

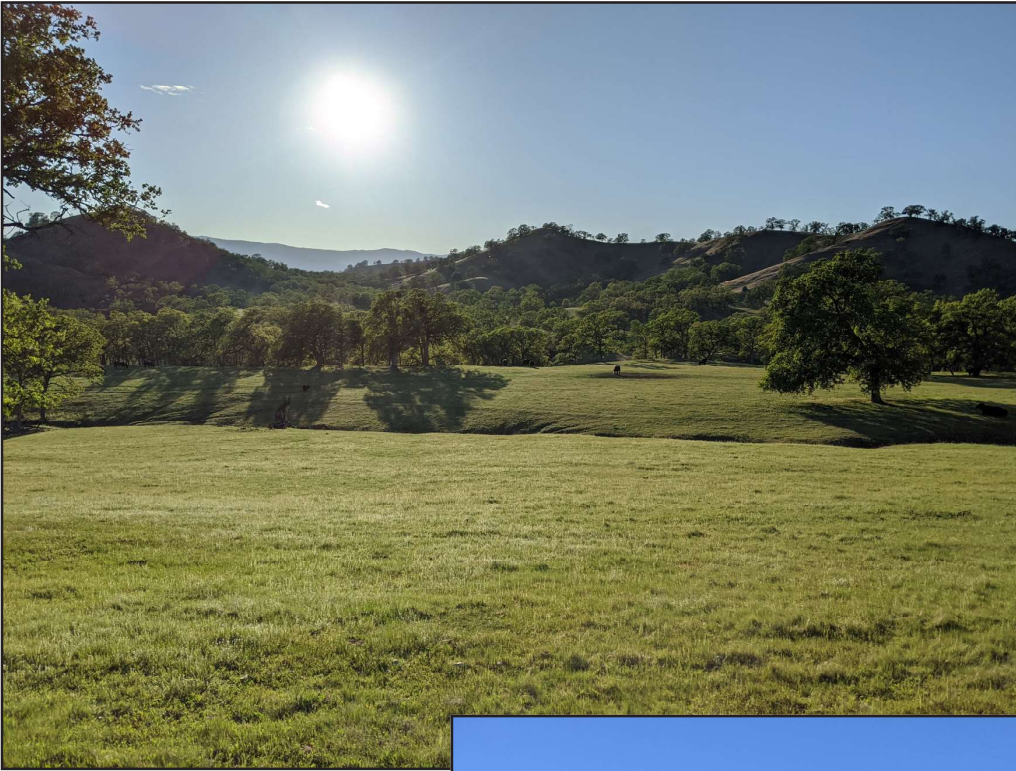
AG-LAND Investment Brokers

275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042



Connelly Newville Ranch

20 +/- Miles NW of Orland, CA



509 acres for winter grazing, recreation





AG-LAND INVESTMENT BROKERS

275 Sale Lane, Suite 2 / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Connelly Newville Ranch Glenn County, CA

Property: 509 +/- acres of winter grazing land 20 +/- miles NW of Orland just 5 +/- miles W of Black Butte Lake. Multiple stock ponds, perimeter fenced. The ranch offers winter grazing, hunting and recreation.

Location: From Orland, travel about 20 miles (W) on County Road 200. At the Newville Cemetery, turn N onto a private gravel road and continue N about 1/2 mile to ranch gate located on the south property line.

Cattle Grazing: The ranch is well suited for seasonal livestock operations, with a carrying capacity of 40 beef cow/ calf pairs from mid-November through mid-May, depending on water and range conditions. Whether utilized as a stand-alone grazing operation or as part of a larger ranching enterprise, the property offers practical agricultural value and the opportunity to generate supplemental income through cattle grazing.

Water: Three stock ponds are located throughout the ranch, with two providing dependable year-round stock water. During years with above-average rainfall, excess water naturally drains through established drainages, allowing seasonal water to flow across other portions of the property.

Improvements: The perimeter fencing is in good condition.

Topography: The elevation ranges from 700' - 1,000'. Property runs from sloping to steep with motorized access possible over 70% of the ranch. All ranch roads are 2 wheel drive during summer months with 4 wheel drive during the winter.

Recreation: The ranch provides a combination of varied terrain, natural habitats and seasonal water which provides the ideal hiking, camping, wildlife viewing, exploring and easy ATV access. Abundant wildlife includes black tailed deer, wild pig, coyote, turkey, quail, dove, ducks, and geese, allowing for on-site hunting. While the ranch has not been leased for hunting, it offers excellent potential for personal recreational use or as an additional source of seasonal income.

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Zoning: AP-160, Agricultural Preserve aka Williamson Act which will help keep property taxes down. Current annual property taxes total \$1,274.88 or \$2.50 per acre. Glenn County Assessor Parcel Numbers: 027-140-002 (254.75 acres) & 027-140-018 (254.25 acres).

Showing: Appointments required. Please call Listing Broker.

Listing Price: \$949,000, approximately \$1,864 per acre. Cash to Seller.

Brokerage: AG-LAND Investment Brokers is the Exclusive Agent for this offering. While all information has been obtained from sources deemed reliable, its accuracy is not guaranteed or warranted by the Brokers or the Seller. Prospective buyers are expected to conduct their own independent investigation of all information contained herein. This offering is subject to prior sale, price change, correction, or withdrawal without notice. The Seller reserves the right to reject any and all offers.

Bert Owens, AG-LAND Investment Brokers

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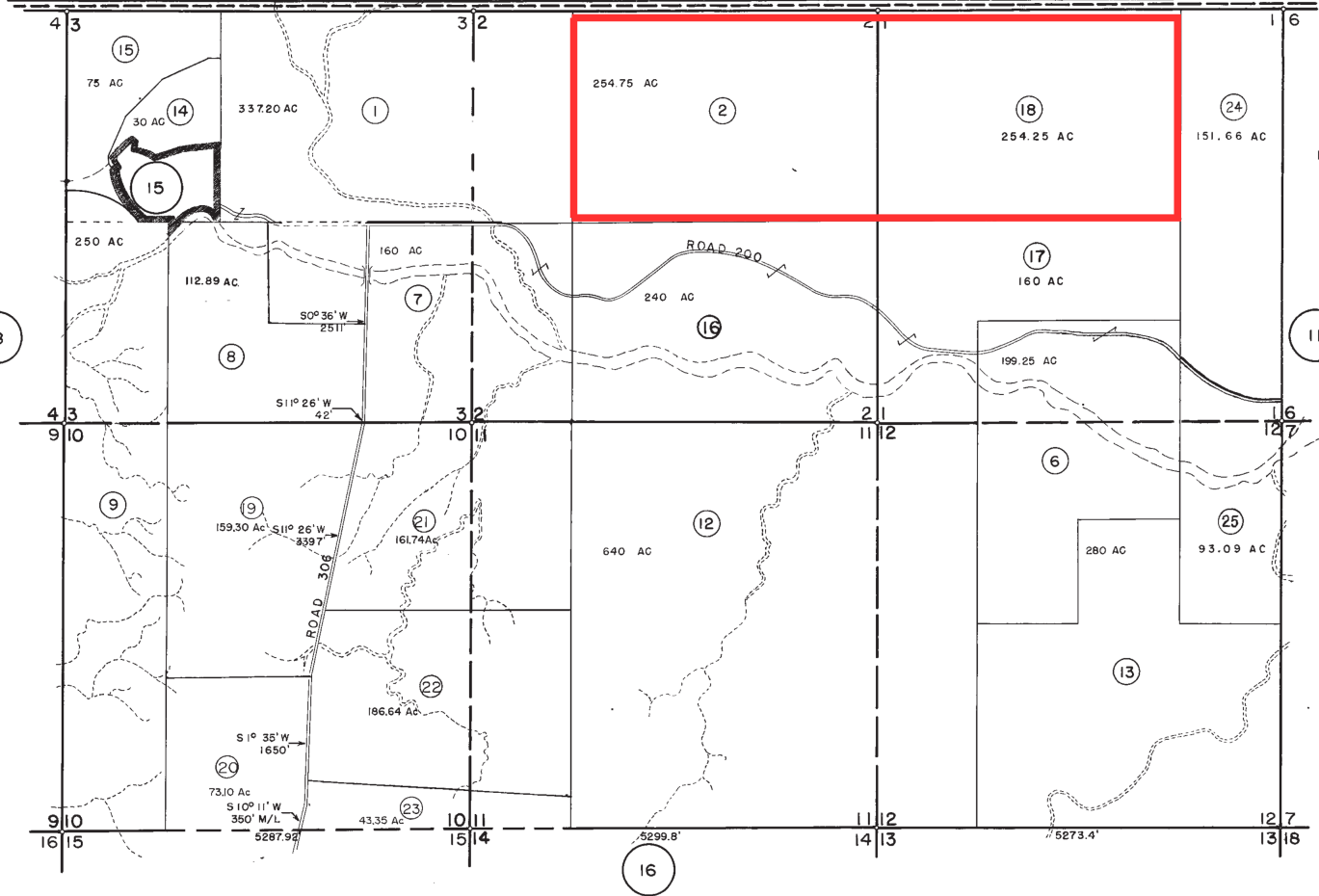
NOTE: ALL INFORMATION SHOWN ON ASSESSOR
PARCEL MAPS ARE FOR ASSESSOR'S OFFICE USE
AND DO NOT NECESSARILY CONSTITUTE LEGAL
LOTS. NO LIABILITY IS ASSUMED FOR THE
ACCURACY OF THE DATA SHOWN.

T22N R6W

T.C.A
7910

27-14

T E H A M A C O U N T Y



M.S. BK. 11, P. 6, 2 & 4
M.S. Bk. 12, Pg. 17

P.M. BK. 10, PG. 96

Property Detail Report

Orland, CA 95963

APN: 027-140-002-000

Glenn County Data as of: 06/19/2026

Owner Information

Owner Name:	Q H S Holdings LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	2615 Cove St, Corona Del Mar, CA 92625-2813		

Location Information

Legal Description:	254.75 Ac Ne 1/4 & E 1/2 Nw 1	County:	Glenn, CA
APN:	027-140-002-000	Alternate APN:	Census Tract / Block: 010101 / 1025
Munic / Twnshp:		Twtnshp-Rng-Sec:	Legal Lot / Block:
Subdivision:		Tract #:	Legal Book / Page:
Neighborhood:		School District:	Orland Joint Unified School District
Elementary School:	Mill Street Elemen...	Middle School:	Price Intermediate...
Latitude:	39.79577	Longitude:	-122.50286
		High School:	Orland High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/01/2013 / 05/20/2013	Price:		Transfer Doc #:	2013.2150
Buyer Name:	QH / S Holdings LLC	Seller Name:	Connelly Family Trust	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	12/01/1994 / 12/08/1994	Sale Price / Type:	\$234,500 / Full Value	Deed Type:	
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$187,417 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	1994.6745
Seller Name:	Herrington, Fern			Title Company:	Glenn County Title
Lender:	Individual				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	1900
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:	Yes	Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

Site Information

Land Use:	Livestock	Lot Area:	11,096,910 Sq. Ft.	Zoning:	AP-160
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	Wlxx - Williamson...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	254.75	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1675H	Flood Map Date:	09/29/2011
Community Name:	Glenn County	Flood Panel #:	1675H	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$59,614	Market Total Value:	
Tax Year:	2025	Land Value:	\$59,614	Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$653.58	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

Orland, CA 95963

APN: 027-140-018-000

Glenn County Data as of: 06/19/2026

Owner Information

Owner Name:	Q H S Holdings LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	2615 Cove St, Corona Del Mar, CA 92625-2813		

Location Information

Legal Description:	254.25 Ac Nw 1/4 E 1/2 Ne 1/4	County:	Glenn, CA
APN:	027-140-018-000	Alternate APN:	Census Tract / Block: 010101 / 1025
Munic / Twnshp:		Twtnshp-Rng-Sec:	Legal Lot / Block:
Subdivision:		Tract #:	Legal Book / Page:
Neighborhood:		School District:	Orland Joint Unified School District
Elementary School:	Mill Street Elemen...	Middle School:	Price Intermediate...
Latitude:	39.79575	Longitude:	-122.48907
		High School:	Orland High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/01/2013 / 05/20/2013	Price:		Transfer Doc #:	2013.2150
Buyer Name:	QH / S Holdings LLC	Seller Name:	Connelly Family Trust	Deed Type:	Quit Claim Deed

Last Market Sale

Sale / Rec Date:	12/01/1994 / 12/08/1994	Sale Price / Type:	\$234,500 / Full Value	Deed Type:	
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$187,417 / Conventional	1st Mtg Rate / Type:	/ Fixed	1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	1994.6745
Seller Name:	Herrington, Fern			Title Company:	Glenn County Title
Lender:	Individual				

Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	1900
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F/3Q/H/Q):	0/0/0/0	Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:	Yes	Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

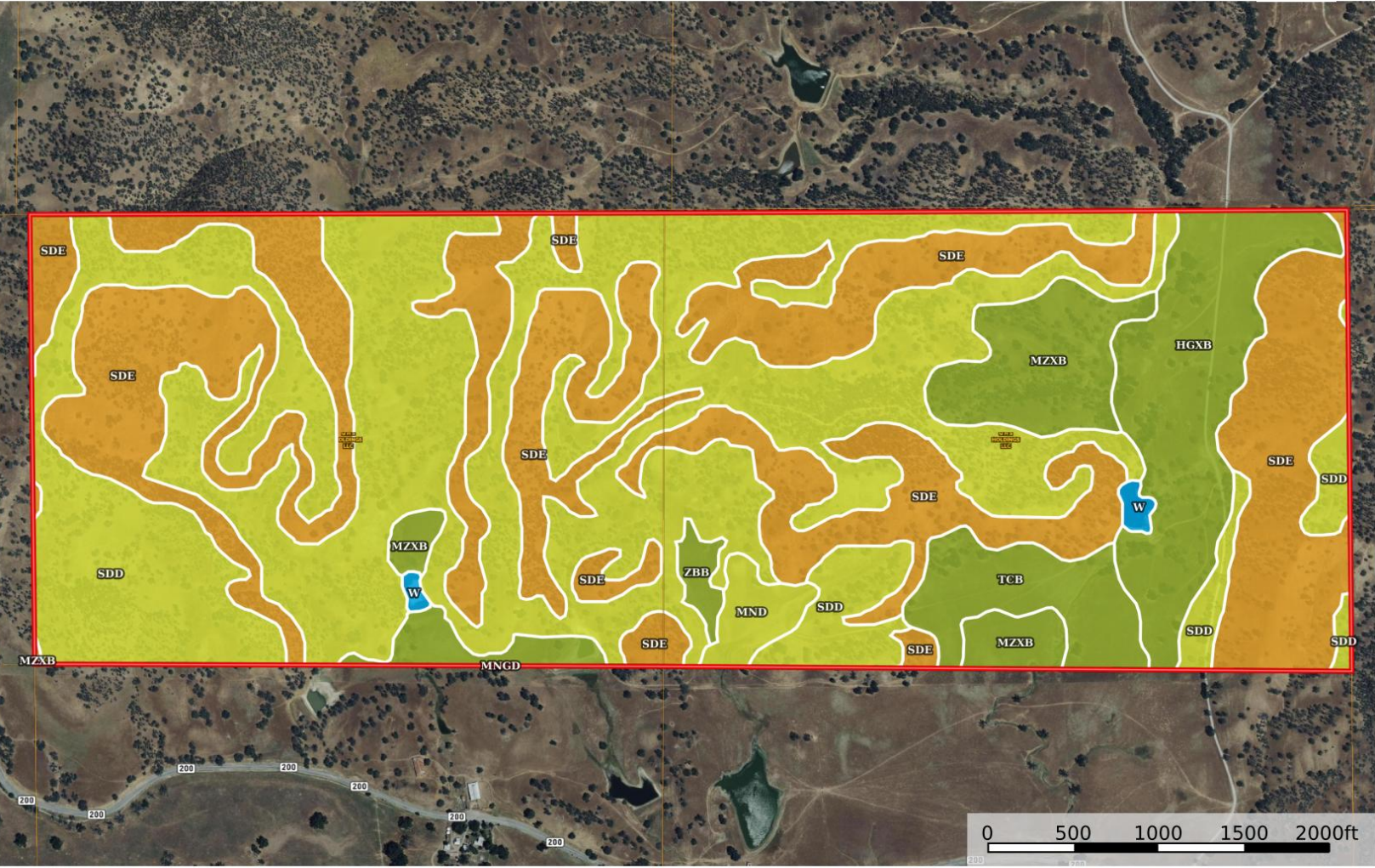
Site Information

Land Use:	Livestock	Lot Area:	11,075,130 Sq. Ft.	Zoning:	AP-160
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	Wlxx - Williamson...	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	254.25	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1700H	Flood Map Date:	09/29/2011
Community Name:	Glenn County	Flood Panel #:	1700H	Inside SFHA:	False

Tax Information

Assessed Year:	2025	Assessed Value:	\$56,669	Market Total Value:	
Tax Year:	2025	Land Value:	\$56,669	Market Land Value:	
Tax Area:		Improvement Value:		Market Imprv Value:	
Property Tax:	\$621.30	Improved %:		Market Imprv %:	
Exemption:		Delinquent Year:			

Q H S Holdings LLC - John Connelly
California, AC +/-



Boundary

Samantha Prouty

id. The information contained herein was obtained from sources deemed to be reliable. Land id® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

| Boundary 471.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
SdD	Sehorn-Millsholm association, 3 to 30 percent slopes, MLRA 15	215.0 2	45.62	0	36	4e
SdE	Sehorn-Millsholm association, 15 to 50 percent slopes, MLRA 15	164.9 3	34.99	0	26	6e
HgxB	Hillgate-Gullied land complex, 2 to 10 percent slopes	36.02	7.64	0	14	3e
MzxB	Myers-Gullied land complex, 3 to 10 percent slopes	29.69	6.3	0	10	3e
TcB	Tehama clay loam, 2 to 10 percent slopes	15.97	3.39	0	46	3e
MnD	Millsholm silt loam, 10 to 30 percent slopes, MLRA 15	5.49	1.16	0	31	4e
ZbB	Zamora silty clay loam, 2 to 8 percent slopes	2.61	0.55	0	56	3e
W	Water	1.64	0.35	0	-	-
MngD	Millsholm silt loam-Gullied land, 2 to 20 percent slopes, MLRA 15	0.01	0.0	0	9	4e
TOTALS		471.3 8(*)	100%	-	29.45	4.52

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

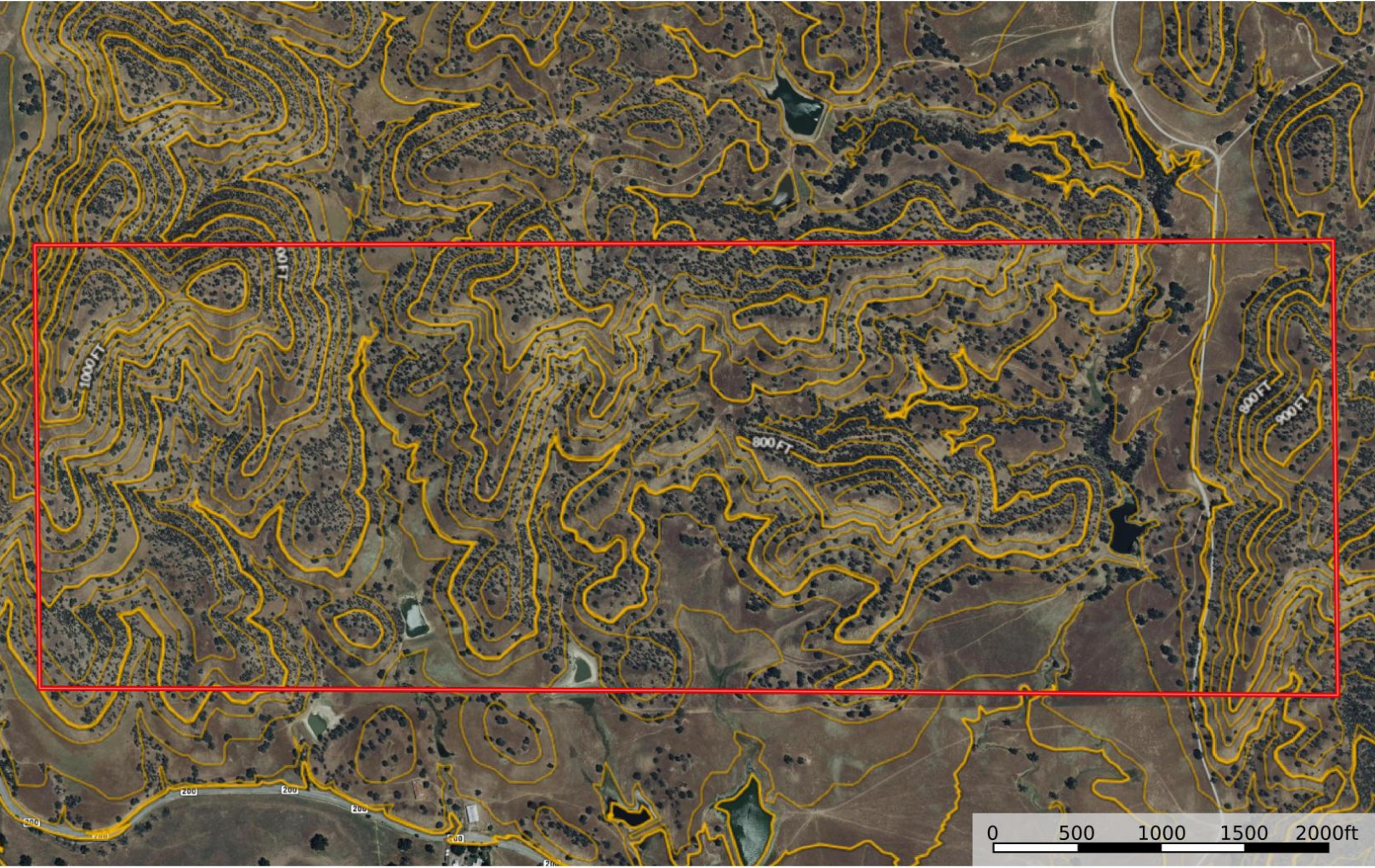
								
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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California, AC +/-



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