

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



## ***Seven Oaks Orchards*** ***25040 63RD Avenue, Red Bluff, CA 96080***



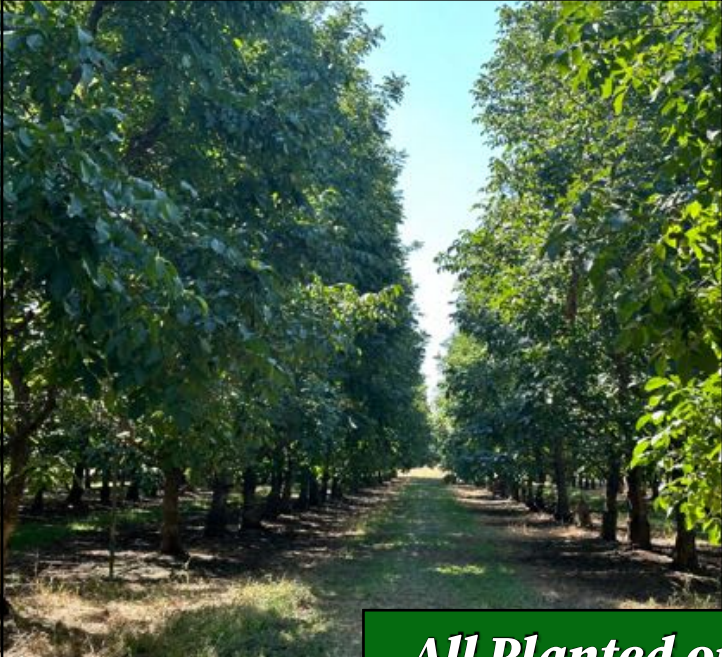
***93+/- Acres of Walnuts and Prunes***



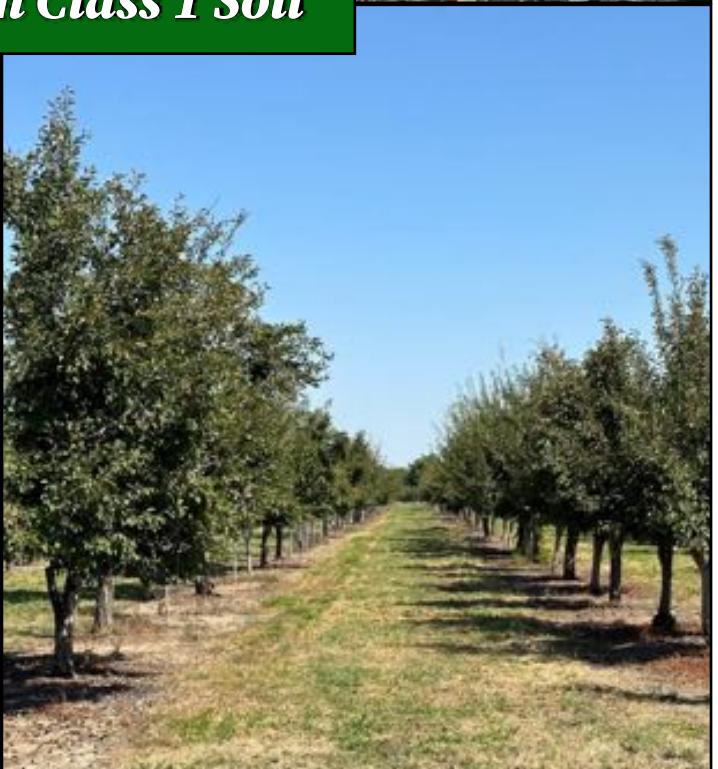
***On Highway 99E***

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## ***50+/- Acres Walnuts and 36+/- Acres of Prunes***

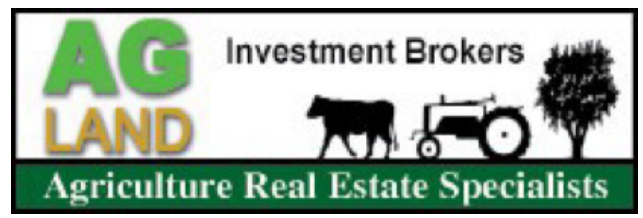


***All Planted on Class 1 Soil***



***Includes 43.47 Los Molinos Mutual Water Company Shares***

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**Property:** 93 +/- acres of Class 1 soil with good water between Red Bluff and Chico in the heart of the tightknit Dairyville community. 86 +/- acres are planted to producing Chandler & Howard walnuts and French prunes. The farmstead includes a residence and multiple outbuildings.

**Location:** Just 8 miles (S) of Red Bluff and 30 miles (N) of Chico. From Red Bluff, (S) on Highway 99E and turn right onto 63RD Avenue. The property has highway frontage and is located at NW corner of Highway 99E and 63RD Avenue. The address is 24040 63RD Red Bluff, CA 96080.

**Walnuts:** 50 acres are planted to walnuts. Block A, next to the highway, has 25 acres of Howards planted in 2013, paradox rootstock. These 11-year-old walnuts are in good condition with few replants. 2023 production was 4,960 inshell pounds per acre. Block B, just west of the farmstead has 25 acres of Chandlers planted in 2007, paradox rootstock. These 17-year-old Chandlers are in good condition. 2023 production was 5,083 inshell pounds per acre. Tree spacing for both blocks is 14' x 28', 111 trees per acre. Both blocks are irrigated by tubing and R10 sprinklers.

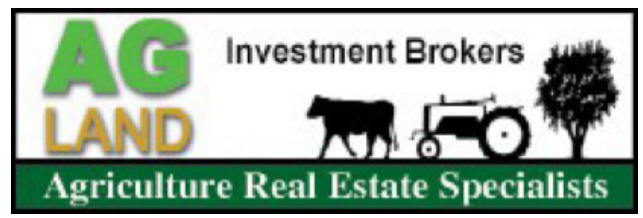
**Prunes:** 36 acres are planted to prunes. Block C, north of 63RD Avenue, has 17 acres of French Prunes. Block D, south of 63RD Avenue and north of 61ST Avenue has 19 acres of French prunes. Both blocks were planted in 1998. These 26-year-old prunes are in fair condition given their age. 2023 production was 1.78 dry tons per acre. Tree spacing for both blocks is 12' x 24', 151 trees per acre. Both blocks are irrigated by hand move sprinklers.

**Crop:** 2024 Crop is Excluded from Sale

**Water:** There are (2) wells on the property. The irrigation well within Block B is equipped with a 50 Hp electric turbine. The domestic well for the farmstead is equipped with 3Hp submersible pump. Static water level is estimated at just 18'. The property also benefits from having 43.47 Los Molinos Mutual Water Company shares.

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**Soils:** Per Natural Resources Conservation Service, the soils are rated Class 1 evenly split between Vina clay loam (Vy) and Columbia loam (Co).

**Improvements:** Home built in 1933, 2,170 sq. ft., 3/2, two story with attached 856 sq. ft. open garage, 2,600 sq. ft. shop, 1,152 sq. ft. Quonset building, (2) equipment sheds exceeding 8,000 sq. ft.

**Zoning:** Tehama County Parcel Numbers; 045-310-006 & 047-010-002. The current zoning is AG-2 Ag Preserve, 40-acre minimum. Property taxes are \$9,771/year.

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

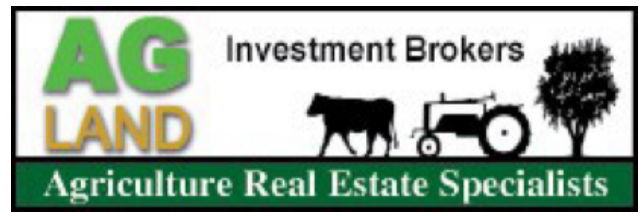
**Depreciation:** Improvements such as the trees, irrigation systems and buildings may offer deprecation advantages to a prospective Buyer.

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

**Listing Price:** **\$1,725,000 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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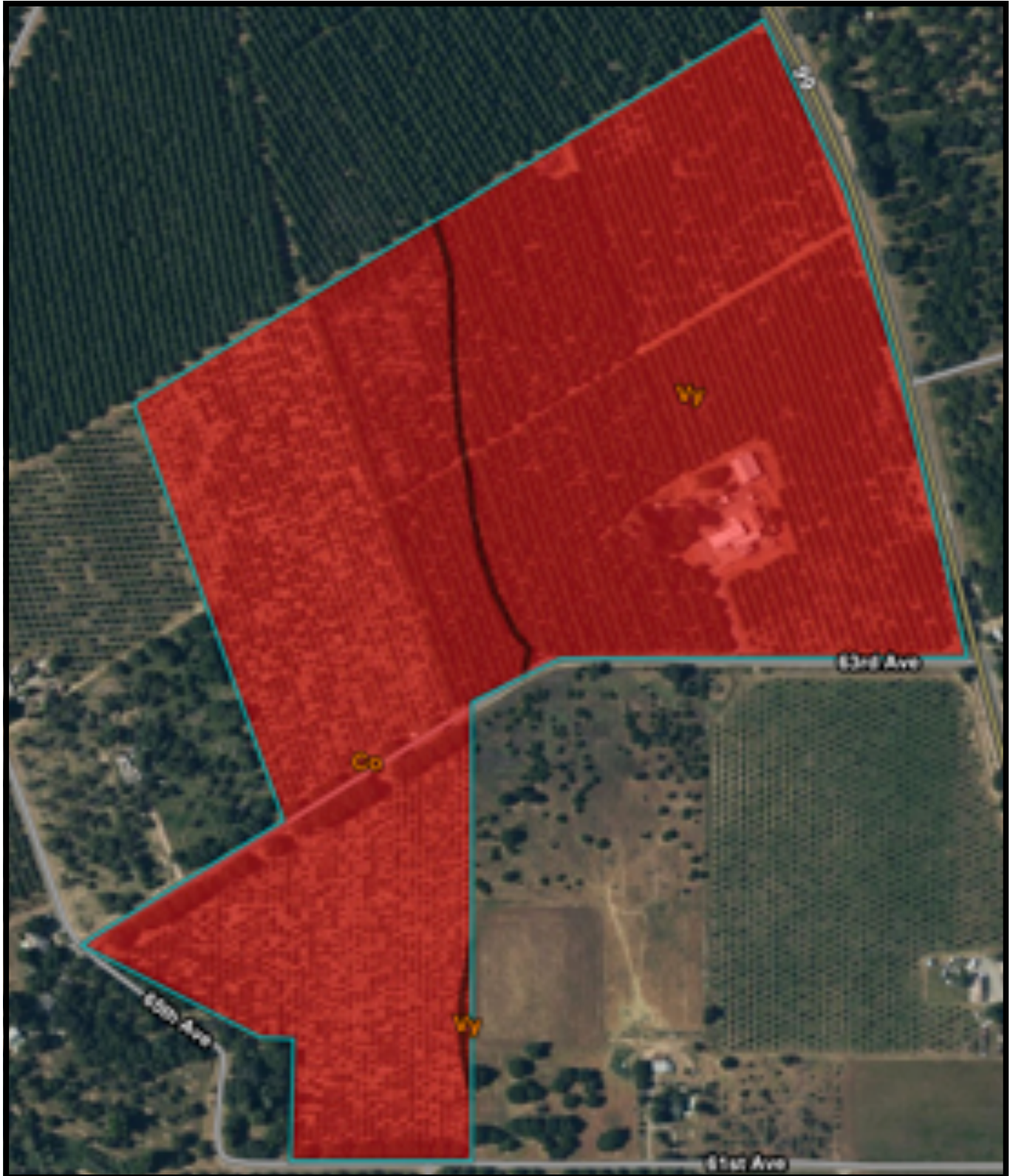
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# Property Map



## ***SOILS MAP***



# SOILS MAP

## Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Co	Columbia loam, 0 to 3 percent slopes	1	44.1	49.1%
Vy	Vina clay loam, deep, 0 to 3 percent slopes	1	45.7	50.9%
<b>Totals for Area of Interest</b>			<b>89.7</b>	<b>100.0%</b>

### 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 rated 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 rated or not available

**Soil Rating Points**

- Capability Class - I
- Capability Class - II

### 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 contrasting 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 19, Sep-8, 2023

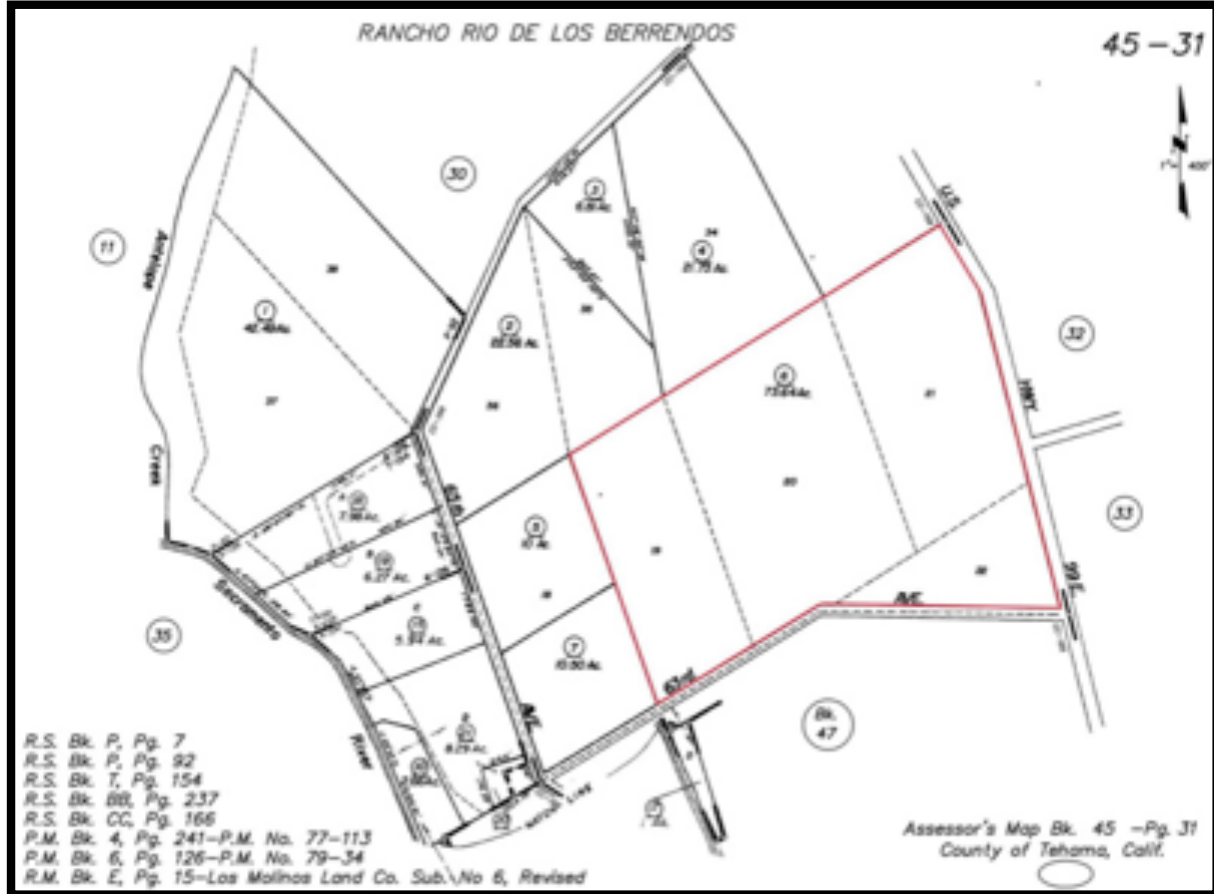
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

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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