

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



# ***Clementino Orchards***

## ***3669 County Road U, Orland, CA 95963***



***248+/- Acres of Walnuts and Almonds***



***13,000+ sqft of Outbuildings***

The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.

## *121 +/- Acres of 10th Leaf Chandlers*



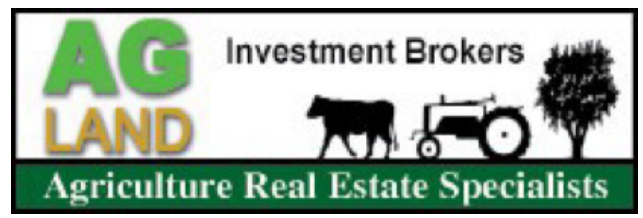
### *Solid Set Irrigation with 2 Ag Wells*



### *Orland Artois Water District Outlet*

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**Property:** The Clementino Orchard spans 248.56 acres. It features 122 acres of 10-year-old Chandler Walnuts, 84 acres of 10-year-old Tulare Walnuts, and 26 acres of 8-year-old Shasta Almonds. The property is situated in the Orland-Artois Irrigation District, benefiting from access to ample water resources. It is located in a prime agricultural region with well-established infrastructure for walnut and almond production.

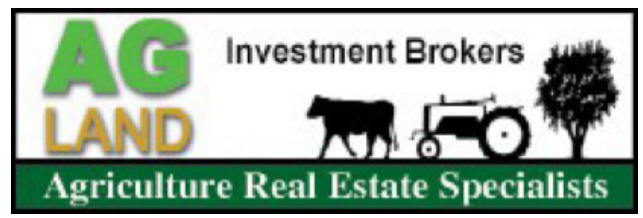
**Location:** The Clementino property is located approximately 11 miles south east of Orland, CA. To reach Clementino Orchard from downtown Orland, travel east on CA-32 E/Walker Street. Turn right onto 5th Avenue/County Road S/Plaza Road until you reach St John Road. Turn left of St. John Road and continue for 1.4 miles. Make a right turn toward County Road U. Stay on County Road U for 2.0 miles, then turn right onto County Road 27. 3669 County Road U, Orland, CA 95963, will be on your right.

**Walnuts and Almonds:** Fields Eno 1, Eno 2, Eno 3, and Eno 5 are walnut orchards planted in 2014 with uniform spacing of 24 feet by 26 feet, utilizing solid set irrigation systems equipped with R2000 sprinklers. Field Eno 1 comprises 61 acres of Chandler walnuts, while Field Eno 2 also consists of 61 acres of Chandler walnuts. Field Eno 3 includes 29 acres of Tulare walnuts, and Field Eno 5 spans 55 acres of Tulare walnuts. Field Eno 4 consists of 26 acres of Shasta almonds planted in 2016 with a spacing of 12 feet by 22 feet. This field did not produce in 2023 due to hail damage. A summary of production is in the table below.

Field Name	Acres	Crop	Variety	2019 (lbs)	2020 (lbs)	2021 (lbs)	2022 (lbs)	2023 (lbs)	2019 lbs/Acre	2020 lbs/Acre	2021 lbs/Acre	2022 lbs/Acre	2023 lbs/Acre
Eno 1	61	Walnuts	Chandler	121,220	220,380	249,640	344,760	423,400	1,987	3,613	4,092	5,652	6,941
Eno 2	61	Walnuts	Chandler	137,800	279,980	238,339	399,019	458,420	2,259	4,590	3,907	6,541	7,515
Eno 3	29	Walnuts	Tulare	163,600	167,739	150,620	147,519	260,457	5,641	5,784	5,194	5,087	8,981
Eno 4	26	Almonds	Shasta	9,284	12,245	28,575	28,747	Hail No Crop	357	471	1,099	1,106	Hail No Crop
Eno 5	55	Walnuts	Tulare	260,300	296,580	286,440	309,318	366,400	4,733	5,392	5,208	5,624	6,662

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

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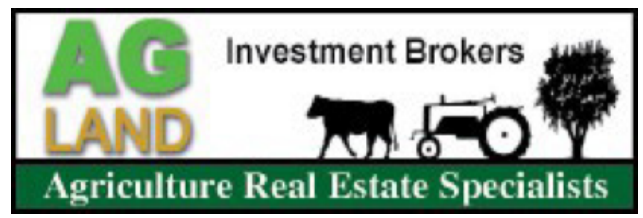
**Water:** The property is equipped with multiple irrigation wells / pumps. NW Pump 1, used for irrigation, is powered by a 100 HP electric motor, with a depth of 720 feet, a flow rate of 3300 GPM, and a static water level of 79 feet. Booster Pump 2 has 100 Hp electric motor to pressurize water from Oland - Artois Irrigation District. The property has 182 acres in the district which typically provides 1.8 acre feet per acre within the district. South Pump 3, used for irrigation is powered by a 100 HP electric motor, has a depth of 620 feet, a flow rate of 2000 GPM, and a static water level of 90 feet.

**Soils:** Per Natural Resources Conservation Service, the majority of the soils are rated Class 2. 72% Tehama Silt, 7% Wyo Loam, 5% Wyo gravelly loam, 5% Pleasanton gravelly loam, 4% Cortina very gravelly loam, 3% Orland loam, 2% Tehama gravelly loam, and 2% Cortina gravelly fine sandy loam.

**Improvements:** The main house on the property is 1,997 square feet, built on a concrete perimeter foundation with a wood frame, stucco siding, and composite shingle roofing. The property also includes a 480 square foot gunite inground swimming pool. There is a 3,874 square feet storage shed/milk barn, built on a concrete slab with CMU block siding and roofing. The shop is 1,064 square feet, has a concrete slab foundation, wood frame, and siding, with galvanized iron roofing. The equipment shed is 1,500 square feet with a concrete slab foundation, steel frame, galvanized iron siding, and roofing. The hay barn is 6,020 square feet, constructed with a concrete slab foundation, metal frame, and metal siding and roofing. Additionally, there is a 960 square foot mobile home on the property, built on a concrete pier foundation with wood frame and siding, and composite shingle roofing.

**Zoning:** The property is identified as Glenn County APN 037-430-004, 005 & 006, and is zoned FS-80 with a 72-acre minimum parcel size. Annual property taxes are \$23,591.

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

**Life Estate:** A portion of the property which includes the most southerly home and immediate surrounding area is encumbered by a life estate.

**Depreciation:** Improvements such as the trees and irrigation systems 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:** **\$5,600,000 Cash**

**Receivership:** This property is 11 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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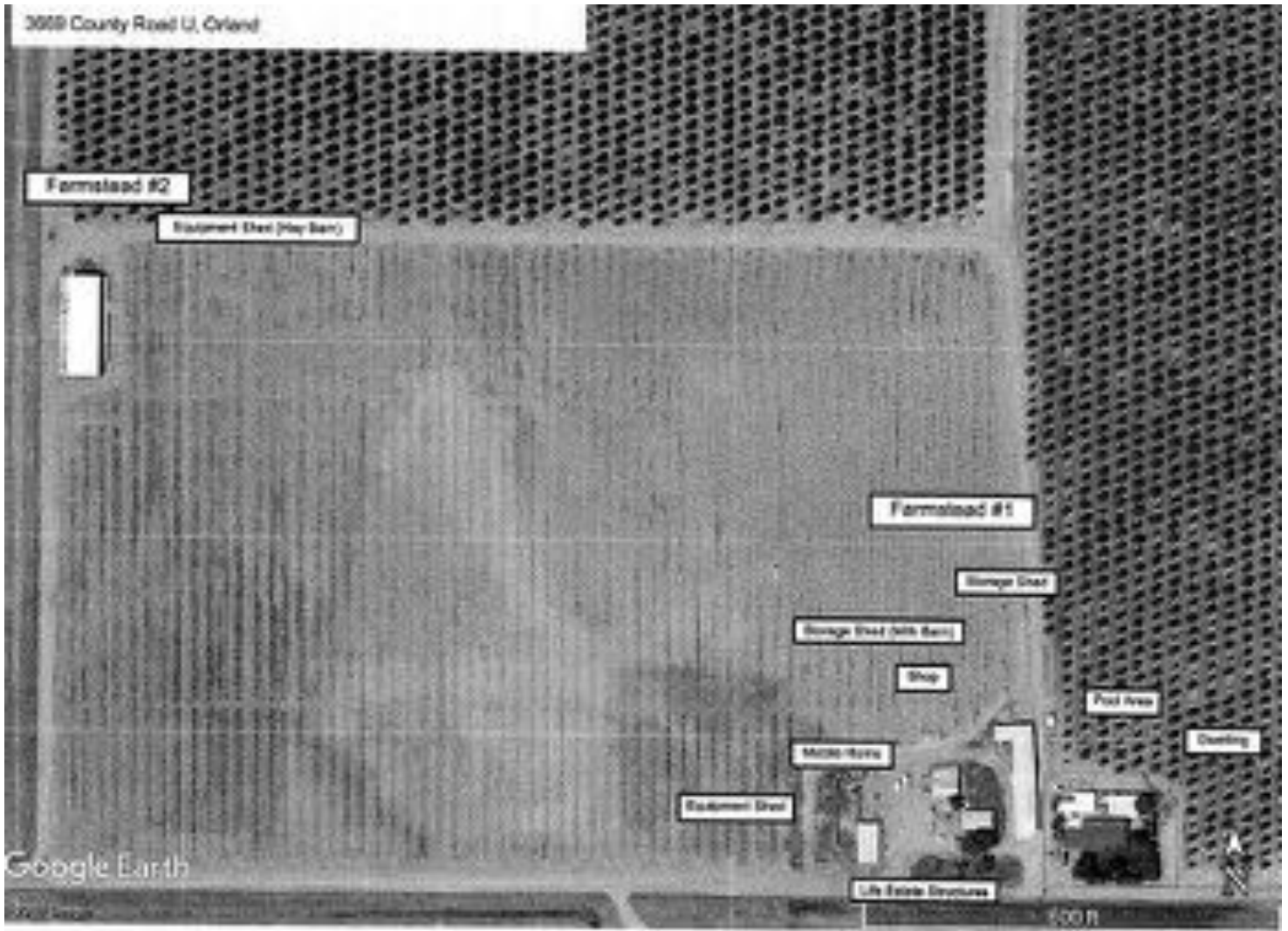
# Orchard Map



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## *Farmstead Map*



## ***SOILS MAP***





# SOILS MAP

Irrigated Capability Class				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Czk	Cortina gravelly fine sandy loam, shallow	4	5.7	2.3%
Czt	Cortina very gravelly sandy loam, moderately deep	4	10.5	4.3%
Ornp	Orland loam, moderately deep over gravel, 0 to 2 percent slopes, MLRA 17	2	6.6	2.7%
PruA	Pleasanton gravelly loam, 0 to 2 percent slopes, MLRA 14	2	10.8	4.4%
Tg	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	5.9	2.4%
Tn	Tehama silt loam, 0 to 3 percent slopes, MURA 17	2	174.1	71.2%
Wyg	Wyo loam, deep over gravel	2	18.2	7.5%
Wth	Wyo gravelly loam, moderately deep over gravel	3	12.6	5.2%
Totals for Area of Interest			<b>364.4</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

**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 1:25,000.

**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 conflicting 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.

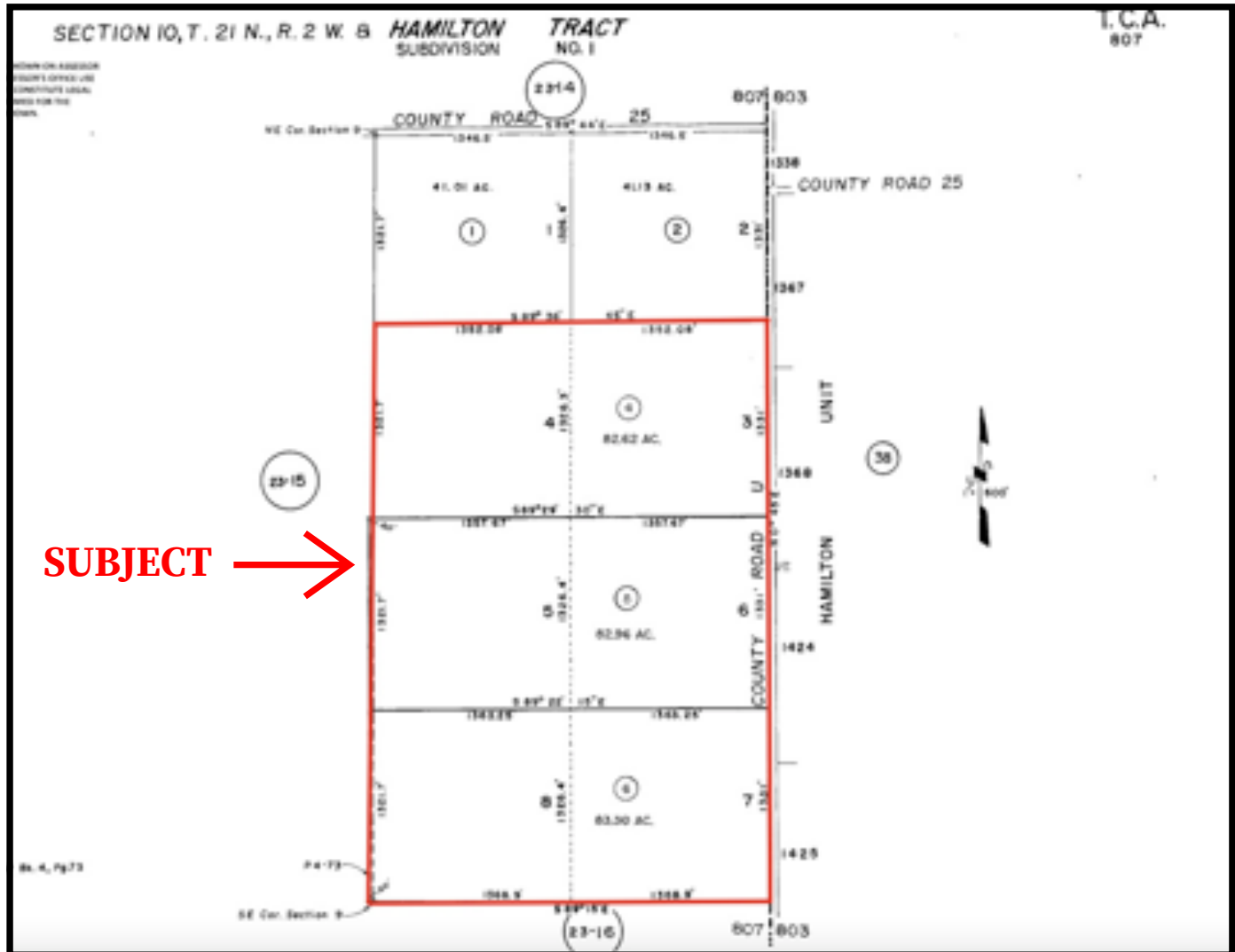
Soil Survey Area: Glenn County, California  
 Survey Area Date: Version 10, Sep-6, 2023

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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