

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



92 Acres – Young Howard Walnuts Kelly Lane, Chico, CA 95973



Two Interconnected Electric Wells



Currently In Use: 125 HP, 300-foot Well

Inactive: 75 HP, 300-foot Well

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.

85 +/- Acres of 4th Leaf Howards

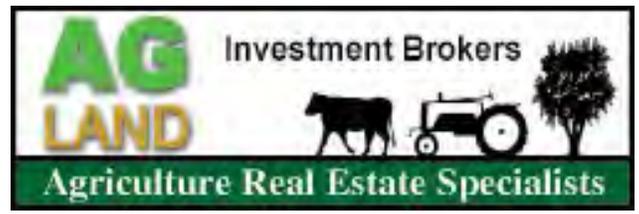


Solid Set System with Micro Sprinklers



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Property: 92 +/- acres just 12 miles north of Chico, within the highly sought after, Cana community of which 85 acres are planted to Howard walnuts. The property is located along the south bank of Pine Creek, a seasonal creek, and on the east side of the Southern Pacific Railroad tracks. It is improved with (2) irrigation wells and solid set irrigation system.

Location: From Chico travel 12 miles north on Highway 99E, then left on Broyles Road for 2 miles, after crossing Cana Pine Creek Road, continue another .5 mile to the western end of Kelly Lane and arrive at the orchard.

Walnuts: 85 +/- acres of potted VX 211 trees planted in spring of 2020 and grafted to Howard later that fall. These 4-year-old walnuts should have their first harvest in 2025 or 2026. Tree spacing is 22' x 26', 76 trees per acre, irrigation is by solid set system with micro sprinkler at each tree.

Crop: Negotiable.

Water: The property is irrigated by two agricultural wells, interconnected and equipped with electric turbine motors, with the south well currently in use. Well (1) has a depth of 300 feet, a static level of 28 feet, a pumping level of 37 feet, 125 HP, and 1,750 GPM, while Well (2) has the same depth and levels, 75 HP, and 1,200 GPM.

Soils: Per Natural Resources Conservation Service, 60% of the soils are 443; Durixerolls-haploxerolls loam, 33% of the soils are 449; Haploxerolls loam.

Zoning: Butte County Parcel Number 047-060-052-000. Zoning is AG-80, 80 acre minimum. Current property taxes are \$23,429/year.

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

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Depreciation: Improvements such as the trees and irrigation systems may offer deprecation advantages to a prospective Buyer.

Showing: Listing Agent to accompany.

Listing Price: **\$1,520,000 cash to Seller**

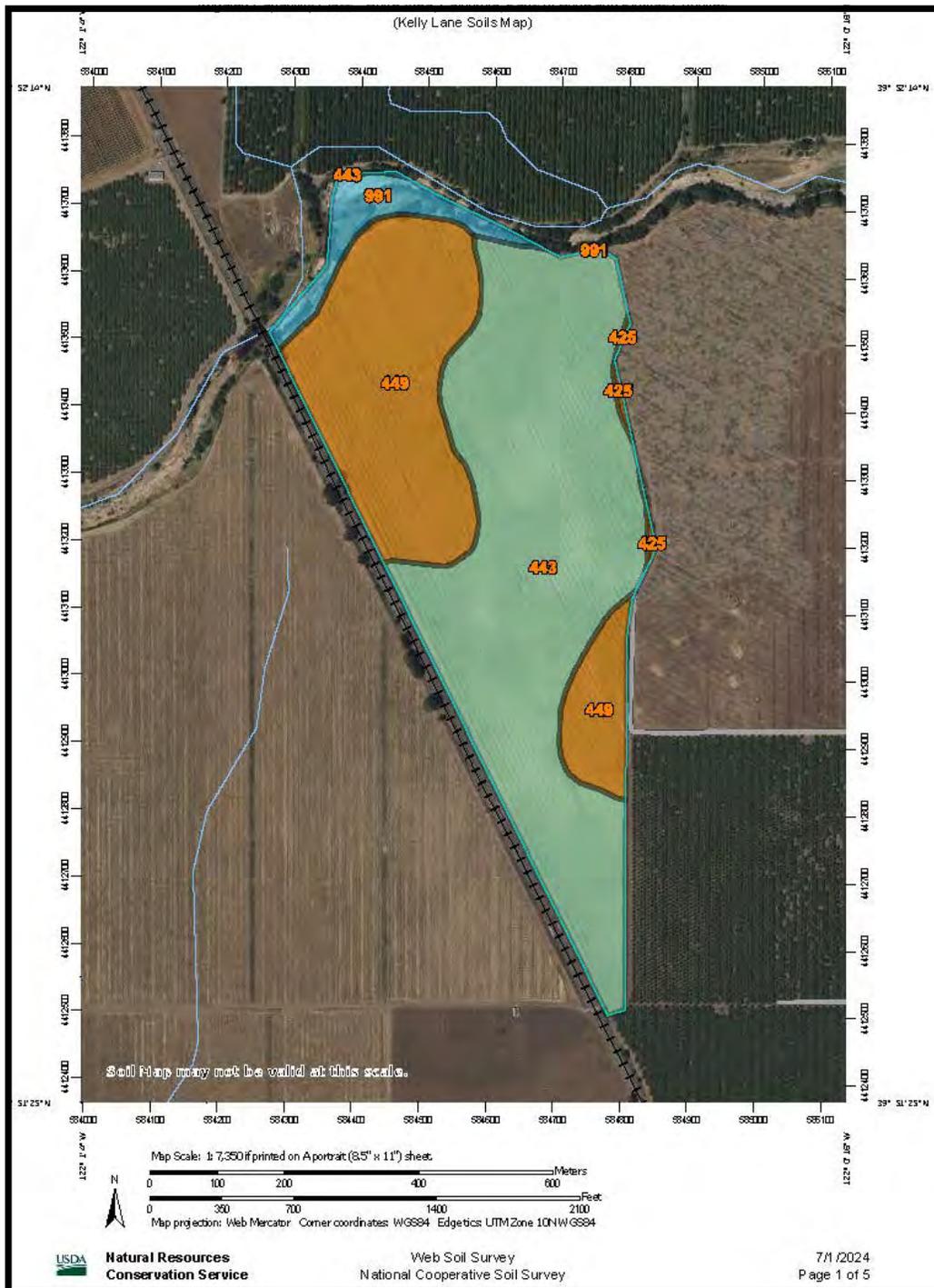
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SOILS MAP



SOILS MAP

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
425	Vina fine sandy loam, sandy substratum, 0 to 2 percent slopes, MLRA 17	2	0.4	0.5%
443	Durixerolls-haploxerolls loams and 0 to 2 percent slopes	5	56.1	60.8%
449	Haploxerolls loam, 0 to 2 percent slopes	2	30.9	33.5%
991	Xerofluvents, 0 to 4 percent slopes frequently flooded	6	4.8	5.2%
Totals for Area of Interest			92.2	100.0%

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

Capability Class - III
 Capability Class - III

Capability Class - IV
 Capability Class - IV

Capability Class - V
 Capability Class - V

Capability Class - VI
 Capability Class - VI

Capability Class - VII
 Capability Class - VII

Capability Class - VIII
 Capability Class - VIII

Not rated or not available
 Not rated or not available

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Butte Area, California, Parts of Butte and Plumas Counties
 Survey Area Date: Version 21, 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—May 31, 2022

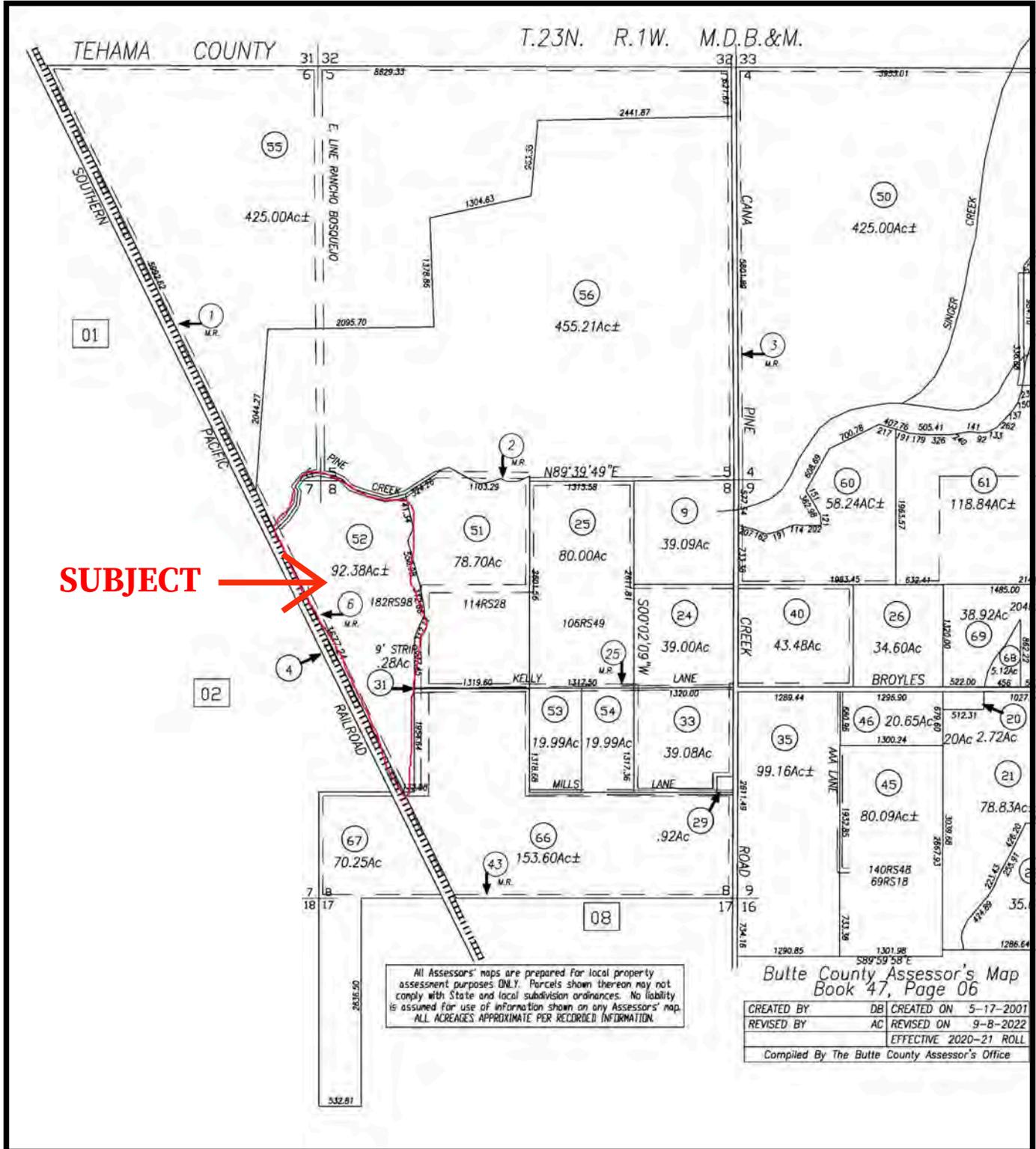
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

7/1/2024
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Parcel Map



SUBJECT →

All Assessors' maps are prepared for local property assessment purposes ONLY. Parcels shown thereon may not comply with State and local subdivision ordinances. No liability is assumed for use of information shown on any Assessors' map. ALL ACRESAGES APPROXIMATE PER RECORDED INFORMATION.

Bulter County Assessor's Map
 Book 47, Page 06

CREATED BY	DB	CREATED ON	5-17-2001
REVISED BY	AC	REVISED ON	9-8-2022
		EFFECTIVE	2020-21 ROLL
Compiled By The Butte County Assessor's Office			

Aerial Map



For More Information Contact Us
Today! 530.529.4400
<https://aglandbrokers.com/listings/>