

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



## ***Tree-O Orchards*** ***24365 Oklahoma Avenue, Red Bluff, CA***



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



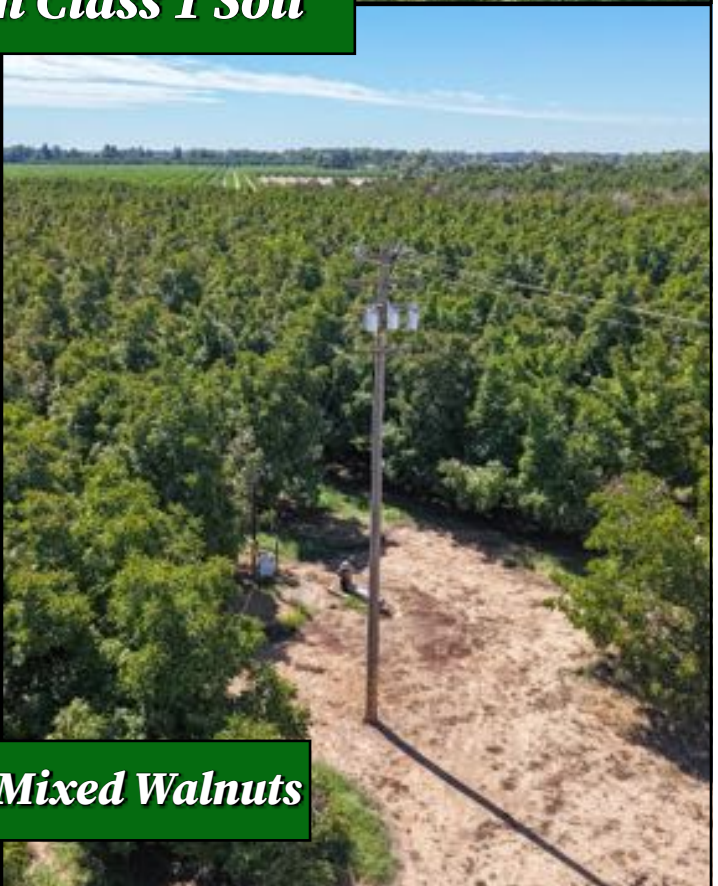
***1/2 Mile from 99E***

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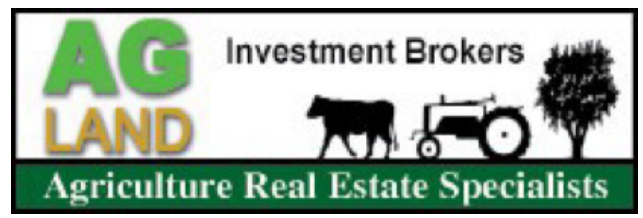
## *48 +/- Acres Planted to French Prunes*



*All Planted on Class 1 Soil*



*44 +/- Acres of Mixed Walnuts*



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## ***Tree-O Orchards***

***24365 Oklahoma Avenue, Red Bluff, CA 96080***

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**Property:** 94 +/- acres of Class 1 soil with good water between Red Bluff and Chico in the heart of the tightknit Daityville community. 92 +/- acres are planted to producing French prunes and Howard walnuts plus older Hartley walnuts not currently being farmed. 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 Oklahoma Avenue. The property is 1/2 mile west of the highway on the lefthand side. The address is 24365 Oklahoma Avenue, Red Bluff, CA 96080.

**Prunes:** 48 acres are planted to French prunes. Block A has 33 acres planted while Block C has 15 acres planted. Both blocks originally planted in 1999 have since been replanted using Myro rootstock. 2023 production was 3.07 dry tons per acre. Tree spacing is 12' x 24', 151 trees per acre. The prunes are irrigated by hand move sprinklers.

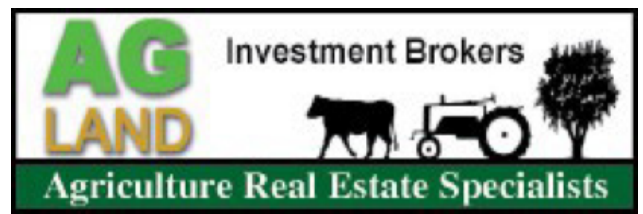
**Walnuts:** 44 acres are planted to walnuts. Block E has 15 acres of Howards planted in 2010, paradox rootstock. These 14-year-old walnuts are in good condition. 2023 production was 5,916 inshell pounds per acre. Tree spacing is 14' x 26', 120 trees per acre. irrigated by tubing and R10 sprinklers. Blocks B, D & F total 29 acres of Hartley walnuts on black walnut rootstock, replants on paradox rootstock. These blocks are not actively farmed.

**Crop:** 2024 crop is excluded from sale.

**Water:** There are (2) wells on the property. The irrigation well within Block E is equipped with a 50 Hp electric turbine. The domestic well for the farmstead is equipped with submersible pump. Static water level is estimated at just 17'. The property also benefits by having 7.23 Los Molinos Mutual Water Company shares.

**Soils:** Per Natural Resources Conservation Service, the soils are rated Class 1. 83% being Vina loam (VnA), the balance being Columbia fine sandy loam (CmA).

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**Improvements:** Home built in 1932, 1,148 sq. ft., 3/1, 852 sq. ft. shop and 3,960 sq. ft. equipment shed.

**Zoning:** Tehama County Parcel Numbers; 045-070-001. The current zoning is AG-2 Ag Preserve, 40-acre minimum. Property taxes are \$5,043/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 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:** \$1,680,000 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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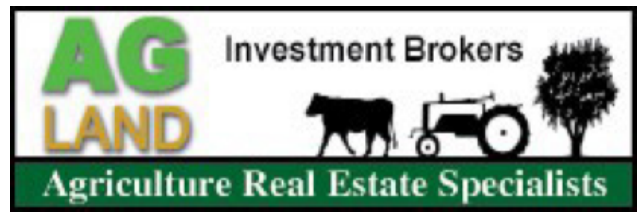
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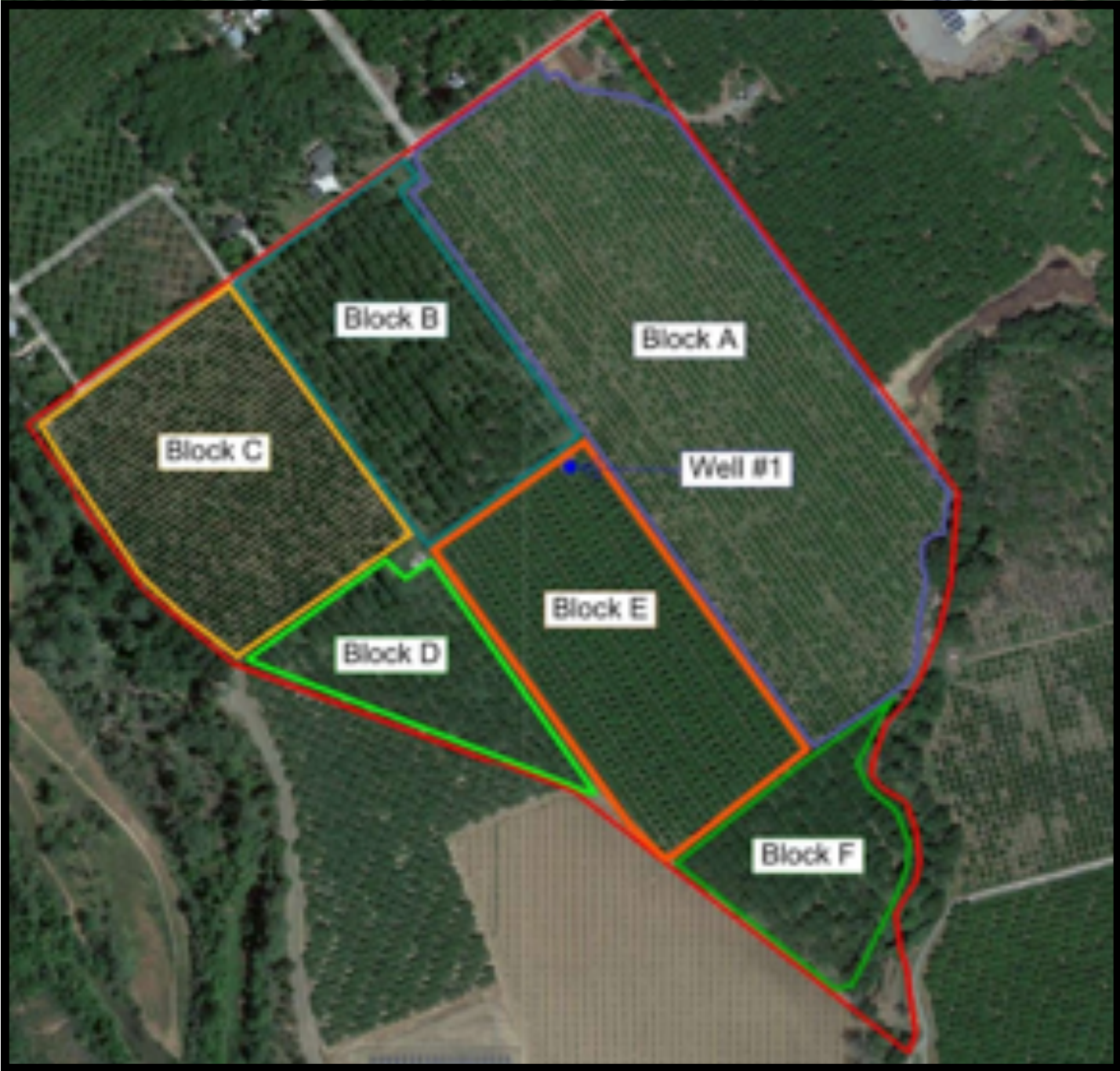
## *Property Information*

Property Information											
Ranch Name:		Tree-O Ranch									
APN:		045-070-001									
Ranch Address:		24365 Oklahoma Ave, Red Bluff, Ca 96080									
Owner:		A&M Farming LLC									
Soils:		81% Vina Loam, 18% Columbia Fine sandy loam, 1% Columbia complex									
Total Assessed Acres:		93.78									
Zoning:		AG-2									
Water District:		None									
Production History											
Field Name/No.	Acres	Crop	Variety	Spacing	Year Planted	2019	2020	2021	2022	2023	2024
Tree-O Prunes	44	prunes	french	24x12	1999	252,666	47,280	193,840	260,667	269,442	
Tree-O Walnuts	15	walnuts	howard	14x26	2009	80,000	66,000	80,600	86,980	88,740	
Water Source:						Sprinkler Information:					
Pump No.	Use	Power Source	HP	Depth	GPM	Static Water Level	Field Name	Type	Style	Nozzle Color	GPH
Main Well	irrigation	electric	50	60	1000	17	Tree-O Prunes	sprinkler	hand move		
							Tree-O Walnuts	sprinkler	micro		
Building & Site Improvement Description											
Building	Size	Unit	Foundation	Frame	Siding	Roofing	Quality	Condition			
House	1148	sq. ft.	concrete Perimeter	wood	wood	comp shg	average	fair			
Shop	852	sq. ft.	concrete slab	wood	metal	metal	average	fair			
Equipment shed	3960	sq. ft.	concrete slab	wood	partial metal	metal	average	fair			

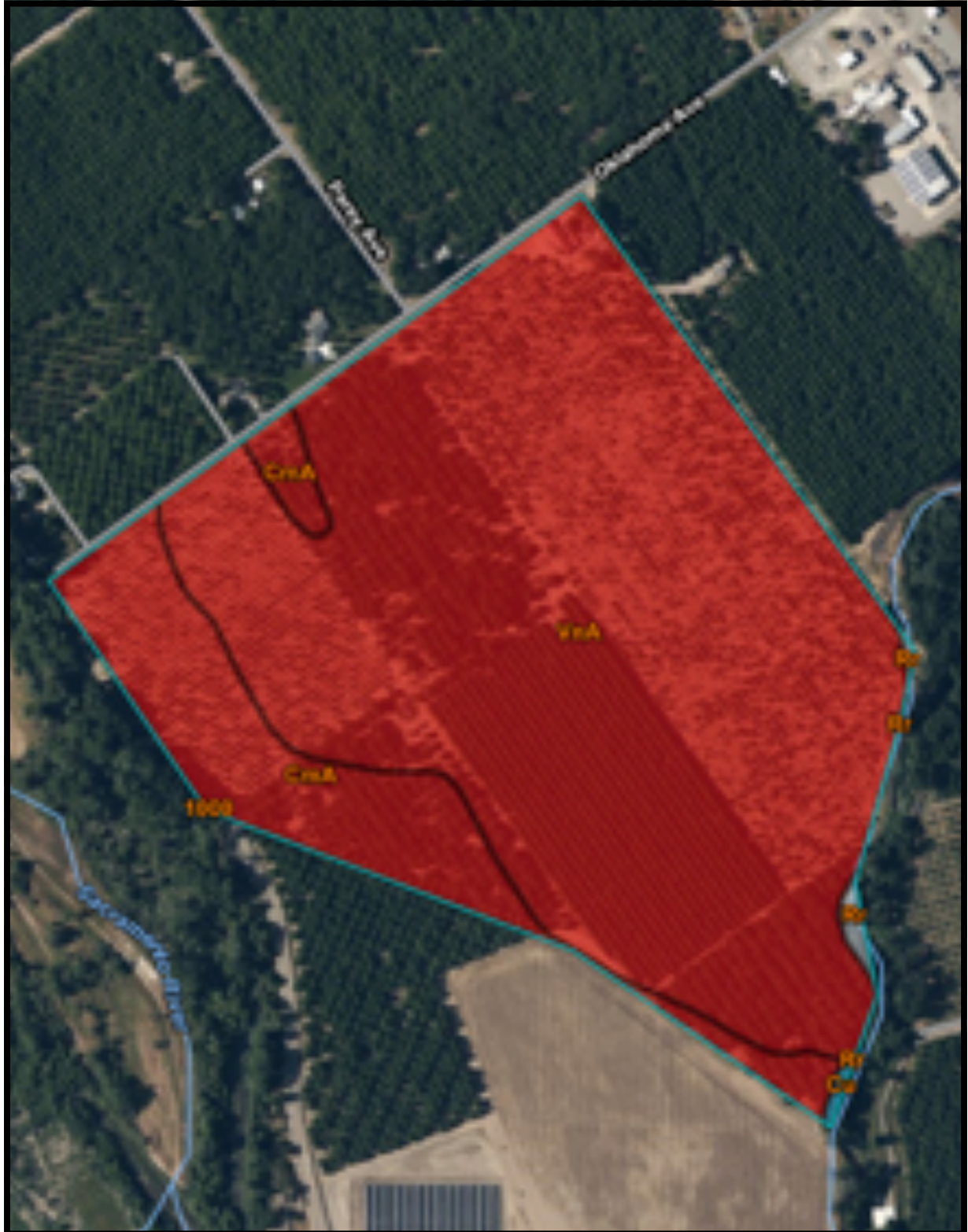
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# Property Map



## ***SOILS MAP***



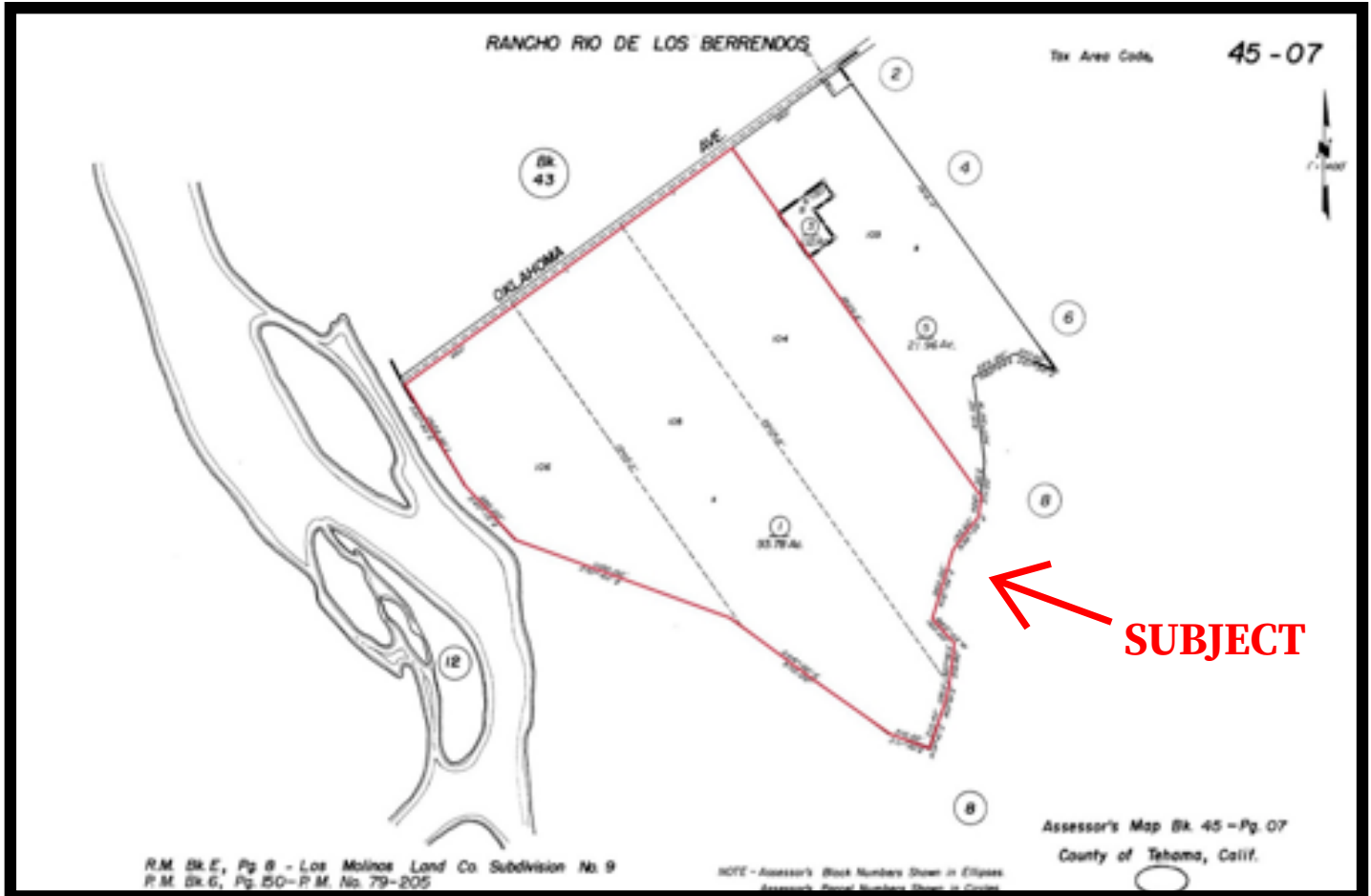
# SOILS MAP

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		0.0	0.0%
CmA	Columbia fine sandy loam, 0 to 3 percent slopes	1	14.7	16.2%
Cu	Columbia complex, channeled	6	0.2	0.2%
Rr	Riverwash		0.4	0.5%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	75.8	83.2%
<b>Totals for Area of Interest</b>			<b>91.1</b>	<b>100.0%</b>

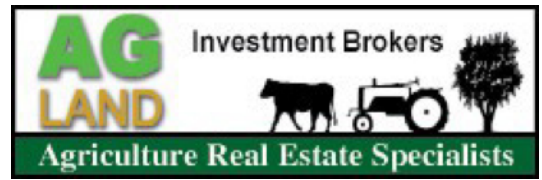
MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - 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>	<ul style="list-style-type: none"> <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>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>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>



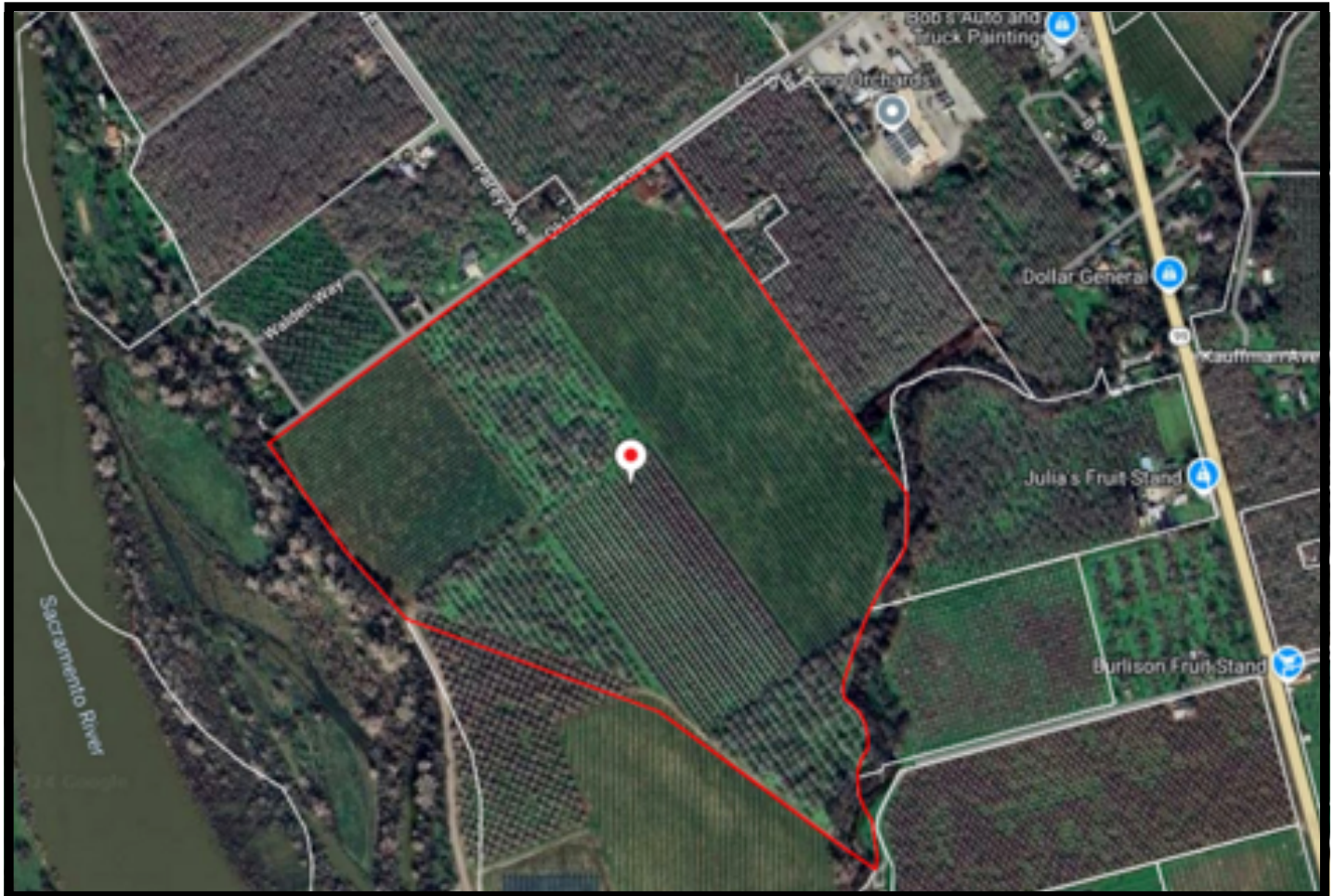
# Parcel Map



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## *Aerial Map*



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