

STROMER REALTY COMPANY OF CALIFORNIA



1924 ACRES
Ranchland
17775 Long Hollow Rd.
Corning, Ca 96021
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California

Logan Taylor | DRE # 02062799

530.701.2680(m) | logan@stromerrealty.com

PROPERTY OVERVIEW:

Borel Ranch presents a rare opportunity to own 1,924± acres of prime Northern California ranchland in Tehama County. This legacy property, held by only its second owner, is rich in history, agricultural productivity, and natural resources. With multiple water rights, irrigated pastures, extensive improvements, and premium grazing land, this ranch offers significant value for cattle operations, recreation, and investment.

Location: Corning, Ca | **Zoning:** Agricultural Preserve

Price: \$6,600,000 | **Current Lease Income:** \$65,0000 annually (Winter Grazing Lease: Nov 1 - June 1)

- 100% Mineral Rights on 1,519 Acres | 50 % Mineral Rights on 405 Acres
- No Conservation Easements | No Easements or Rights-of-Way (Other than AT&T)

LAND & ACREAGE

- Total Acreage: 1,924 +/- acres across nine (9) parcels
- APNs:
 - 085-080-010 (217.50 acres)
 - 085-080-013 (22.50 acres)
 - 085-080-017 (267.95 acres)
 - 085-080-018 (51.62 acres)
 - 085-140-002 (400 acres)
 - 085-140-003 (560 acres)
 - 085-140-004 (80 acres)
 - 085-140-013 (307.32 acres)
 - 085-150-046 (17.73 acres)
- Top Features
 - Two Water Rights - A019105 & A021348
 - Multiple Water Sources:
 - 5 Irrigated Pastures
 - 1 Ag Well (Rebuilt in 2005, usage history available)
 - 4 Domestic Wells
 - 3 Solar Wells for livestock
 - Ponds:
 - 8 Year-Round Ponds
 - 4 Seasonal Ponds & Water Homes

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RANCH INFRASTRUCTURE & IMPROVEMENTS

Residences

- **Main Home** (Built 1934) - 2,400 sq.ft. + 800 sq.ft. loft + 400 sq.ft. cellar
 - Historic charm with modern upgrades
 - Cellar drains naturally to Long Hollow Rd.
- **Guest Homes & Additional Living Spaces:**
 - 2 Bedroom Guest House with bathroom & laundry (699 sq.ft.)
 - 1-Bedroom Guest House with bathroom (312 sq.ft)
 - Detached 2-Car Garage with additional washer & dryer hookups (575 sq.ft)
 - Recreation Room with 18-ft Bar (899 sq.ft) & Attached Kitchen (196 sq.ft)
 - 1-Bedroom / 1-Bathroom Workers Home (3/4 mile west on Long Hollow Road)

Barns, Shops, & Outbuildings

- Cow Barn
 - 50'x79' (3,950 sq.ft.) - Original wood/metal siding with mostly cement floors
- Storage Barn
 - 16'x84' (1,344 sq.ft.)
- 5-Stall Equipment Barn
 - 22'x60' (1,320 sq.ft)
- Metal Shop
 - Built in 2005 - Large roll-up/sliding doors, Cement floors, 3-phase power
- 2-Stall shed
 - 17'x20' (340 sq.ft)
- Large Storage Barn
 - 30'x100' (3,000 sq.ft) - Referred to as "Home Depot" for building materials storage
- Shed
 - 13'x41' (533 sq.ft.)
- Hay & Equipment Barn
 - 36'x85' (3,060 sq.ft.) - Built in 2005
- 3 Open-Side Cow Shelters

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Ranch Amenities

- Large Corral System with pens, tub, squeeze chute, calf table, and loading chute.
- Cement & metal mill with tanks
- No underground fuel tanks
- Fencing & Pastures:
 - 7 Pastures with full cross-fencing
 - 8 Dry pastures
 - Dry hay fields

Utilities & Infrastructure

- 3 RV hookups with sewer, electric, and water
- 4 Outdoor bathrooms
 - 2-stall behind the main house
 - 4-stall near the cow barn

HISTORIC & UNIQUE FEATURES

Cemetery on Property

- 66 grave sites, landlocked due to creek, no easement or public access
 - Tehama County challenged access but was blocked due to environmental concerns.

INVESTMENT POTENTIAL & LEASE INCOME

Winter Grazing Lease: \$65,000 annually (Nov 1 - June 1)

- High-quality grazing land reflected in premium lease rates

PRICE: \$6,600,000

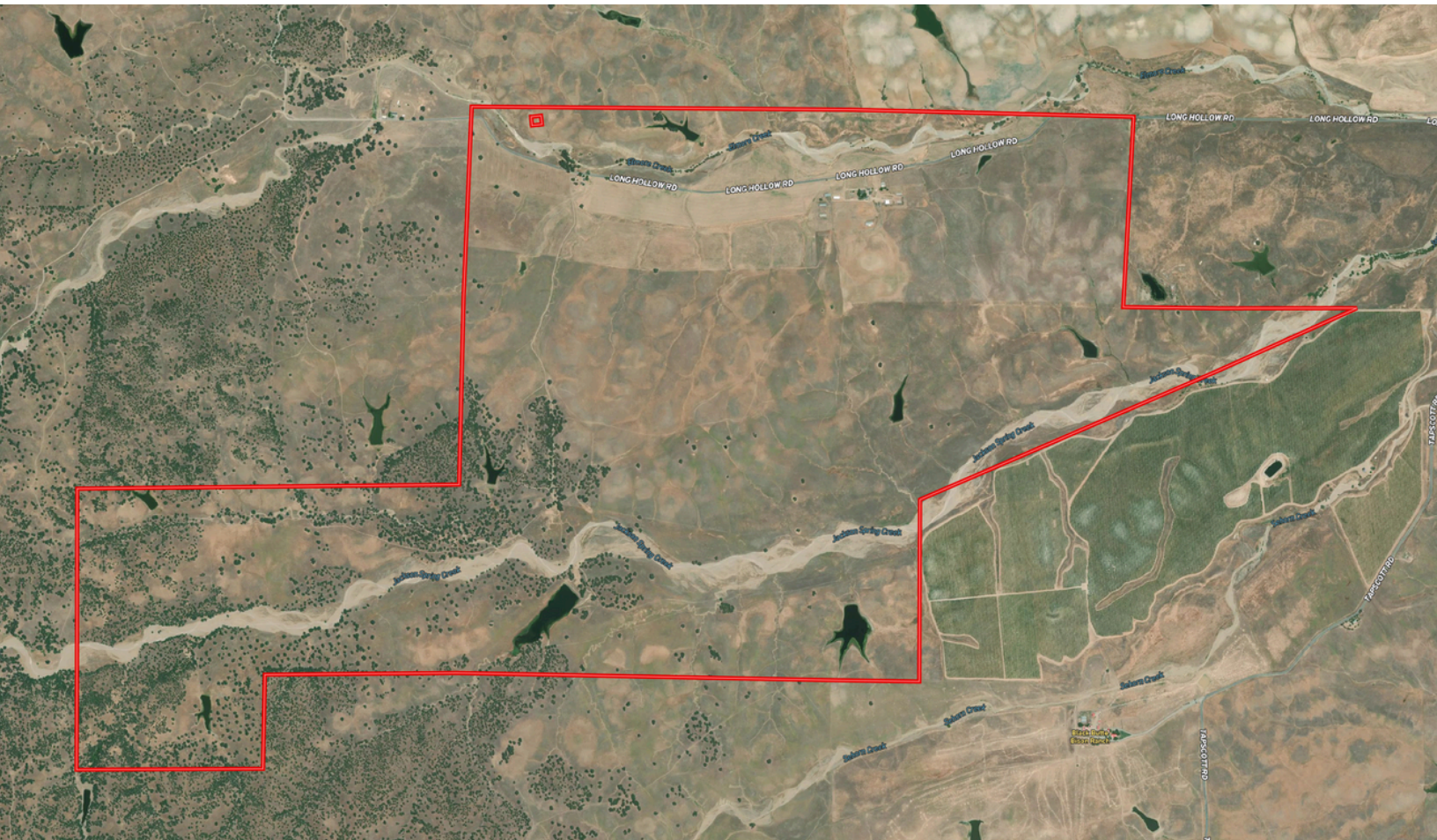
- Owners will convey all mineral rights they own to the buyer
- Select equipment may be included in the sale

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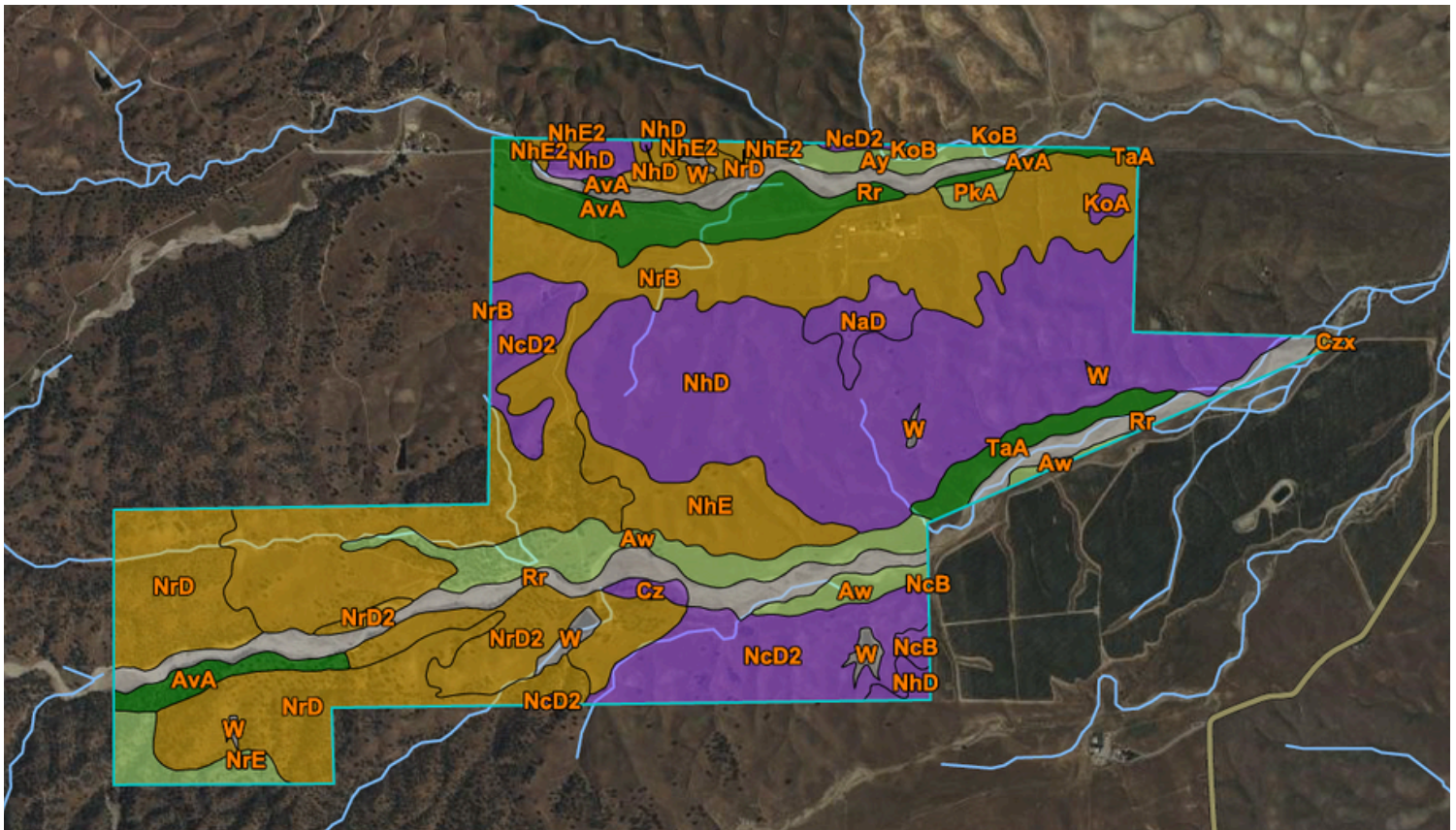


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| Map Unit Symbol | Map Unit Name | Rating | Component Name (percent) | Acres in AOI | Percent of AOI |
|-----------------|--|---------------------|----------------------------------|--------------|----------------|
| AvA | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17 | Grade 1 - Excellent | Arbuckle (85%) | 113.9 | 5.9 |
| Aw | Arbuckle gravelly loam, clayey substratum, 0 to 3 percent slopes | Grade 2 - Good | Arbuckle (85%) | 97.1 | 5 |
| Ay | Arbuckle gravelly loam, clayey substratum, channeled | Grade 2 - Good | Arbuckle (85%) | 19.5 | 1 |
| NaD | Nacimiento silty clay loam, 10 to 30 percent slopes | Grade 3 - Fair | Nacimiento (85%) | 25.6 | 1.3 |
| NcD2 | Nacimiento-Altamont complex, 10 to 30 percent slopes, eroded | Grade 3 - Fair | Nacimiento (41%), Altamont (39%) | 159.7 | 8.2 |
| NhD | Nacimiento-Newville complex, 10 to 30 percent slopes | Grade 3 - Fair | Nacimiento (41%) | 481.9 | 24.8 |
| NhE | Nacimiento-Newville complex, 30 to 50 percent slopes | Grade 4 - Poor | Nacimiento (41%) | 73.2 | 3.8 |
| NrB | Newville gravelly loam, 3 to 10 percent slopes | Grade 4 - Poor | Newville (85%) | 411 | 21.1 |
| NrD | Newville gravelly loam, 10 to 30 percent slopes | Grade 4 - Poor | Newville (85%) | 205.2 | 10.5 |
| NrD2 | Newville gravelly loam, 10 to 30 percent slopes, eroded | Grade 4 - Poor | Newville (85%) | 89.2 | 4.6 |
| NrE | Newville gravelly loam, 10 to 40 percent slopes, MLRA 17 | Grade 2 - Good | Newville (85%) | 27.7 | 1.4 |
| Rr | Riverwash | Not rated | Riverwash (100%) | 142.2 | 7.3 |
| TaA | Tehama loam, 0 to 3 percent slopes, MLRA 17 | Grade 1 - Excellent | Tehama (85%) | 30.6 | 1.6 |

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