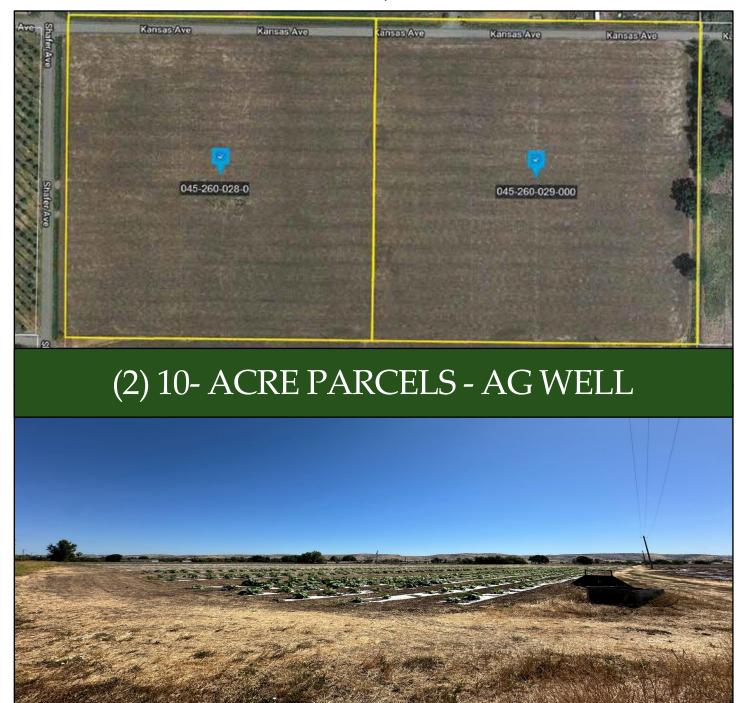


Dairyville Farmland +/- 20 Acres Open Land Los Molinos, CA 96055



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.





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.



Dairyville Farmland (2) 10-Acre Parcels Los Molinos, CA 96055

Property: (2) 10-acre parcels totaling 20 acres of level farmland north of Chico, south of Red Bluff. Located within the Dairyville community prized for good neighbors, Lassen View Elementary School and quality water resources. The land has been raising vegetables sold locally and at north state farmers markets. Here is an opportunity to buy good farmland or develop a new home or homes with valley and mountain views. Currently planted to pumpkins, corn, squash, and zucchini. Owners may consider selling each 10- acre parcel separately.

Location: 34 miles north of Chico, 10 miles south of Red Bluff. From Red Bluff, (S) on Highway 99E for 5 miles. Left onto Kauffman Avenue, right onto Shafer Avenue. Travel south on Shafer Avenue, the land will be on the left at SE intersection of Shafer and Kansas Avenues. Look for sign.

Water: 12" cased well on the parcel that fronts Shafer Avenue. The well is equipped with a submersible pump and water is delivered to both parcels using buried PVC mainline. The land does not have Los Molinos Mutual Water Company shares.

Soils: Per Natural Resources Conservation Service, the soil is rated as Class 2, Berendos clay, Bc. The topography is level.

Zoning: Tehama County Parcel Numbers; 045-260-028 & 29. Current zoning is AG-2, 20-acre minimum. Current property taxes are \$2,501/year.

Mineral Rights: All owned water, oil, gas, minerals rights and irrigation systems are included.



Showing: Go direct. Call and Listing Broker willing to accompany.

Listing Price: \$360,000 cash to Seller, Seller may utilize a tax deffered

exchange.

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

Bert Owens, California Brokerage License Number 01707128 Cell, 530.524.4900 Email, bert.owens@aglandbrokers.com www.aglandbrokers.com, website

WWW.AGLANDBROKERS.COM

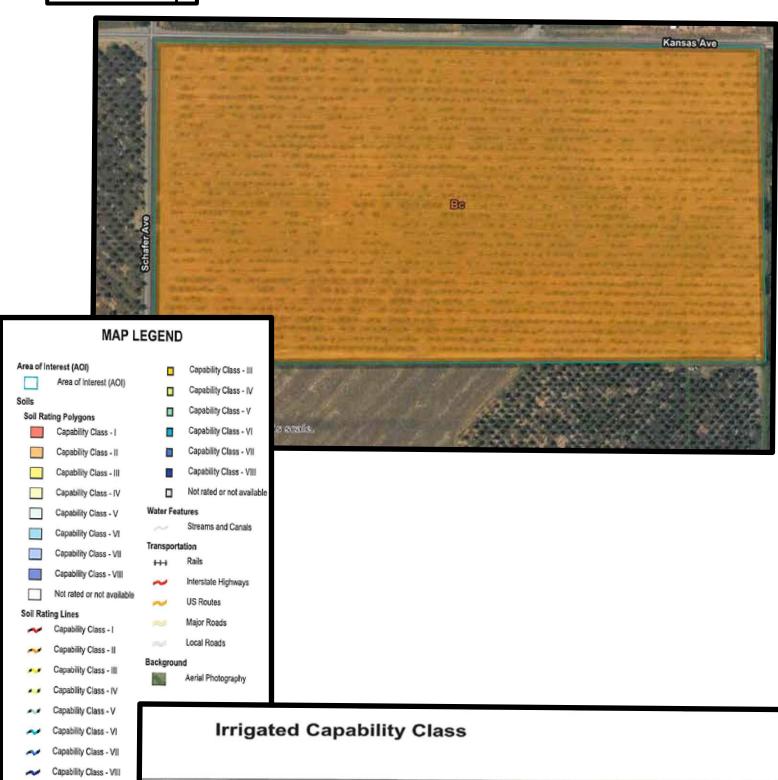


Soils Map

Not rated or not available

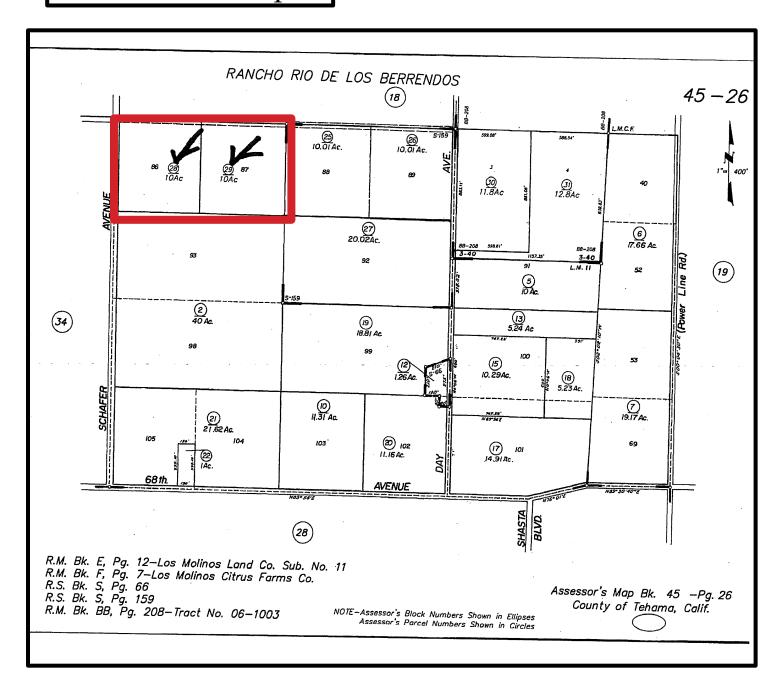
Capability Class - I Capability Class - II

Soil Rating Points



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Вс	Berrendos clay, 0 to 3 percent slopes	2	19.9	100.0%
Totals for Area of Interest			19.9	100.0%

Assessors Map





Aerial Map



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