ft.	conc slab	wood	metal	metal	average	average			

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# Property Map



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# Building Map

































## ***SOILS MAP***



# SOILS MAP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Rr	Riverwash		2.5	4.7%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	51.2	95.3%
<b>Totals for Area of Interest</b>			<b>53.8</b>	<b>100.0%</b>

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>		<p><b>Water Features</b></p> <ul style="list-style-type: none"> <li> Streams and Canals</li> </ul> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <ul style="list-style-type: none"> <li> Aerial Photography</li> </ul>
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p><b>Warning:</b> 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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