

Message/Property Information From the seller

Firstly, thank you for your time and your client's interest. I've owned 3738/3740 (7 acers) for twelve years. I acquired 3770 (18 acers) after the "Camp fire" four years ago. (two years after fire) I'm going to list out all assets on property so your clients can understand the opportunity this property has to offer.

Let's start with the biggest assets on the property

- 30x108 Forever Flowering Greenhouse

Green house has a value of 150k (low end)

- fully automated
- has a propane heater that is for a 3,000 square foot home
- two 500-gallon propane tanks (ready to hook up to modular home if that's your direction.
- 200-amp panel and a brain that controls functions of greenhouse (needs upgrade estimate 2k) not immediate but in time will need)
- 10 high powered fans come with Ghouse
- 6 garden beds made from cedar wood (bugs hate cedar) Irrigation is set up and ready to run your drip tape and plant :)
- Beautiful retaining wall with French drain installed so Ghouse will never take on water
- Custom door entrance with concrete slab with storage (fertilizer and tools)

•SOLAR BATH HOUSE

- Solar bath house was built after fire and cost me •17k to build (that price is with free labor)
- Shower, tub, toilet, vanity, hot water heater attached to five-gallon tank (3 people used 5-gallon tank for almost two months before refilling propane tank
- both batteries need replacing to have fully function. (Cost roughly 300 dollars) we have electric cord running to it for light and water heater attached moment.
- hooked up to county approved septic (Roto Rooter)

- SEPTIC

- septic is a concrete unit
- improved dump line runs to carport for trailer (however bath house is there so I stopped using bathroom in my trailer cause bath house is there and is no work)
- septic is ready for modular (hook up underneath corner of bath house)

- WELL

- well pump was upgraded after fire to a dual unit (does solar and can be plugged into 110 outlets (has a pigtail currently))
- currently you get free water in day(solar) and once sun goes down you can simply plug in well to outlet for evening water. (a battery pack could be installed then water would be free day and night) cost of installation of solar panels, dual action well pump and controller is 7k.
- when we were farming heavily on property we would pull over 20 thousand gallons in a day.

It's been many years since we pulled that much because we downsized our farming techniques

- 28 gallons a minute 28x 60(1hour) times 10(hours) is 16,800 gallons in day
- well has never even flinched even remotely
- 9 thousand gallons in holding tanks
- 750-gallon food tank plumbed into line ready to mix and send in any direction (Ghouse) (back yard beds) (pots in picture)

- SUMMARY

You can water all gardens with a turn of a valve.

- there's a gas-powered inline pump that will create desired pressure.
- 9000 gallons of holding is behind food tank so the turning of valves will send water to food tank. Then food tank is connected to inline pump for desired pressure and execution :)

- SHOP)20X24

- shop is partially insulated with AC unit
- solar fan exhaust in top of shop to help control temperature

- STEEL CARPORT 18x40(graveled underneath for trailer)
- 50-amp outlet for trailer installed
- 110 outlet also available for smaller necessities

- PATIO

Patio was built by my brother and our team in 2014

- value with all materials and labor 18k

- CARGO CONTAINERS

- two 40 ft tall boys (one is insulated and other needs to be sandblasted and new floor installed (went through fire) estimated upgrade cost 1k
- third container is a 40 ft regular height container (foam insulation with vent in back and AC unit installed (AC was a 500-dollar unit)
- 20ft container that has been upgraded to keep all tools on site
- all containers and upgrades value are 20k

BACK YARD GARDEN

- terraced organic garden beds make with rebar and cattle fencing
- fully irrigated and ready for drip tape (value is roughly 15 to 20k easily with coat of material alone (not including labor and machines rented to create garden

- GARDEN-POTS

Two gardens that are fully irrigated with 360 down Emitters. Ready to garden

- one garden pots are 10 gallons (480 pots)
- second garden are 15-gallon pots (415)

Value of both smart pot gardens 4.5k (low end)

- the second garden is where house site was and where modular would go

EASEMENT

- easement goes through neighbor's property (great guy). At this point it's an emergency exit.

•DRIVEWAY

- there are three roads that lead to two gates (one being easement)
- two entrances lead to main gate 3740 entrance.

Has a mighty mule automated gate opener. Needs to be reattached to gate. Very simple maybe 30 bucks cost to fix

MEADOW WELL

- old school steel pipes
- needs to be upgraded since fire.
- as far as I know pump is good and ready to be hooked back up to power or generator
- needs• brush has overgrown well site (needs a day of curating and pushing back brush and will be ready to fix cap and use

FRUIT TREES

- all fruit trees produce and are old growth
- they receive no water in summer however if you did water in sure they would enjoy
- cherries, apples, pears, plums, pomegranate, blackberries;), pluot, walnut trees that produce