

AG-LAND INVESTMENT
BROKERS 275 Sale Lane / P. O.
Box 896 Red Bluff, CA 96080



Kiwi – Harms Orchards

3860 & 3850 Vadney Avenue, Vina, CA 96092



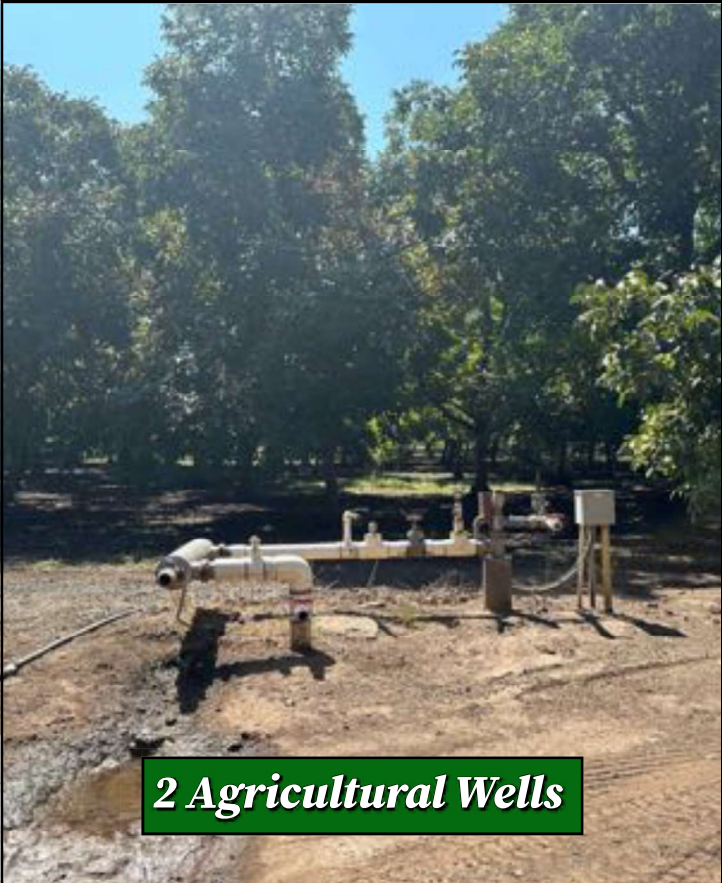
81+/- Total Acres



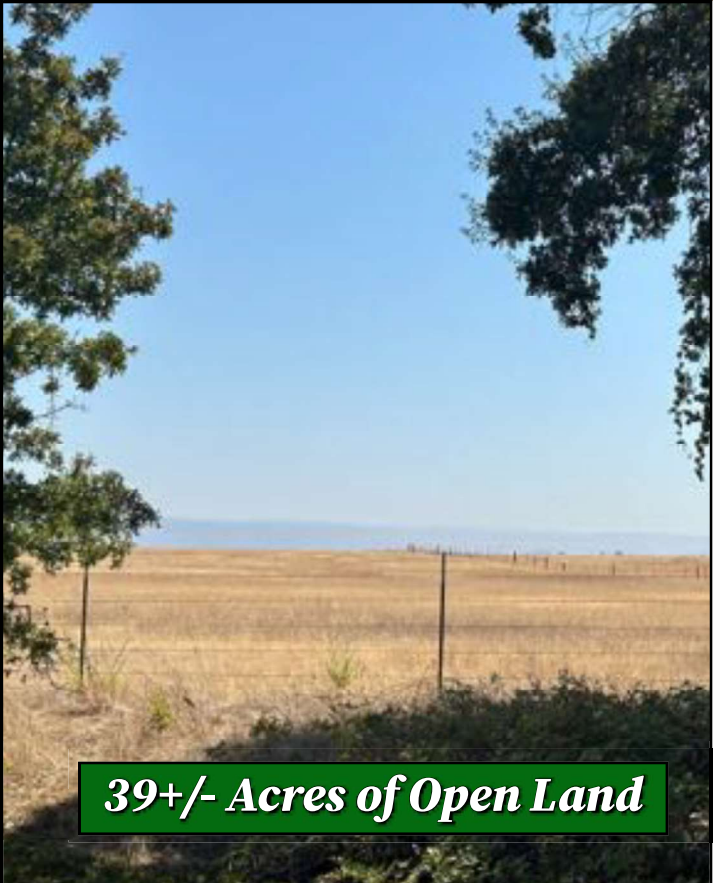
41+/- Acres of Walnuts

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.

Stanford Vina Irrigation Company Access



2 Agricultural Wells



39+/- Acres of Open Land

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AG-LAND INVESTMENT BROKERS

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

Kiwi – Harms Orchards

3860 & 3850 Vadney Avenue, Vina, CA 96092

Property: Kiwi-Harms Orchard is a versatile agricultural land holding totaling 81 +/- assessed acres. 41 acres are planted to producing walnuts, primarily Chandler variety then Ivanhoe & Howard. The balance of the land consists of open farmland or rangeland and farmstead. The orchards are planted on Class 1 soils and irrigated using (2) agricultural groundwater wells. The property also has shares within the Stanford Vina Ranch Irrigation Company providing secondary surface water source.

Location: Just 18 miles (N) of Chico and 22 miles (S) of Red Bluff. From Red Bluff, (S) on Highway 99E then west onto South Avenue. Then left onto Vadney Avenue to the property, 3860 & 3850 Vadney Avenue, Vina, CA 96092.

Walnuts: 41 acres are planted to walnuts. Block A aka Kiwi 1 has 8 acres of Howards planted in 1995. These 31-year-old walnuts are in good condition. 2025 production was 7,255 inshell pounds per acre. Tree spacing is 20' x 22', 99 trees per acre. Block C aka Harms 1 has 9 acres of Ivanhoe planted in 2011. 2025 production was 4,433 inshell pounds per acre. Tree spacing is 15' x 22', 132 trees per acre. Block D aka Harms 2 has 24 acres of Chandler planted in 2011. These 15-year-old walnuts are in good condition. 2025 production was 4,482 inshell pounds per acre. Tree spacing is 25' x 25', 70 trees per acre. All blocks are irrigated by buried tubing and Nelson R10 micro-sprinklers.

Crop: 2026 walnut crop is excluded.

Open Land: 39 acres are open land. Block B aka Kiwi Open Ground has 12 acres of land suitable for farming. Block E aka Harms Open Ground has 27 acres mostly suitable for grazing.

Water: There are (2) irrigation wells on the property, both equipped with 20Hp submersible pumps. The domestic well for the Harms farmstead is equipped with submersible pump. Static water level is estimated at just 25'. The property also benefits by having some shares within the Stanford Vina Ranch Irrigation Company.

AG-LAND INVESTMENT BROKERS

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

Soils: Per Natural Resources Conservation Service, the orchards are planted mostly on Class 1 soils, Vina loam (VnA), Molinos fine sandy loam (My) & Los Robles loam (Lo). The balance of the soils ranges from Anita clay (Af) to Tuscan clay loam (Ttb).

Improvements: Improvements include a 1977-year model doublewide 1,536 square feet modular home with detached garage/storage building that total 2,256 square feet and (2) wood framed shops with metal roofs that total an additional 2,598 square feet.

Zoning: Tehama County Parcel Numbers; 079-270-013, 079-270-020, 021 & 022 plus modular home parcel number 910-001-022. Current zoning is AG-2, 20-acre minimum. Annual property taxes are \$12,722.

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 deprecation advantages to a prospective Buyer.

Showing: Please do not disturb the Tenants. To show the home, 48-hour advance notice is required. Listing Agent to accompany.

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 document) must be included with purchase agreement. Seller name is David Stapleton, Receiver for Anderson & Sons Ranch, Inc.

Listing Price: \$899,000 cash to Seller.

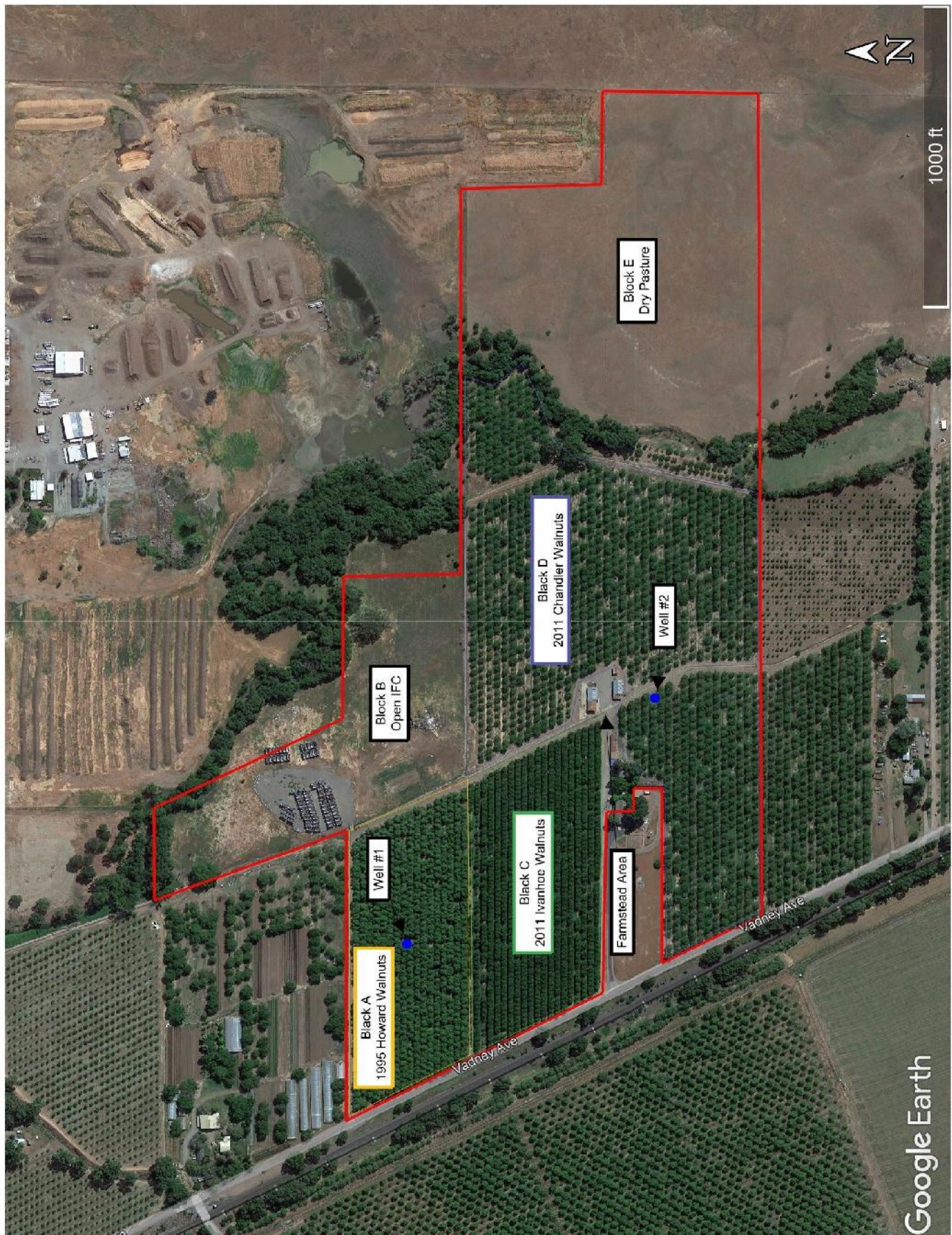
Sam Mudd, California Brokerage License Number 01710463
Cell, 530.949.4054
Email, sam.mudd@aglandbrokers.com

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Email, bert.owens@aglandbrokers.com

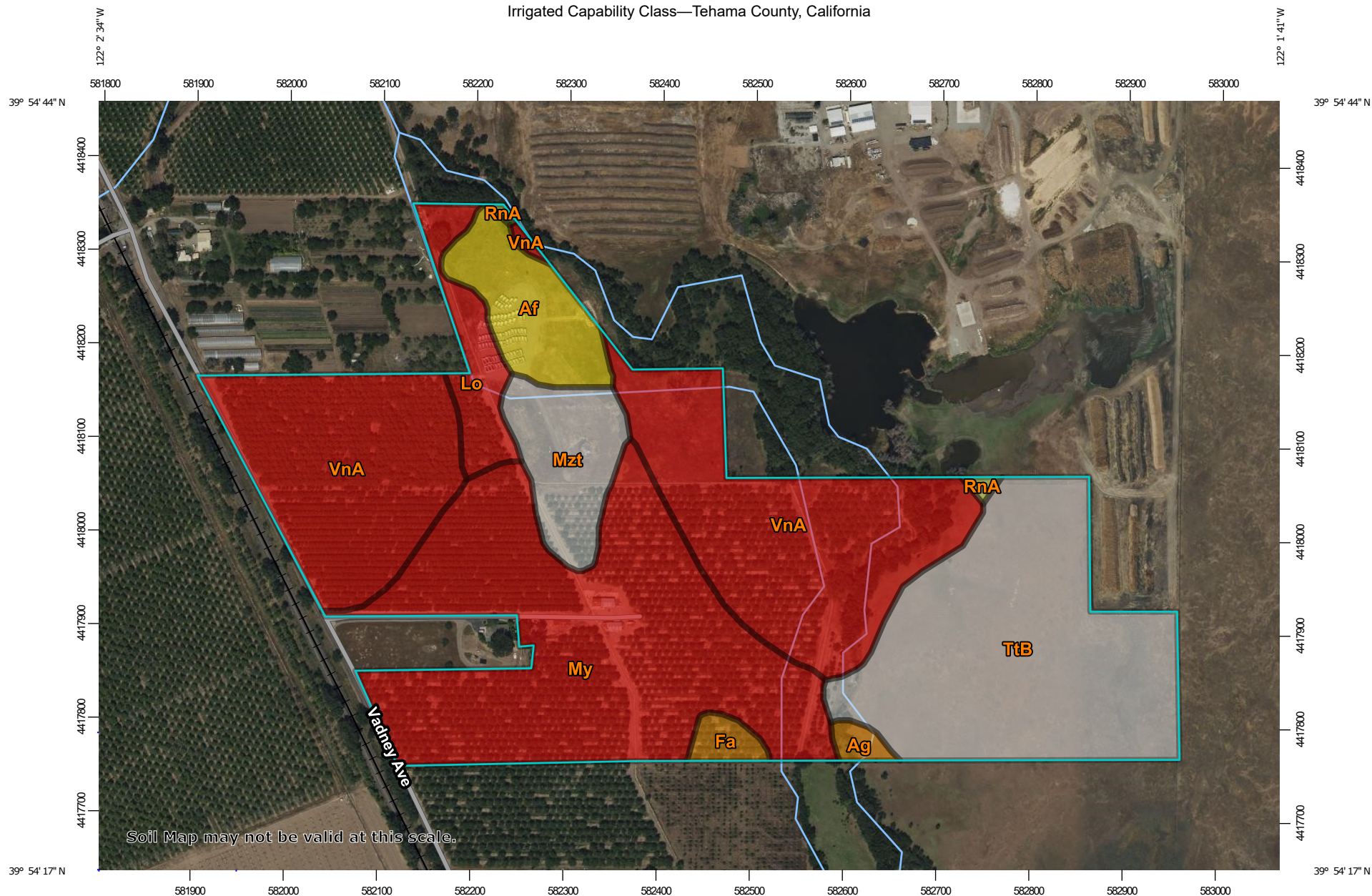
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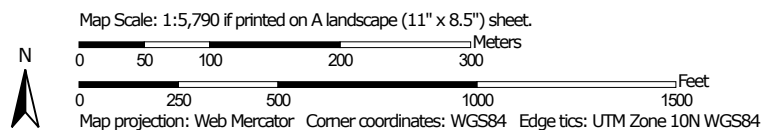
PLAT MAP



Irrigated Capability Class—Tehama County, California



Soil Map may not be valid at this scale.



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

9/8/2024
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Lines

-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Soil Rating Points

-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 18, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 7, 2022—Sep 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Af	Anita clay, moderately deep	3	4.5	5.3%
Ag	Anita clay, deep	2	0.5	0.6%
Fa	Farwell clay loam, 0 to 3 percent slopes	2	0.8	1.0%
Lo	Los Robles loam, 0 to 3 percent slopes	1	3.1	3.6%
My	Molinos fine sandy loam, 0 to 3 percent slopes, MLRA 17	1	24.5	29.3%
Mzt	Molinos complex, channeled		4.5	5.4%
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	0.2	0.3%
TtB	Tuscan clay loam, 1 to 8 percent slopes		18.7	22.4%
VnA	Vina loam, 0 to 2 percent slopes, MLRA 17	1	26.8	32.0%
Totals for Area of Interest			83.7	100.0%

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels—capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

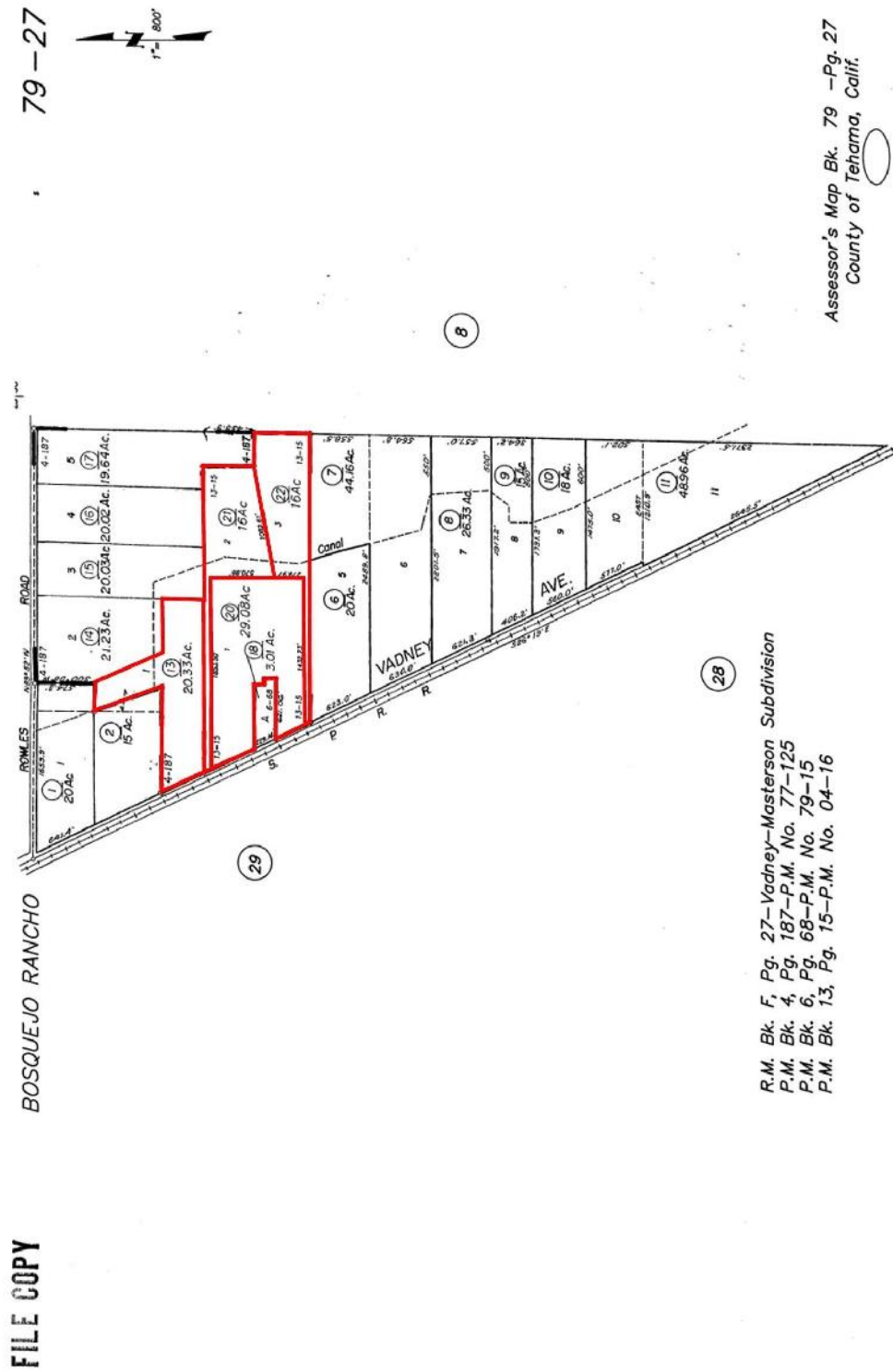
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ASSESSOR'S PARCEL MAP



Property Detail Report

3850 Vadney Ave, Corning, CA 96021

APN: 079-270-020-000

Tehama County Data as of: 08/23/2024

Owner Information

Owner Name: Andersen & Sons Ranch Inc / Refl Harms 1103 B
Vesting: Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100

Occupancy: Unknown

Location Information

Legal Description:	Pcl 1 Pm #04-16 Bk 13 Pg 15-18	County:	Tehama, CA
APN:	079-270-020-000	Alternate APN:	07927020
Munic / Twnshp:		Twnshp-Rng-Sec:	
Subdivision:		Tract #:	
Neighborhood:		School District:	Los Molinos Unified School District
Elementary School:	Vina Elementary Sc...	Middle School:	Vina Elementary Sc...
Latitude:	39.90747	Longitude:	-122.03672
		High School:	Los Molinos High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/23/2010 / 09/28/2010	Price:	\$365,000	Transfer Doc #:	2010.11281
Buyer Name:	Andersen & Sons Ranch Inc	Seller Name:	Miller, Kathleen	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	09/23/2010 / 09/28/2010	Sale Price / Type:	\$365,000 / Full Value	Deed Type:	Deed
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$370,000 / Conventional	1st Mtg Rate / Type:	438.0 / Fixed	1st Mtg Doc #:	2010.11282
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.11281
Seller Name:	Miller, Kathleen				
Lender:	American Agcredit Flca			Title Company:	Fidelity National...

Prior Sale Information

Sale / Rec Date:	08/09/2006 / 09/01/2006	Sale Price / Type:	\$475,000 /	Prior Deed Type:	Deed
1st Mtg Amt / Type:	\$332,500 / Conventional	1st Mtg Rate / Type:	676.0 / Fix	Prior Sale Doc #:	2006.17807
Prior Lender:	Peter Castro				

Property Characteristics

Gross Living Area:	Total Rooms:	0	Year Built / Eff:	1977
Living Area:	Bedrooms:		Stories:	
Total Adj. Area:	Baths (F / H):		Parking Type:	
Above Grade:	Pool:		Garage #:	
Basement Area:	Fireplace:		Garage Area:	
Style:	Cooling:		Porch Type:	
Foundation:	Heating:		Patio Type:	
Quality:	Exterior Wall:		Roof Type:	
Condition:	Construction Type:		Roof Material:	

Site Information

Land Use:	Orchard	Lot Area:	1,266,725 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	310 - Irrig Walnut Orchard - No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	29.08	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1495H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1495H	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$599,901	Market Total Value:	
Tax Year:	2023	Land Value:	\$345,408	Market Land Value:	
Tax Area:		Improvement Value:	\$254,493	Market Imprv Value:	
Property Tax:	\$5,995.56	Improved %:	42.42%	Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 079-270-021-000

Tehama County Data as of: 08/23/2024

Owner Information

Owner Name:	Andersen & Sons Ranch Inc / Ref! Harms 1103 A / Ref! B		
Vesting:	Corporation		
Mailing Address:	Po Box 100, Vina, CA 96092-0100	Occupancy:	Unknown

Location Information

Legal Description:	Pcl 2 Pm #04-16 Bk 13 Pg 15-18	County:	Tehama, CA
APN:	079-270-021-000	Alternate APN:	07927021
Munic / Twnshp:		Twnshp-Rng-Sec:	
Subdivision:		Tract #:	
Neighborhood:		School District:	Los Molinos Unified School District
Elementary School:	Vina Elementary Sc...	Middle School:	Vina Elementary Sc...
Latitude:	39.90798	Longitude:	-122.03361
		High School:	Los Molinos High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/23/2010 / 09/30/2010	Price:	\$315,000	Transfer Doc #:	2010.11425
Buyer Name:	Andersen & Sons Ranch Inc	Seller Name:	Dougherty Living 2008 Trust	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	09/23/2010 / 09/30/2010	Sale Price / Type:	\$315,000 / Full Value	Deed Type:	Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$215,000 / Conventional	1st Mtg Rate / Type:	435.0 / Fixed	1st Mtg Doc #:	2010.11426
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.11425
Seller Name:	Dougherty Living 2008 Trust				
Lender:	Dougherty Living 2008 Trust			Title Company:	Fidelity National...

Prior Sale Information

Sale / Rec Date:	03/31/2005 / 04/04/2005	Sale Price / Type:	\$325,000 / Full Value	Prior Deed Type:	Deed
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	2678.464
Prior Lender:					

Property Characteristics

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

Site Information

Land Use:	Orchard	Lot Area:	696,960 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	310 - Irrig Walnut Orchard - No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	16.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1495H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1495H	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$229,572	Market Total Value:	
Tax Year:	2023	Land Value:	\$197,822	Market Land Value:	
Tax Area:		Improvement Value:	\$31,750	Market Imprv Value:	
Property Tax:	\$2,300.18	Improved %:	13.83%	Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 079-270-022-000

Tehama County Data as of: 08/23/2024

Owner Information

Owner Name: Andersen & Sons Ranch Inc / Ref! Harms 1103 B / Ref! C
Vesting: Company / Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100

Occupancy: Unknown

Location Information

Legal Description:	Pcl 3 Pm #04-16 Bk 13 Pg 15-18	County:	Tehama, CA
APN:	079-270-022-000	Alternate APN:	07927022
Munic / Twnshp:		Twtnshp-Rng-Sec:	
Subdivision:		Tract #:	
Neighborhood:		School District:	Los Molinos Unified School District
Elementary School:	Vina Elementary Sc...	Middle School:	Vina Elementary Sc...
Latitude:	39.9065	Longitude:	-122.03232
		High School:	Los Molinos High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	09/23/2010 / 09/30/2010	Price:	\$315,000	Transfer Doc #:	2010.11425
Buyer Name:	Andersen & Sons Ranch Inc	Seller Name:	Dougherty Living 2008 Trust	Deed Type:	Deed

Last Market Sale

Sale / Rec Date:	09/23/2010 / 09/30/2010	Sale Price / Type:	\$315,000 / Full Value	Deed Type:	Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:	\$215,000 / Conventional	1st Mtg Rate / Type:	435.0 / Fixed	1st Mtg Doc #:	2010.11426
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2010.11425
Seller Name:	Dougherty Living 2008 Trust				
Lender:	Dougherty Living 2008 Trust			Title Company:	Fidelity National...

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:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Orchard	Lot Area:	696,960 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	310 - Irrig Walnut Orchard - No Res	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	16.0	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1495H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1495H	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$216,087	Market Total Value:	
Tax Year:	2023	Land Value:	\$197,822	Market Land Value:	
Tax Area:		Improvement Value:	\$18,265	Market Imprv Value:	
Property Tax:	\$2,165.58	Improved %:	8.45%	Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

CA

APN: 079-270-013-000

Tehama County Data as of: 08/23/2024

Owner Information

Owner Name: Andersen & Sons Ranch / Ref! Kiwi 1102
Vesting: Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100

Occupancy: Unknown

Location Information

Legal Description:	Par 1 Pm 77-125 Bk 4 Pg 187	County:	Tehama, CA
APN:	079-270-013-000	Alternate APN:	07927013
Munic / Twnshp:		Twtnshp-Rng-Sec:	
Subdivision:		Tract #:	
Neighborhood:		School District:	Los Molinos Unified School District
Elementary School:	Vina Elementary Sc...	Middle School:	Vina Elementary Sc...
Latitude:	39.90945	Longitude:	-122.03822
		High School:	Los Molinos High S...

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	12/29/1995 / 01/04/1996	Price:		Transfer Doc #:	1627.582
Buyer Name:	Andersen & Sons Ranch Inc	Seller Name:	Kramer, V B	Deed Type:	

Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

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:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Field & Seed	Lot Area:	885,575 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	
County Use:	364 - Irrig Row Crops - W/Misc Impv	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	20.33	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1495H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1495H	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	\$126,052	Market Total Value:	
Tax Year:	2023	Land Value:	\$99,331	Market Land Value:	
Tax Area:		Improvement Value:	\$26,721	Market Imprv Value:	
Property Tax:	\$1,263.30	Improved %:	21.20%	Market Imprv %:	
Exemption:		Delinquent Year:			

Property Detail Report

3850 Vadney Ave, Corning, CA 96021

APN: 910-001-022-000

Tehama County Data as of: 08/23/2024

Owner Information

Owner Name: Andersen & Sons Ranch Inc / Ref! Harms 1103 Home
Vesting: Corporation
Mailing Address: Po Box 100, Vina, CA 96092-0100

Occupancy: Unknown

Location Information

Legal Description:	1978 Kingston Lbj5346	County:	Tehama, CA
APN:	910-001-022-000	Census Tract / Block:	001102 / 3052
Munic / Twnshp:		Legal Lot / Block:	/ 3
Subdivision:	Kingston	Legal Book / Page:	
Neighborhood:		School District:	Los Molinos Unified School District
Elementary School:	Vina Elementary Sc...	Middle School:	Vina Elementary Sc...
Latitude:	39.90747	High School:	Los Molinos High S...
		Longitude:	-122.03672

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	Price:	Transfer Doc #:
Buyer Name:	Seller Name:	Deed Type:

Last Market Sale

Sale / Rec Date:	Sale Price / Type:	Deed Type:
Multi / Split Sale:	Price / Sq. Ft.:	New Construction:
1st Mtg Amt / Type:	1st Mtg Rate / Type:	1st Mtg Doc #:
2nd Mtg Amt / Type:	2nd Mtg Rate / Type:	Sale Doc #:
Seller Name:		
Lender:		Title Company:

Prior Sale Information

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

Property Characteristics

Gross Living Area:	1,440 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1977
Living Area:	1,440 Sq. Ft.	Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

Site Information

Land Use:	Mobile Home	Lot Area:	1,266,725 Sq. Ft.	Zoning:	
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	086 - Mh - Same As Land Owner	Usable Lot:		Res / Comm Units:	
Site Influence:		Acres:	29.08	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06103C1495H	Flood Map Date:	09/29/2011
Community Name:	Tehama County Unincorporated Areas	Flood Panel #:	1495H	Inside SFHA:	False

Tax Information

Assessed Year:	2024	Assessed Value:	Market Total Value:
Tax Year:	2023	Land Value:	Market Land Value:
Tax Area:		Improvement Value:	Market Imprv Value:
Property Tax:	\$564.18	Improved %:	Market Imprv %:
Exemption:		Delinquent Year:	

Property Information

Ranch Name:	Kiwi
APN:	079-270-013
Ranch Address:	3860 Vadney Ave, Vina, Ca 96092
Owner:	Andersen & Sons Ranch Inc
Soils:	51% Vina Loam, 11% Los Robles loam, 19% Anita Clay, 3% Molinos Fine Sandy loam, 13% Molinos Complex,
Total Assessed Acres:	20.33
Zoning:	AG-2, 20 acre minimum
Water District	Standford Vina Irrigation District

Production History	
1964	First production run
1965	Second production run
1966	Third production run
1967	Fourth production run
1968	Fifth production run
1969	Sixth production run
1970	Seventh production run
1971	Eighth production run
1972	Ninth production run
1973	Tenth production run
1974	Eleventh production run
1975	Twelfth production run
1976	Thirteenth production run
1977	Fourteenth production run
1978	Fifteenth production run
1979	Sixteenth production run
1980	Seventeenth production run
1981	Eighteenth production run
1982	Nineteenth production run
1983	Twentieth production run
1984	Twenty-first production run
1985	Twenty-second production run
1986	Twenty-third production run
1987	Twenty-fourth production run
1988	Twenty-fifth production run
1989	Twenty-sixth production run
1990	Twenty-seventh production run
1991	Twenty-eighth production run
1992	Twenty-ninth production run
1993	Thirtieth production run
1994	Thirty-first production run
1995	Thirty-second production run
1996	Thirty-third production run
1997	Thirty-fourth production run
1998	Thirty-fifth production run
1999	Thirty-sixth production run
2000	Thirty-seventh production run
2001	Thirty-eighth production run
2002	Thirty-ninth production run
2003	Fortieth production run
2004	Forty-first production run
2005	Forty-second production run
2006	Forty-third production run
2007	Forty-fourth production run
2008	Forty-fifth production run
2009	Forty-sixth production run
2010	Forty-seventh production run
2011	Forty-eighth production run
2012	Forty-ninth production run
2013	Fiftieth production run
2014	Fifty-first production run
2015	Fifty-second production run
2016	Fifty-third production run
2017	Fifty-fourth production run
2018	Fifty-fifth production run
2019	Fifty-sixth production run
2020	Fifty-seventh production run
2021	Fifty-eighth production run
2022	Fifty-ninth production run
2023	Sixtieth production run
2024	Sixty-first production run
2025	Sixty-second production run
2026	Sixty-third production run
2027	Sixty-fourth production run
2028	Sixty-fifth production run
2029	Sixty-sixth production run
2030	Sixty-seventh production run
2031	Sixty-eighth production run
2032	Sixty-ninth production run
2033	Seventieth production run
2034	Seventy-first production run
2035	Seventy-second production run
2036	Seventy-third production run
2037	Seventy-fourth production run
2038	Seventy-fifth production run
2039	Seventy-sixth production run
2040	Seventy-seventh production run
2041	Seventy-eighth production run
2042	Seventy-ninth production run
2043	Eightieth production run
2044	Eighty-first production run
2045	Eighty-second production run
2046	Eighty-third production run
2047	Eighty-fourth production run
2048	Eighty-fifth production run
2049	Eighty-sixth production run
2050	Eighty-seventh production run
2051	Eighty-eighth production run
2052	Eighty-ninth production run
2053	Ninetieth production run
2054	Ninety-first production run
2055	Ninety-second production run
2056	Ninety-third production run
2057	Ninety-fourth production run
2058	Ninety-fifth production run
2059	Ninety-sixth production run
2060	Ninety-seventh production run
2061	Ninety-eighth production run
2062	Ninety-ninth production run
2063	Hundredth production run

[illegible]

Water Source:

Sprinkler Information:

[illegible]

Building & Site Improvement Description					

[illegible]

Property Information

Ranch Name:	Harms
APN:	079-270-020, 079-270-021, 079-270-022
Ranch Address:	3850 Vadney Ave, Vina, Ca 96092
Owner:	Andersen & Sons Ranch Inc
Soils:	25% Vina Loam, 30% Tuscan Clay Loam, 40% Molinos Fine Sandy Loam, 5% Molinos Complex
Total Assessed Acres:	61.08
Zoning:	AG-2, 20 acre minimum
Water District	Standford Vina Irrigation District

Production History	
1964	First production run
1965	Second production run
1966	Third production run
1967	Fourth production run
1968	Fifth production run
1969	Sixth production run
1970	Seventh production run
1971	Eighth production run
1972	Ninth production run
1973	Tenth production run
1974	Eleventh production run
1975	Twelfth production run
1976	Thirteenth production run
1977	Fourteenth production run
1978	Fifteenth production run
1979	Sixteenth production run
1980	Seventeenth production run
1981	Eighteenth production run
1982	Nineteenth production run
1983	Twentieth production run
1984	Twenty-first production run
1985	Twenty-second production run
1986	Twenty-third production run
1987	Twenty-fourth production run
1988	Twenty-fifth production run
1989	Twenty-sixth production run
1990	Twenty-seventh production run
1991	Twenty-eighth production run
1992	Twenty-ninth production run
1993	Thirtieth production run
1994	Thirty-first production run
1995	Thirty-second production run
1996	Thirty-third production run
1997	Thirty-fourth production run
1998	Thirty-fifth production run
1999	Thirty-sixth production run
2000	Thirty-seventh production run
2001	Thirty-eighth production run
2002	Thirty-ninth production run
2003	Fortieth production run
2004	Forty-first production run
2005	Forty-second production run
2006	Forty-third production run
2007	Forty-fourth production run
2008	Forty-fifth production run
2009	Forty-sixth production run
2010	Forty-seventh production run
2011	Forty-eighth production run
2012	Forty-ninth production run
2013	Fiftieth production run
2014	Fifty-first production run
2015	Fifty-second production run
2016	Fifty-third production run
2017	Fifty-fourth production run
2018	Fifty-fifth production run
2019	Fifty-sixth production run
2020	Fifty-seventh production run
2021	Fifty-eighth production run
2022	Fifty-ninth production run
2023	Sixtieth production run
2024	Sixty-first production run
2025	Sixty-second production run
2026	Sixty-third production run
2027	Sixty-fourth production run
2028	Sixty-fifth production run
2029	Sixty-sixth production run
2030	Sixty-seventh production run
2031	Sixty-eighth production run
2032	Sixty-ninth production run
2033	Seventieth production run
2034	Seventy-first production run
2035	Seventy-second production run
2036	Seventy-third production run
2037	Seventy-fourth production run
2038	Seventy-fifth production run
2039	Seventy-sixth production run
2040	Seventy-seventh production run
2041	Seventy-eighth production run
2042	Seventy-ninth production run
2043	Eightieth production run
2044	Eighty-first production run
2045	Eighty-second production run
2046	Eighty-third production run
2047	Eighty-fourth production run
2048	Eighty-fifth production run
2049	Eighty-sixth production run
2050	Eighty-seventh production run
2051	Eighty-eighth production run
2052	Eighty-ninth production run
2053	Ninetieth production run
2054	Ninety-first production run
2055	Ninety-second production run
2056	Ninety-third production run
2057	Ninety-fourth production run
2058	Ninety-fifth production run
2059	Ninety-sixth production run
2060	Ninety-seventh production run
2061	Ninety-eighth production run
2062	Ninety-ninth production run
2063	Hundredth production run

[illegible]

Water Source:

Sprinkler Information:

[illegible][illegible][illegible]

Historical Walnut Production for Andersen - Kiwi/Harms Orchard

Updated 07/21/2026

Block	Variety	Acres	2025 (1)		2024 (1)		2023 (2)	
			Total Lbs.	Lbs/Acre	Total Lbs.	Lbs/Acre	Total Lbs.	Lbs/Acre

A, Kiwi 1	Howard	8	58,040	7,255	55,600	6,950	54,480	6,810
C, Harms 1	Ivanhoe	9	39,900	4,433	24,940	2,771	41,420	4,602
D, Harms 2	Chandler	24	107,580	4,483	74,320	3,097	131,960	5,498

Total	41	205,520	5,013	154,860	3,777	227,860	5,558
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Note 1; Data provided by Receivership

Note 2; Data provided by Andersen