

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Tree-O Orchards

24365 Oklahoma Avenue, Red Bluff, CA 96080

Property: 94 +/- acres of Class 1 soil with good water between Red Bluff and Chico in the heart of the tightknit Dairyville 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. Block A is irrigated by hand move sprinklers. Block C is irrigated using buried tubing & R-10 sprinklers.

Walnuts: 44 acres are planted to walnuts. Block E has 15 acres of Howards planted in 2010, paradox rootstock. This 16-year-old block of Howard walnuts is in good condition and irrigated by above ground tubing and R10 sprinklers. Tree spacing is 14' x 26', 120 trees per acre. 2025 production was 6,177 inshell pounds per acre, the 3-year average production for this block is 6,230 inshell pounds per acre. Blocks B, D & F total 29 acres of Hartley walnuts on black walnut rootstock, replants on paradox rootstock. These blocks have aged out and are not farmed, ready for redevelopment.

Crops: Negotiable

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

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).

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.

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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 aka Williamson Act, 40-acre minimum. Annual property taxes are \$4,887/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: Listing Agent to accompany. Please do not disturb the Tenants. 48-hour advance notice is required to show the interior of the home.

Receivership: Property is for sale by court ordered receivership and will require court approval which may take 10 business days after Buyer removes contingencies. Signed Receivership Addendum to Contract (see uploaded documents) must be included with purchase agreement. Seller name is David Stapleton, Receiver for A&L Properties, LLC.

Listing Price: \$1,395,000 approx. \$14,875 per acre using 93.78 deed acres. Cash to Seller.

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