

AG-LAND INVESTMENT BROKERS

275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080



Investment Brokers



Agriculture Real Estate Specialists



Veltrie Almond Orchard & Ranch
24186 Oranewood Road, Corning, CA 96021



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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Veltrie Almonds Orchard & Farmstead

ALMONDS | HOMES | OUTBUILDINGS | SOLAR

Property: 201 +/- deeded acres with 172 acres of mostly Class 2 & 3 soil planted to producing almond trees, (2) irrigation wells, micro sprinkler irrigation system and ground mount solar. Outbuildings included primary home with solar, renovated bunk house, shop, hay barn and horse turn-outs. The orchard is offered for sale subject to a long-term lease with an experienced, local almond grower.

Location: From Red Bluff, travel 12 miles south on I-5. Take Gyle Rd exit 636. Travel east on Gyle Rd for 2 miles, then south on State Highway 99W. Drive 1.2 miles and turn east on Orangewood Road. Continue 2.5 miles and turn north on Hall Rd. Travel 0.5 miles and the Ranch entrance is on the westside of the road. The address is 24186 Orangewood Road, Corning, CA 96021.

Almonds: 172 +/- acres planted to almonds. Most of the orchards were planted in 2015 with just 28 +/- acres planted in 2017. Varieties are 67% Nonpareil, 17% Monterey and 17% Aldrich. Tree spacing is 14' X 21', 148 trees per acre. The tree stand is nearly 100% with replants made timely and doing well. 2025 production was 2,048 meat pounds per acre. The (3) year average annual production is 2,055 meat pounds per acre.

Water: Irrigation water is provided by (2) agricultural wells. The primary well is located near the solar array, equipped with 100 Hp electric turbine pump and VFD electric panel. The other irrigation well is located north of the main home east of the Tehama Colusa Canal and equipped with an electric submersible pump. Water for the homes and farmstead is provided by 6" cased PVC well drilled in 2020, completed to 235' and equipped with electric submersible pump.

Irrigation: Water is delivered to orchard via above ground tubing and micro-sprinklers between each tree.

Solar: This property boasts (2) solar arrays, a ground mount and roof mount with battery backup on the main home. The ground mount array consists of 324 panels (370 watt) and 3 - 56 watt inverters. The roof mount array is complete with battery backup.

Soils: Per Natural Resources Conservation Service, the soils are mostly rated Class 2 and 3. 25% of the soils are Class 2. The remaining soils are class 3 & 4 soils. Topography is level to undulating.

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Zoning: Tehama County Assessor Parcel Numbers 067-252-017 (191.46 acres) and 067-252-018 (10.00 acres). The property is zoned AG-2, 20 acre minimum. The parcels are not enrolled in the Williamson Act aka Ag Preserve. Landlord share of property tax is \$16,460 per year.

Home: Located north of the farm headquarters is a 1984 built 2-story 2,080 sqft home with 3 bedrooms, 2 bathrooms. It has a concrete perimeter foundation and composition roof and split air conditioning unit. It features a large great room and covered back porch facing the west. The 22' x 26' detached garage has covered breezeway leading to the home. This home also has roof mounted solar array plus battery backup. The upstairs bedroom with potential bathroom is unfinished. The home will require some updating.

Guest House: At the farm headquarters is a 624 sqft home, 1 bedroom and 1 bathroom. It has a concrete perimeter foundation, composition roof with propane appliances and split air conditioning unit. The home has partial wrap-around decking with raised garden beds towards the back of the house.

Outbuildings: **Shop:** 30' x 60', 1,800 sqft., metal siding and roof, wood frame, concrete floor, with (2) rollup doors, various work benches and 110 power. **Equipment-Hay Barn:** 45' x 98', 4,410 sqft., metal siding with north face open, metal roof, wood framing, gravel floor. **Fuel Shed:** 14' x 21', 294 sqft., metal siding and roof, wood frame, concrete flooring, two fuel tanks and work benches. **Horse Facilities:** Several wood framed shelters with fenced turnouts.

Lease: Commencing on January 1, 2015, an experienced local almond grower leased the farmland and developed the almond orchard, drilled 1 of 2 irrigation wells and installed the ground mount solar array. Tenant pays orchard cultural costs plus property taxes on Tenant installed improvements. Tenant pays Landlord 12% of gross almond sales. The initial lease term continues to and including December 31, 2039. Tenant has five (5) separate and consecutive options to extend the term of the lease, each such option be for and extended term of one (1) year.

Crop: Seller's 12% Landlord's share of the 2026 almond crop is included in the sale provided escrow closes prior to July 1, 2026.

First Refusal: Per lease terms, Tenant has both the Right of First Offer and First Refusal and First Right of Refusal. At this time, Tenant has not indicated any interest to purchase the property. Upon Landlord notice to Tenant of a Bonafide Purchase Offer, Tenant shall have twenty (20) days to match that offer.

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

Depreciation: Improvements such as the trees, wells, irrigation systems, farm buildings, and solar array's, may offer deprecation advantages to a prospective Buyer.

Comments: This opportunity is well suited for a Buyer seeking to diversify their investments by purchasing quality farmland planted to producing almonds with good well water and leased by an experienced local farmer.

Listing Price: \$1,735,000, cash to Seller

Showing: Do not disturb Occupants. Showing appointments required with 24 hours' notice. Listing Broker must accompany all showings.

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172 +/- acres of Almonds



2/3 Nonpareil | 1/6 Monterey | 1/6 Aldrich



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Agriculture Wells (2)



324 Solar Pannels - 370 W | 56amp Invertors (3)



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Equipment Shed | Turnouts



Shop | Storage Building



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Main House



Guest House



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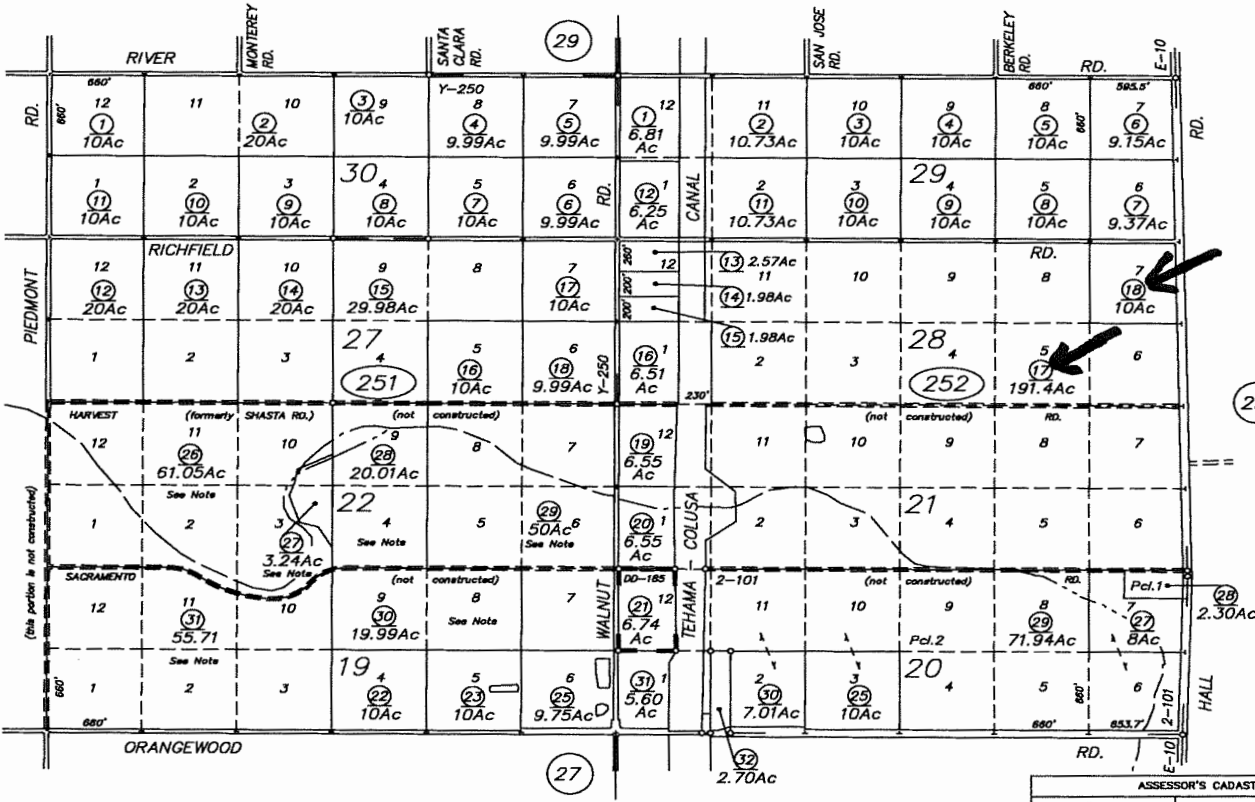


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Assessors Map

SUBDIVIDED LAND IN RANCHO SAUCOS

67-25



10.00
191.40
201.40

Note:
067-251-028-000, Pcl. 1 C0C #20-03 #2020015412
067-251-027-000, Pcl. 2 C0C #20-03 #2020015413
067-251-029-000, Pcl. 3 C0C #20-03 #2020015414
067-251-029-000, Pcl. 4 C0C #20-03 #2020015415
067-251-030-000, Pcl. 5 C0C #20-03 #2020015416
067-251-031-000, Pcl. 6 C0C #20-03 #2020015417

R.M. Bk. E, Pg. 10 - Richfield Lands
P.M. Bk. 2, Pg 101 - P.M. No. 568
R.S. Bk. Y, Pg. 250
R.S Bk. DD, Pg. 185

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

ASSESSOR'S CADASTRAL MAP	
REVISED	08/12/2021 bh
1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.	

Assessor's Map Bk. 67 -Pg. 25
County of Tehama, Calif.

2023

PAGE

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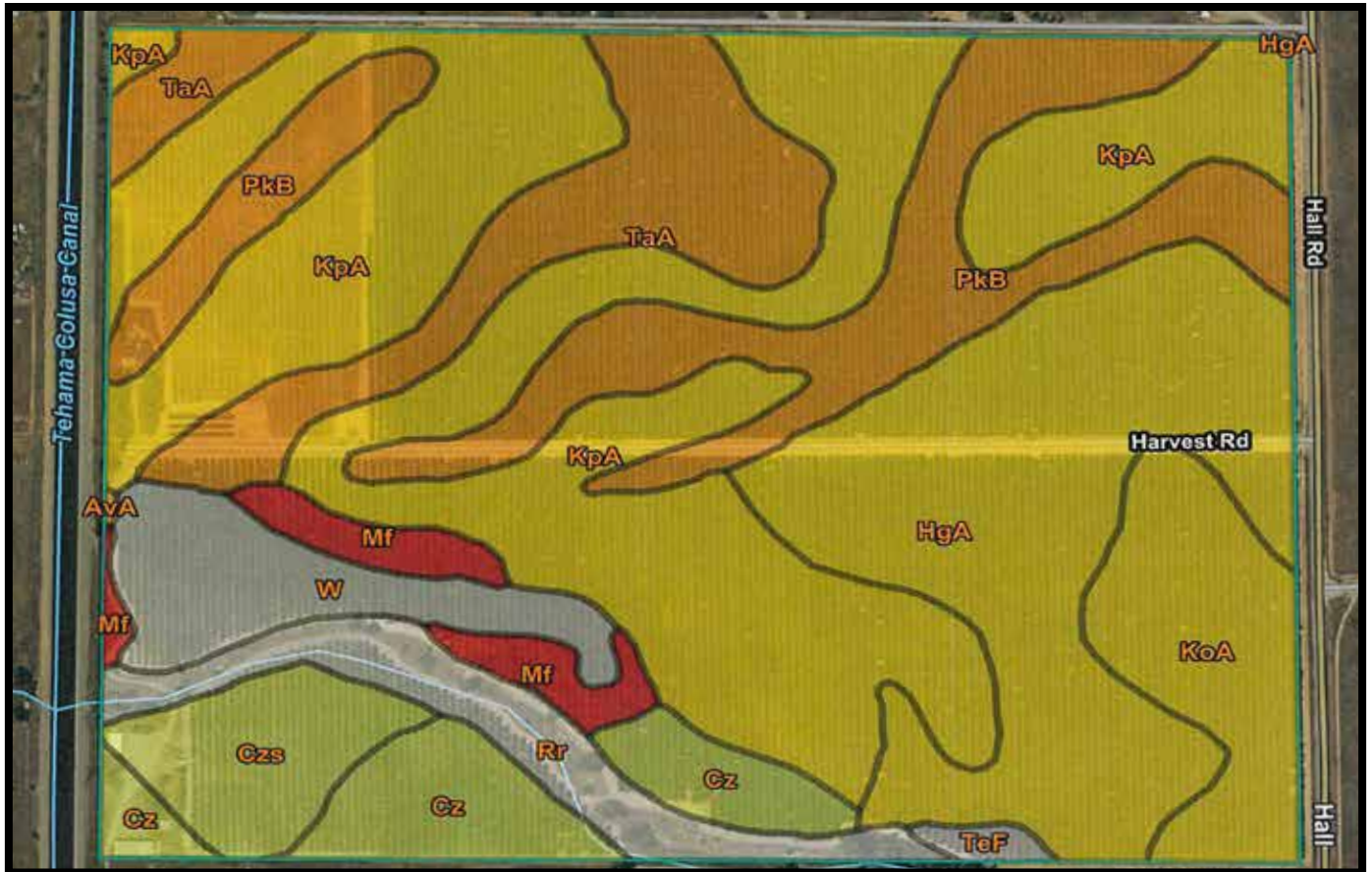


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Soils Map



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	0.1	0.0%
Cz	Cortina coarse sandy loam, MLRA 17	4	10.6	5.4%
Czs	Cortina very gravelly fine sandy loam	4	7.1	3.7%
HgA	Hillgate loam, 0 to 3 percent slopes	3	34.8	17.8%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	11.6	5.9%
KpA	Kimball loam, 0 to 3 percent slopes	3	65.9	33.7%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	4.9	2.5%
PkB	Perkins gravelly loam, 3 to 8 percent slopes	2	24.9	12.7%
Rr	Riverwash		8.5	4.4%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	17.4	8.9%
TeF	Terrace escarpments		0.8	0.4%
W	Water		8.9	4.5%
Totals for Area of Interest			195.8	100.0%

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Aerial Map



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530.529.4490

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