

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



76 Acres - Chandler Walnuts & Homes 5429 & 5589 Anita Road, Chico, CA 95973



Each Parcel Includes Its Own Diesel Irrigation Pump



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East Parcel: 38 +/- Acres of 11 Year Old Chandlers



West Parcel: 36 +/- Acres of 4 Year Old Chandlers



Both Parcels Have Solid Set Irrigation

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East Parcel: Mobile Home and 2,800 sqft. Shop



West Parcel: Double Wide Mobile Home



Detached 2 Car Garage

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76 Acres - Chandler Walnuts & Homes ***5429 & 5589 Anita Road, Chico, CA 95973***

Property: 76 +/- acres just 9 miles north of Chico, within the highly sought after, Nord community of which 74 acres are planted to Chandler walnuts. The west 38-acre parcel planted to young pre-production Chandlers further improved with (2) water wells, modular home and detached garage. The east 38-acre parcel planted to Chandlers in full production further improved with (3) wells, large shop and modular home.

Location: From Chico travel 7 miles north on Highway 99E, then left on Anita Road for almost 2 miles to property at southeast corner of Anita Road and Hamilton Nord Cana Highway. The east parcel address is 5429 Anita Road, the west parcel address is 5589 Anita Road, Chico, CA 95973.

Walnuts: East parcel: 38 +/- acres of Chandlers planted in 2014. These 10-year-old walnuts are in good condition. West parcel: 36 +/- acres of potted trees planted in spring of 2019 and grafted to Chandler in the fall. These 4-year-old walnuts should have their first harvest in 2025 or 2026. For both parcels, tree spacing is 20' x 24', 90 trees per acre, irrigation is by solid set system and Nelson R-2000 sprinklers. Below is East Parcel Prod.

Crop Year	Total Production (lbs)	Production/Acre
2023	271,920	7,156
2022	202,140	5,319
2021	139,140	3,662
2020	91,980	2,421

Crop: Negotiable.

Water: Both parcels have large irrigation wells powered using diesel engine, gearhead and pump. The East Parcel also has a smaller well in the southeast corner that is not being utilized. Water for each home is provided by a well & submersible pump.

Soils: Per Natural Resources Conservation Service, 84% of the soils are 442; Durixerolls-haploxerolls clay loam, the balance is 448; haploxerolls clay loam.

5429 Buildings: Shop; 2,800 square feet, concrete slab, metal siding and roof, rented @ \$500.00 per month. Modular home; 900 square feet, rented @ \$1,000 per month

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5589 Buildings: Modular home; 1,500 square feet, 2 bedrooms and 2 bathrooms. Detached garage, 600 square feet, concrete slab wood framing and siding, composition roof. Rented @ \$2,000 per month

Zoning: Butte County Parcel Number 047-130-150 (38.62 acre) and 047-130-028 (38.00 acres). Zoning is AG-80, 80 acre Minimum. Current property taxes are \$24,153/year.

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

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

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

Listing Price: **\$1,710,000 cash to Seller**

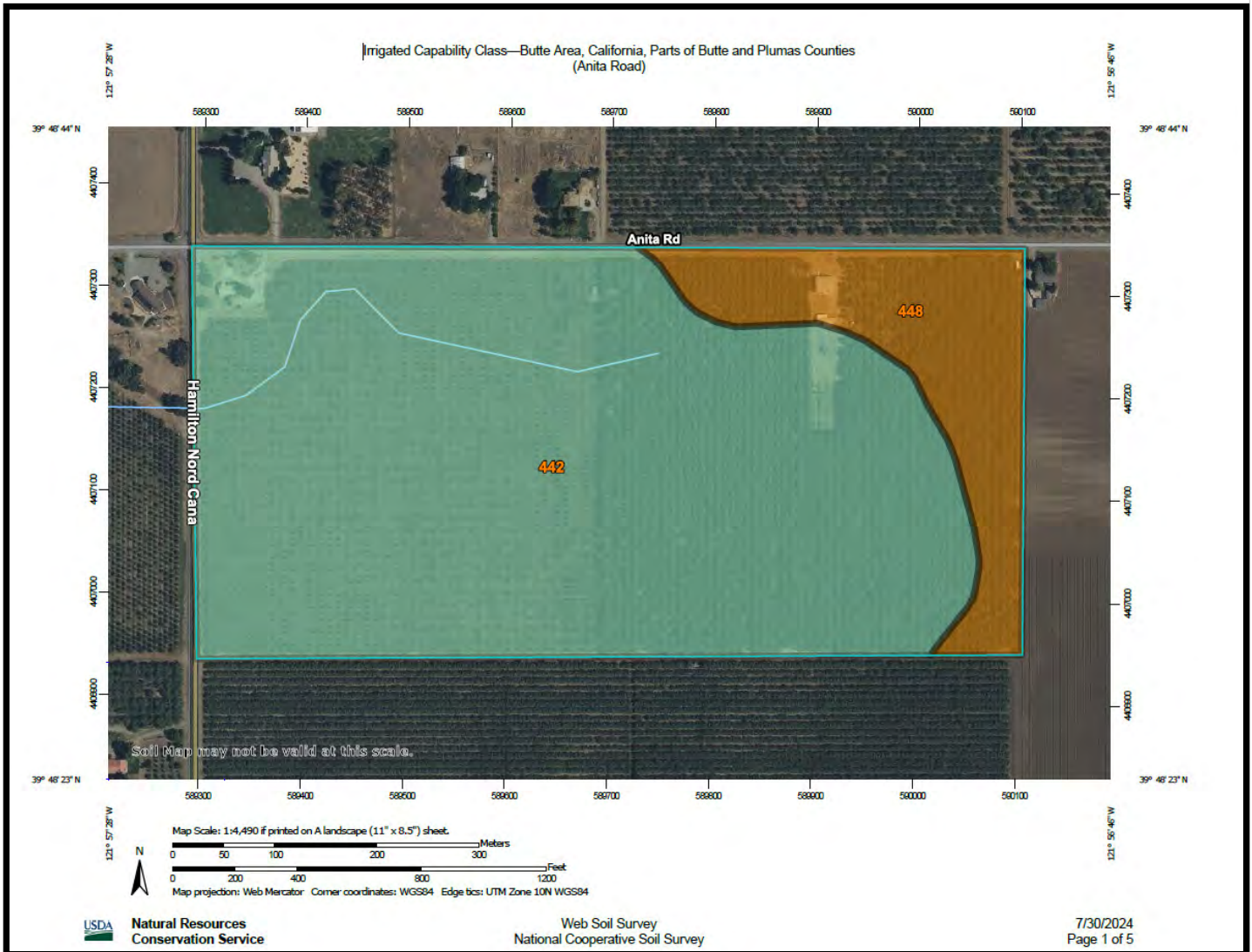
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SOILS MAP



SOILS MAP

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
442	Durixerolls-haploxerolls clay loams and 0 to 2 percent slopes	5	68.1	84.4%
448	Haploxerolls clay loam, 0 to 2 percent slopes	2	12.6	15.6%
Totals for Area of Interest			80.7	100.0%

Irrigated Capability Class—Butte Area, California, Parts of Butte and Plumas Counties
 (Anita Road)

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
- Water Features**
 - Streams and Canals
- Transportation**
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
 - Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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.

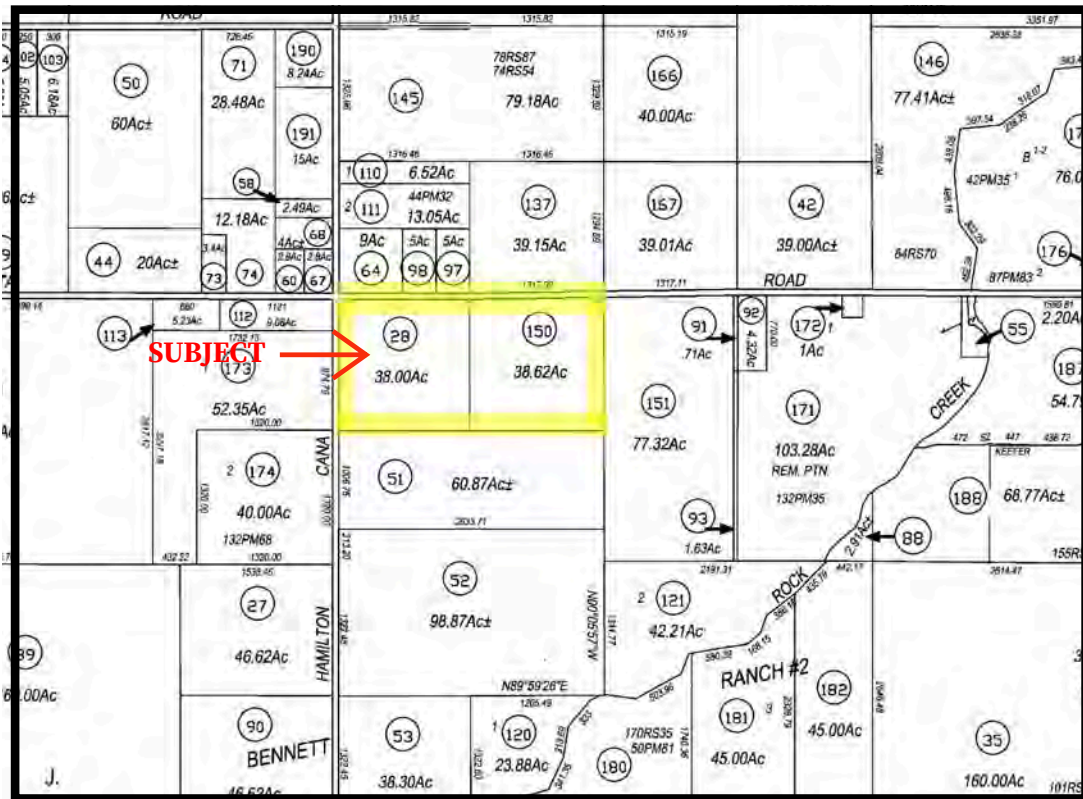
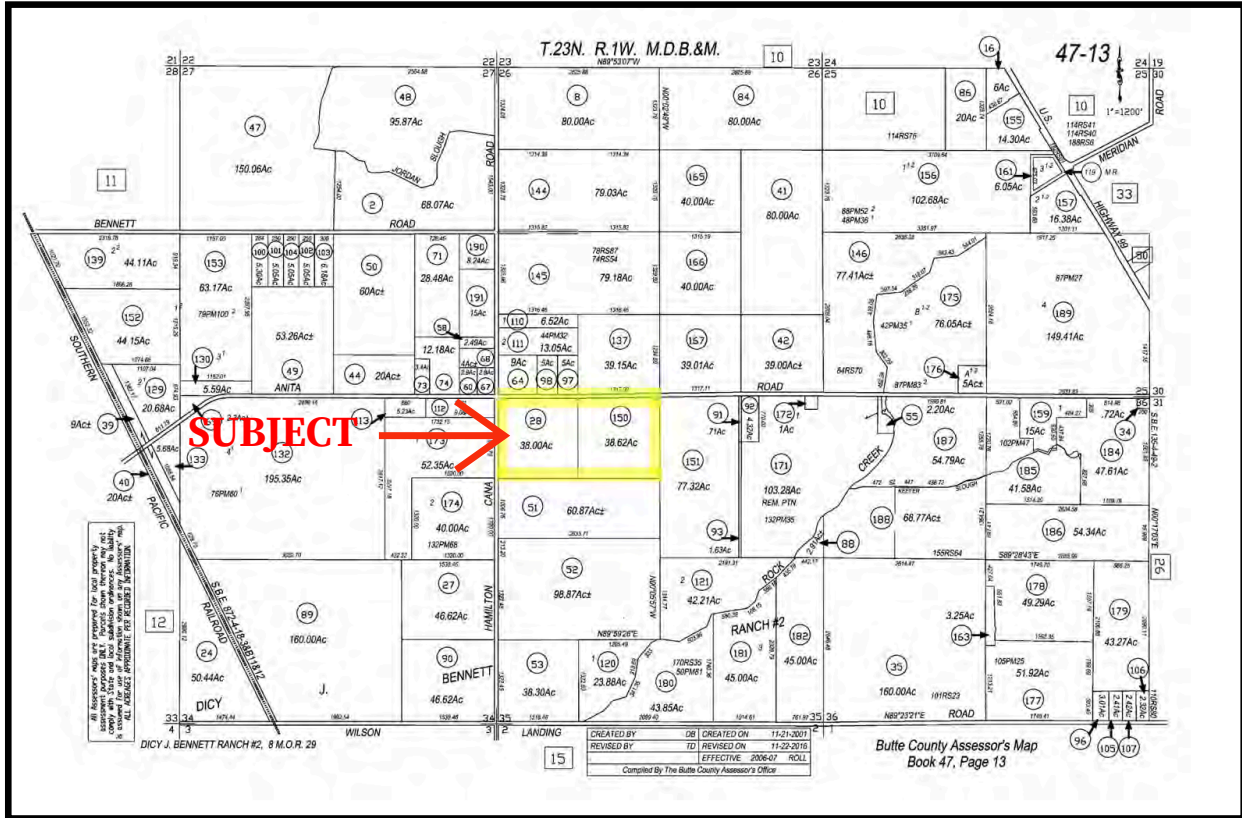
Soil Survey Area: Butte Area, California, Parts of Butte and Plumas Counties
 Survey Area Data: Version 21, Aug 28, 2023

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

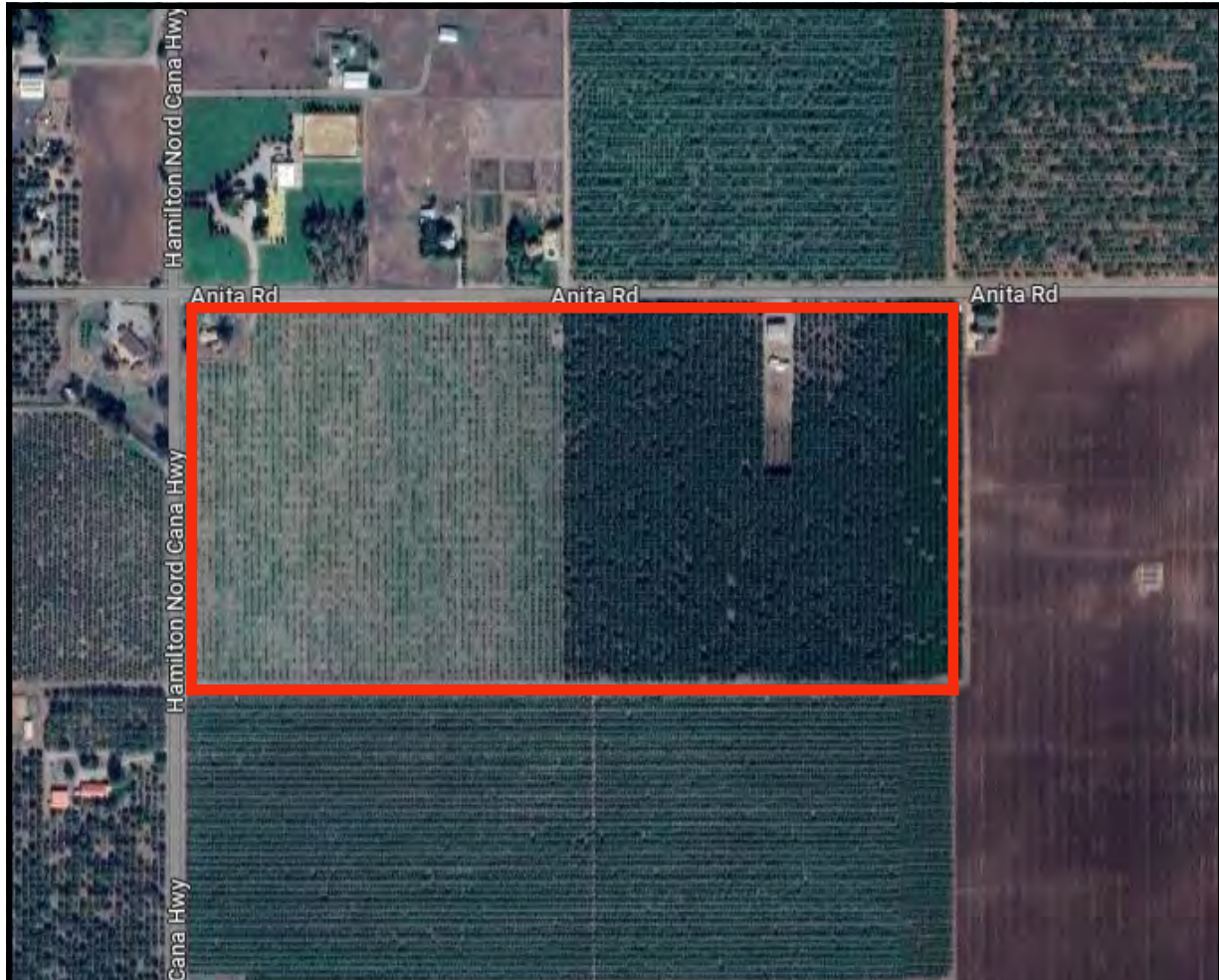
Date(s) aerial images were photographed: Jun 3, 2023—Sep 8, 2023

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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