



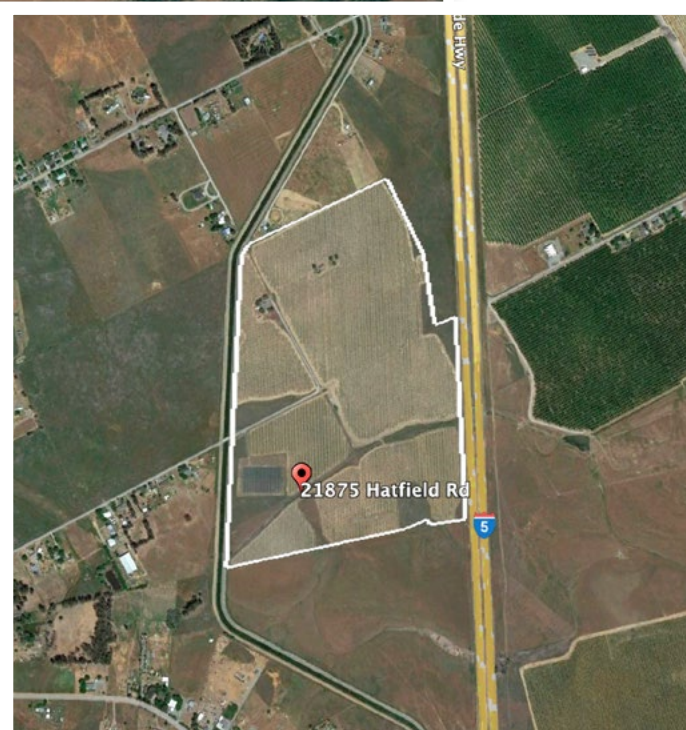
**106.36±  
Total Acres**

7th Leaf  
Chandler Walnut Orchard  
& Homesite

We **SELL** California  
farms **with** a **HEART**  
to change lives

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PRICE  
**\$1,875,000**



# 106.36 Acres – Tehama County, CA

7th Leaf Chandler Walnut Orchard & Homesite

## Location:

This property is located at 21875 Hatfield Road, Red Bluff, CA 96080 and borders the west side of Interstate 5 in Tehama County, California. Hatfield Road can be easily accessed from Rawson Road.

## Legal:

The property is made up of 4 parcels which total 106.36 assessed acres, more or less. The 4 parcels are further described as Tehama County APN #'s: 035-370-002, 035-370-034, 035-290-012 & 035-290-032.

## Water:

The orchard is irrigated by one 16 inch well drilled to 740 feet and completed in 2013. The well has a 125 horsepower US electric motor with a soft start and a Variable Frequency Drive. The well has excellent water and the properties can be irrigated in 1 set. Water is delivered to the walnut trees by R10 micro sprinklers.

## Comments:

This is a beautiful walnut orchard with the highest desired variety of walnut. 2024 will be the second year of production. In 2023 the orchard produced 178,000 pounds in the 7th Leaf. This orchard is set up to be a high producer for the next 25-30 years. In addition, this property is perfect for a homesite and has Interstate 5 frontage. Please call listing Broker for a private tour of the property.

## Zoning:

The zoning for this property is Agriculture with the county designated use as Orchard.

## Soils:

The soils on this ranch are all rated Class #1 and Class #2 by the USDA and are well suited for orchard production. (See attached soil profile map)

## Use:

The property consists of approximately 82 +/- acres of Chandler walnut orchard planted on 26 x 18 foot spacing. The orchard was planted to RX-1 rootstock in 2018 and in 2019 was budded to Chandler walnut variety. In 2024 the property will be coming into the 6th Leaf.

The property also has 3.02 acres +/- that is leased out for solar power generation which provides approximately \$4,000 of annual income to the owner. A copy of the lease is available for review.

In addition, the 12.14 acre parcel has a 1,440 square foot modular home. Condition is unknown and will be sold in its AS IS, WHERE IS condition.



# Soil Map

106.36 Acres – 7th Leaf Chandler Walnut Orchard & Homesite



## MAP LEGEND

- Area of Interest (AOI)**
  - Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
    - Grade 5 - Very Poor
    - Grade 6 - Nonagricultural
    - Not rated
    - Not rated or not available
  - Soil Rating Lines**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
    - Grade 5 - Very Poor
    - Grade 6 - Nonagricultural
    - Not rated
    - Not rated or not available
  - Soil Rating Points**
    - Grade 1 - Excellent
    - Grade 2 - Good
    - Grade 3 - Fair
    - Grade 4 - Poor
- 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 17, Sep 7, 2022

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

Date(s) aerial images were photographed: May 8, 2019—Jun 21, 2019

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.



# Soil Map (Cont.) - Tehama County, CA

106.36 Acres – 7th Leaf Chandler Walnut Orchard & Homesite

## Description

The Revised Storie Index is a rating system based on soil properties that govern the potential for soil map unit components to be used for irrigated agriculture in California.

The Revised Storie Index assesses the productivity of a soil from the following four characteristics:

- Factor A: degree of soil profile development
- Factor B: texture of the surface layer
- Factor C: steepness of slope
- Factor X: drainage class, landform, erosion class, flooding and ponding frequency and duration, soil pH, soluble salt content as measured by electrical conductivity, and sodium adsorption ratio

Revised Storie Index numerical ratings have been combined into six classes as follows:

- Grade 1: Excellent (81 to 100)
- Grade 2: Good (61 to 80)- Grade 3: Fair (41 to 60)
- Grade 4: Poor (21 to 40)
- Grade 5: Very poor (11 to 20)
- Grade 6: Nonagricultural (10 or less)

The components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as the one shown for the map unit. The percent composition of each component in a particular map unit is given to help the user better understand the extent to which the rating applies to the map unit.

Other components with different ratings may occur in each map unit. The ratings for all components, regardless the aggregated rating of the map unit, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

## Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	10.5	9.9%
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Arbuckle (85%)	7.5	7.1%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	Grade 2 - Good	Corning (85%)	0.1	0.1%
Hl	Hillgate silt loam, 0 to 3 percent slopes	Grade 2 - Good	Hillgate (85%)	85.4	80.2%
Rb	Red Bluff loam, 0 to 3 percent slopes, MLRA 17	Grade 2 - Good	Red Bluff (85%)	2.9	2.7%
<b>Totals for Area of Interest</b>				<b>106.4</b>	<b>100.0%</b>



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# Josh Cook | Broker/Co-Owner

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Josh has worked in the business world for over 23 years and had been involved in various sales, leasing, finance and management positions before finding a career he truly loves in Agriculture Real Estate



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