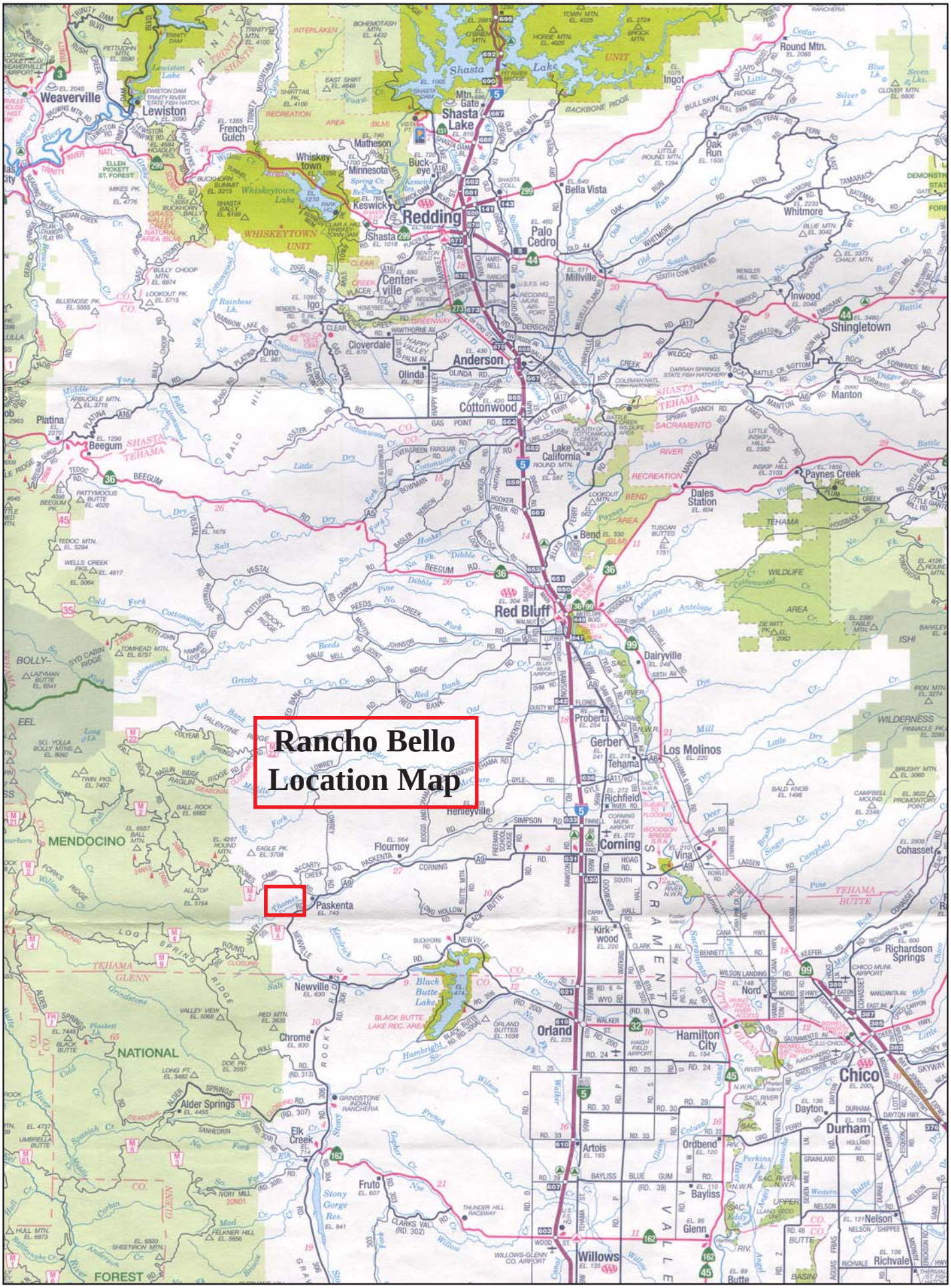
AG-LAND Investment Brokers

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

Rancho Bello, Paskenta, CA

Tehama County, 2,690 Acres


Rancho Bello
Location Map
Redding
Red Bluff
Chico
Willows
Corning
Anderson
Cottonwood
Shasta Lake
Weaverville
Lewiston
Oroville
Paskenta
Newville
Orland
Hamilton City
Dairyville
Los Molinos
Tehama
Richfield
Gerber
Proberta
Vina
Nord
Durham
Dayton
Richardson Springs
Cohasset
Paynes Creek
Shingletown
Millville
Palo Cedro
Bella Vista
Round Mtn.
Whitmore
Inwood
Manton
Lake California
Dales Station
Bend
Ingot
Oak Run
Mtn. Gate
Matheson
Minnesota
Keswick
Shasta
Centerville
Igo
Ono
Cloverdale
Olinda
Platina
Beegum
Lewiston
French Gulch
Whiskeytown
Whiskeytown Lake
Shasta Lake
Buckeye
Henleyville
Flournoy
Kirkwood
Artois
Ordbend
Bayliss
Glenn
Nelson
Richvale
Butte
Chrome
Elk Creek
Fruto
Alder Springs
Newville
Black Butte Lake
Thomes Creek
Stony Gorge Res.
Clarks Val.
Thunder Hill Raceway
Willows-Glenn Co. Airport
Sacramento River
Sacramento Valley
Mendocino National Forest
Trinity Mountains
Trinity Lake
Shasta Lake
Lake Shasta
Whiskeytown Unit
Shasta Unit
Backbone Ridge
Bald Mtn.
Campbell Mound
Cohasset
Wilderness
Tehama
Tehama Butte
Sacramento
Glenn
Colusa
Shasta
Trinity
Tehama
Butte
Glenn
Colusa
Yolo
Lake
Mendocino
Trinity
Shasta

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

Rancho Bello, Paskenta, CA

Property: 2,690 +/- acres bordered on all sides by winter grazing ranches with Thomes Creek flowing through the southern portion of the land. Historically, the ranch has been leased for winter cattle grazing. It has good condition perimeter and cross fencing creating (6) separate pastures. The headquarters is improved with multiple barns, cattle handling facilities, electricity and water provided by the nearby community of Paskenta.

Location: The ranch borders the western edge of the community of Paskenta, CA about 20 miles west of Corning, CA. Most of the ranch property lies north of Thomes Creek flowing west to east through the southern portion of the ranch. The headquarters is easily accessed from the paved county road onto a well graveled farm road. The address is 19265 Toomes Camp Road, Paskenta, CA 96074.

Topography: The elevation ranges from 800' to 1,700'. The land runs from flat to sloping / steep with motorized access limited on the western plateaus. Most ranch roads are 2 wheel drive accessed accept during wet winter months.

Water: There are 5 year round reservoirs for livestock and wildlife. A seasonal creek transects the ranch also providing stock water during the winter months. For additional stock watering, the ranch has several year round springs which may need to be redeveloped. The ranch headquarters water is provided by the Paskenta Community Service District.

Cattle Leases: The ranch is not leased. Carrying capacity is estimated at 200 winter calving cows during the late November to mid- May grazing season. The previous tenant, who has leased the ranch for the past 15 years is interested in leasing the ranch for the 2017 -2018 grazing season.

Wildlife: The ranch is not leased for hunting. Wildlife include black tail deer, wild pigs, black bear, turkey, quail, dove and geese. Thomes Creek and the (5) reservoirs also provide fishing opportunities.

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.

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Mineral Rights: Per the preliminary title report prepared by Northern California Title Company, it appears that most of the oil, gas and mineral rights are reserved by previous owner. That said, all oil, gas, mineral and water rights owned by Seller are included within the sale.

Soils: Per NRCS soil survey, over 400 acres are Arbuckle or Tehama complex soils which are rated a Class 2 soil. In the past, some of these lands were farmed. The majority of the soils are Millsholm loam or Sehorn-Millsholm complex which are unrated.

Improvements: The property headquarters has 5 livestock barns which are all wood frame fully wood sided with metal roofs. They range in condition from fair to good. Barns are currently used for equipment and hay storage. The corrals are constructed of steel and wood with lead up, squeeze and loading chute area. There is an additional pole barn housing two travel trailers also included in the sale. This barn has water, power, septic, toilet and washing area plus additional storage area.

Zoning: The ranch is enrolled in the California Land Conservation Act aka Williamson Act which helps to keep property taxes low. Current property taxes are only $4,433 per year. Tehama County Assessor Parcel Numbers 059-220-010, 059-230-002, 015 & 021, 083-070-019 & 030, 085-010-001, 007, 016 & 017.

Recreation: In addition to hunting, the ranch has miles of roads and trails which provide good access and excellent recreational opportunities for ATV vehicles, horses or hiking. The property provides excellent bird and plant watching as it has many varied species of birds and plants.

Comments: A unique opportunity to purchase 2,690 acres of good grazing land next to the community of Paskenta. Additional income may be earned by leasing the property for hunting. This ranch has not been cleared of virgin oak woodlands and rocks and is in its original state. This ranch is attractive and esthetically pleasing with Thomes Creek running through the south portion of the ranch.

Listing Price: $2,780,000, approximately $1,033 per acre using 2,690 acres.

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Contact Info: Please contact the Listing Brokers, Bert Owens or Sam Mudd.

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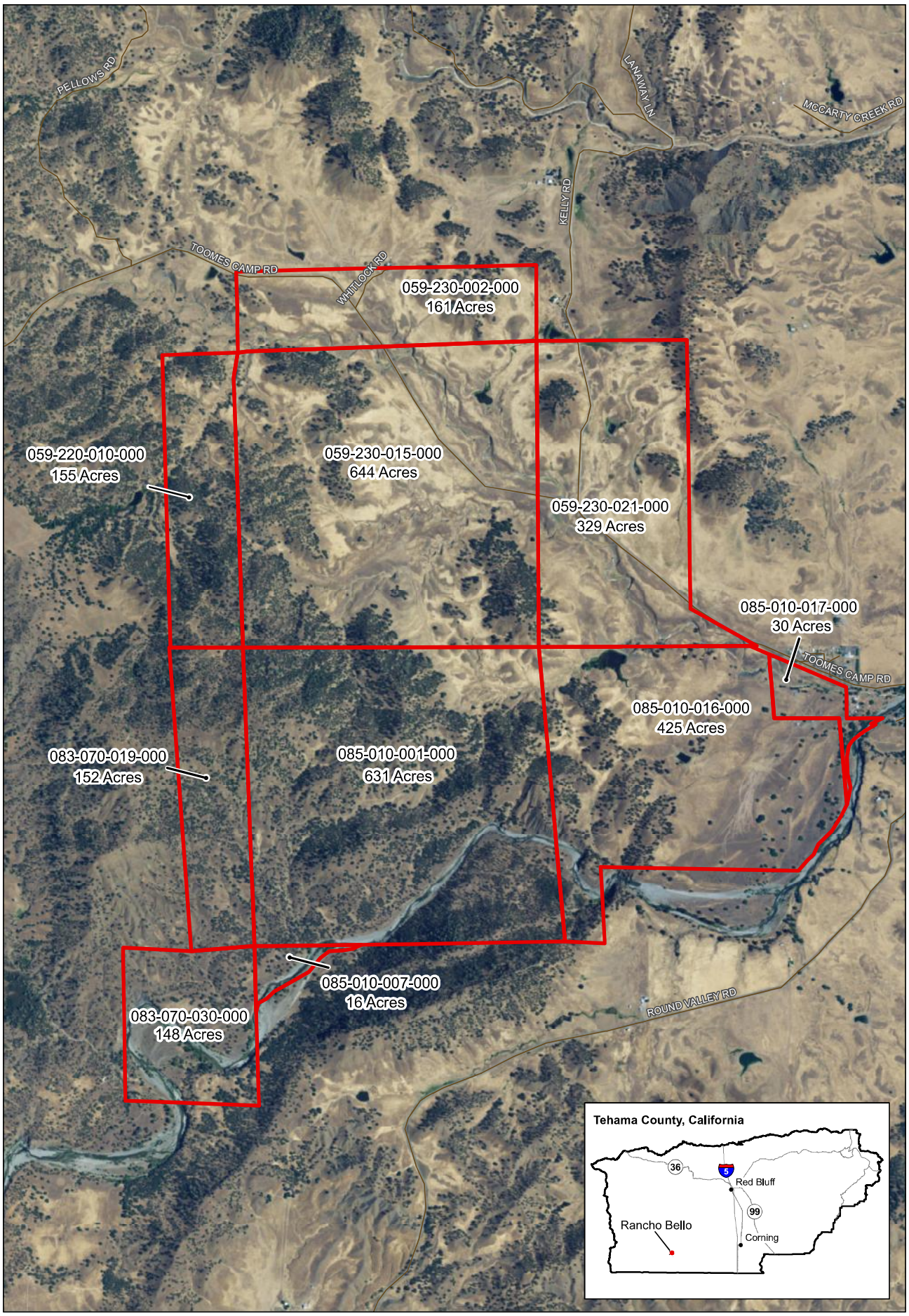
Rancho Bello, 2,690 +/- Acres

Paskenta, CA



0 750 1,500 Feet

1 inch = 1,500 feet

All depictions are approximate. Not a survey product. 6/26/2017

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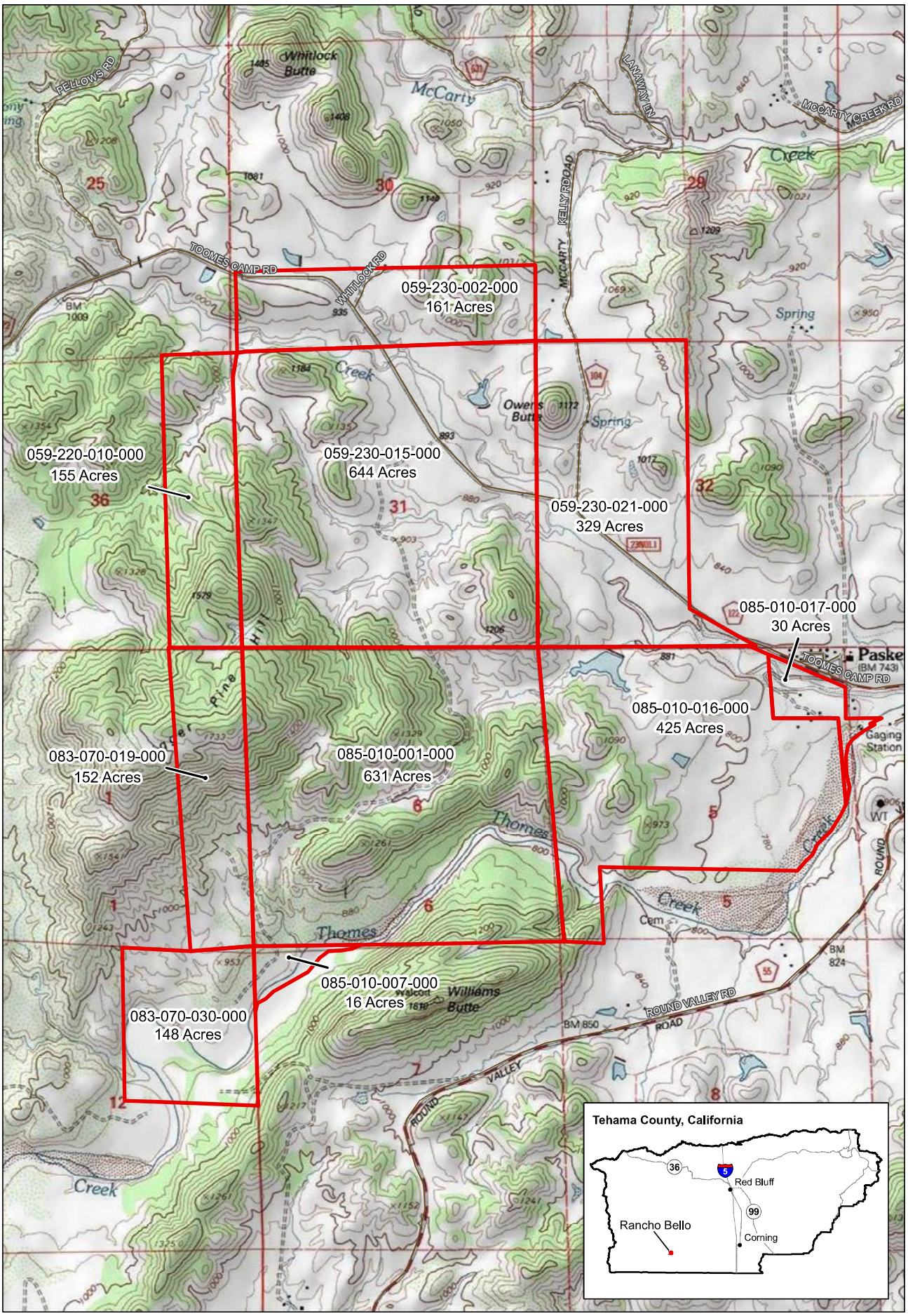
Northern California Ag Real Estate Specialists
530-529-4400 www.aglandbrokers.com

ENPLAN

Rancho Bello, 2,690 +/- Acres

Paskenta, CA



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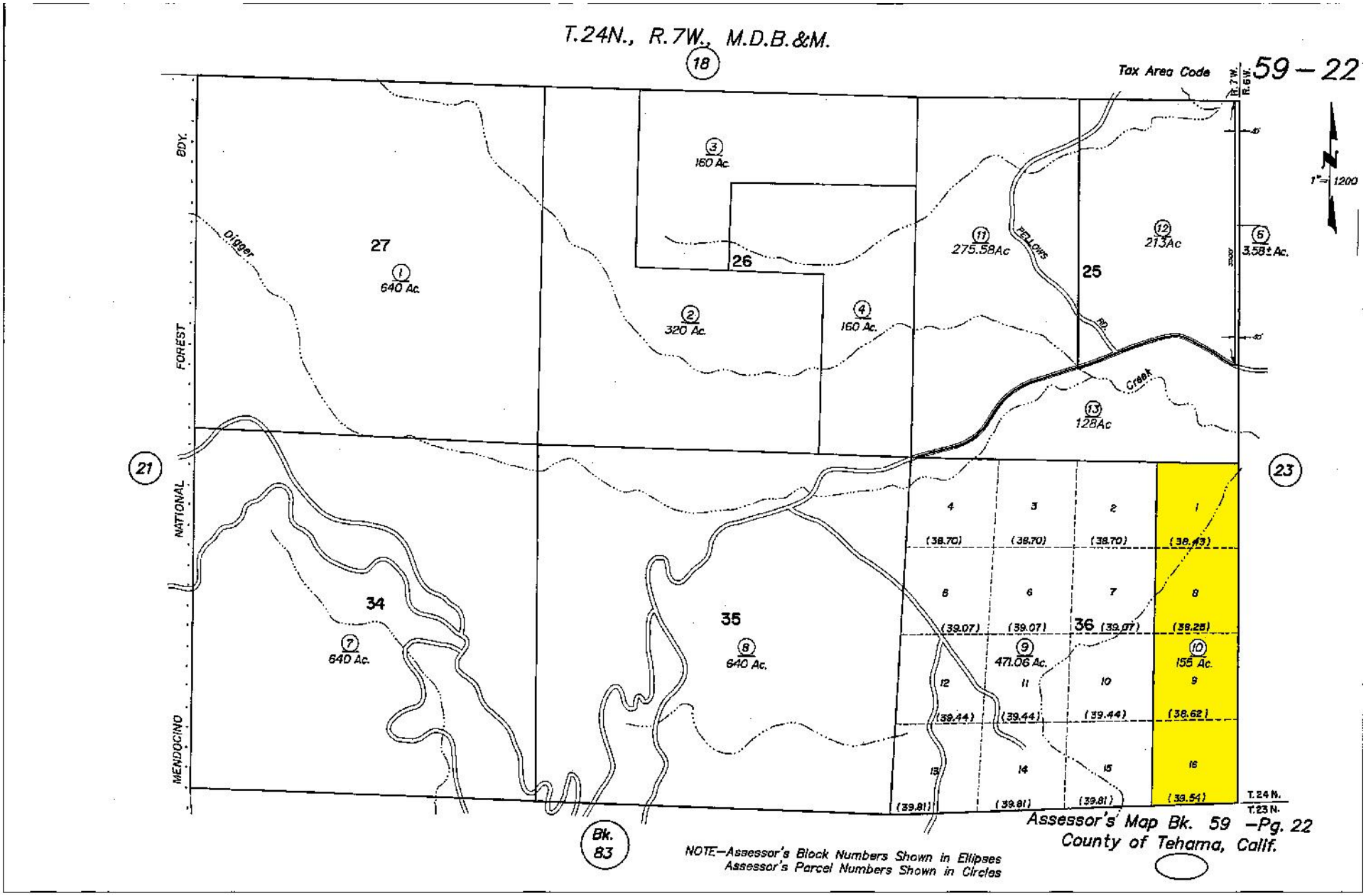
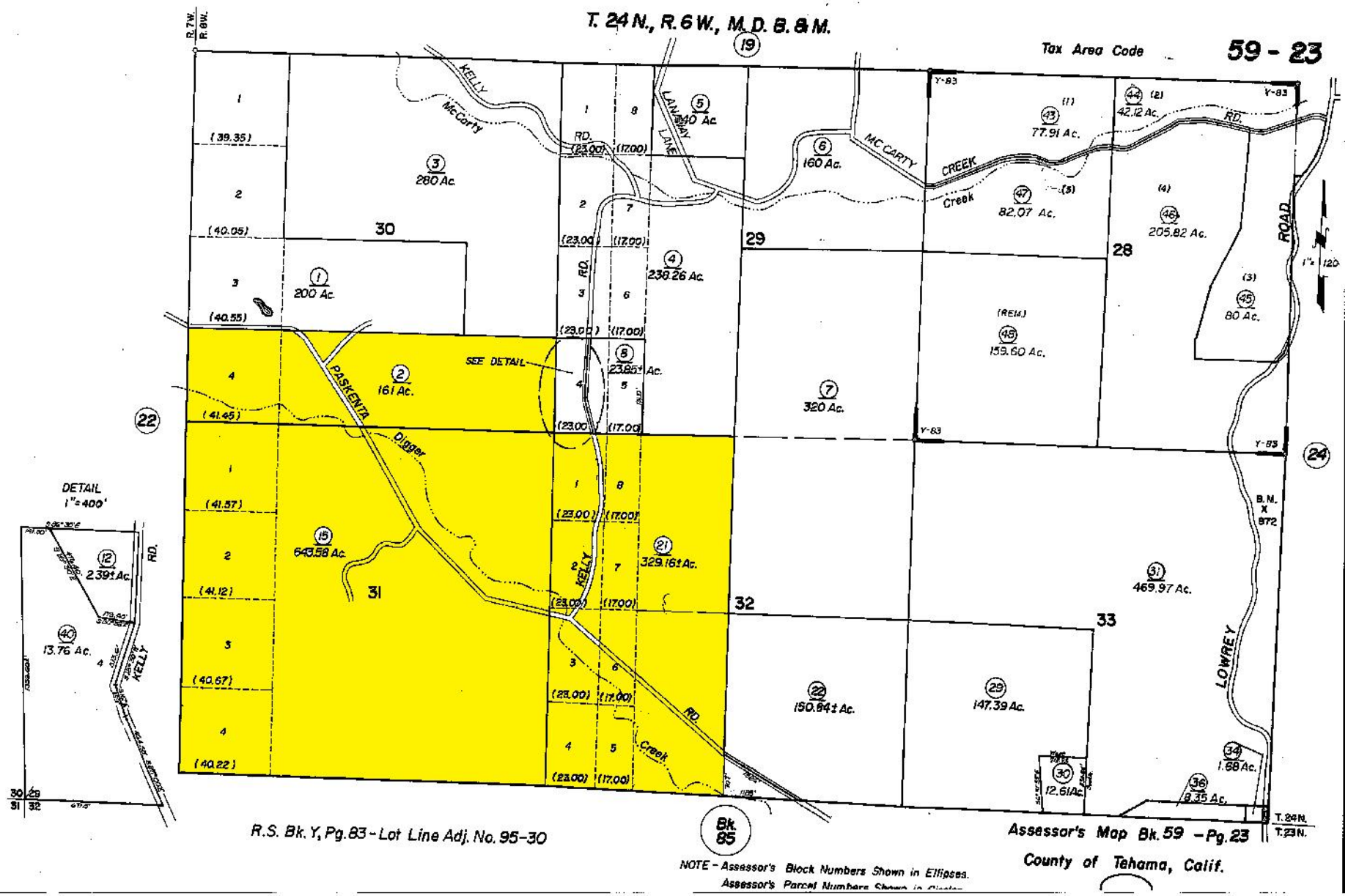
ENPLAN


T.24N., R.7W., M.D.B.&M.
18
Tax Area Code
59 – 22
R.7W.
R.6W.
1" = 1200
BDY.
FOREST
NATIONAL
MENDOCINO
Digger
Creek
PELLOWS
RD.
27
1
640 Ac.
26
2
320 Ac.
3
160 Ac.
4
160 Ac.
25
11
275.58Ac
12
213Ac
6
3.58± Ac.
13
128Ac
21
23
34
7
640 Ac.
35
8
640 Ac.
36
9
471.06 Ac.
10
155 Ac.
4 (38.70)
3 (38.70)
2 (38.70)
1 (38.43)
5 (39.07)
6 (39.07)
7 (39.07)
8 (38.28)
12 (39.44)
11 (39.44)
10 (39.44)
9 (38.62)
13 (39.81)
14 (39.81)
15 (39.81)
16 (39.54)
T.24N.
T.23N.
Bk. 83
NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles
Assessor's Map Bk. 59 —Pg. 22
County of Tehama, Calif.



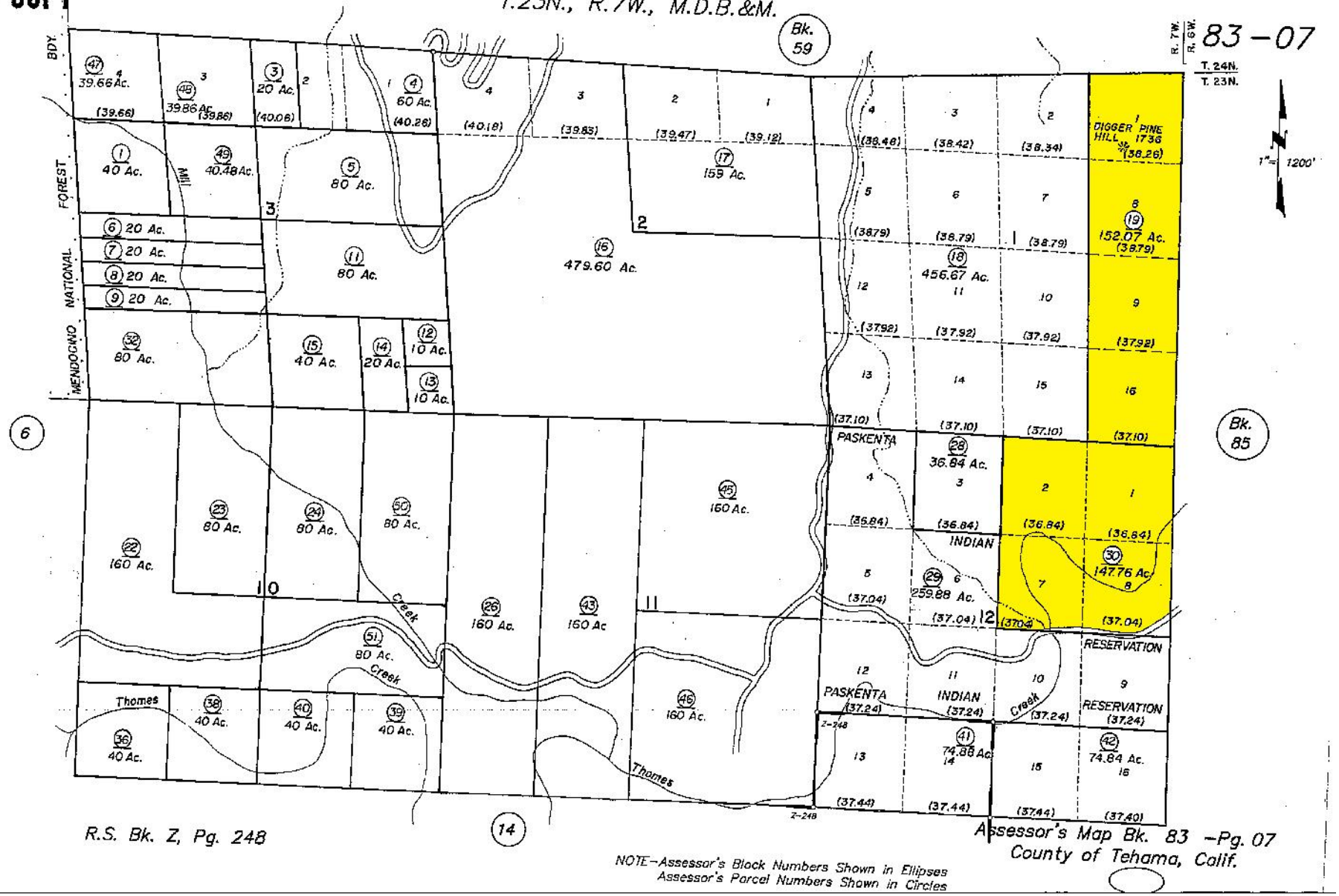
R.S. Bk. Y, Pg. 83 - Lot Line Adj. No. 95-30

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 59 - Pg. 23

County of Tehama, Calif.

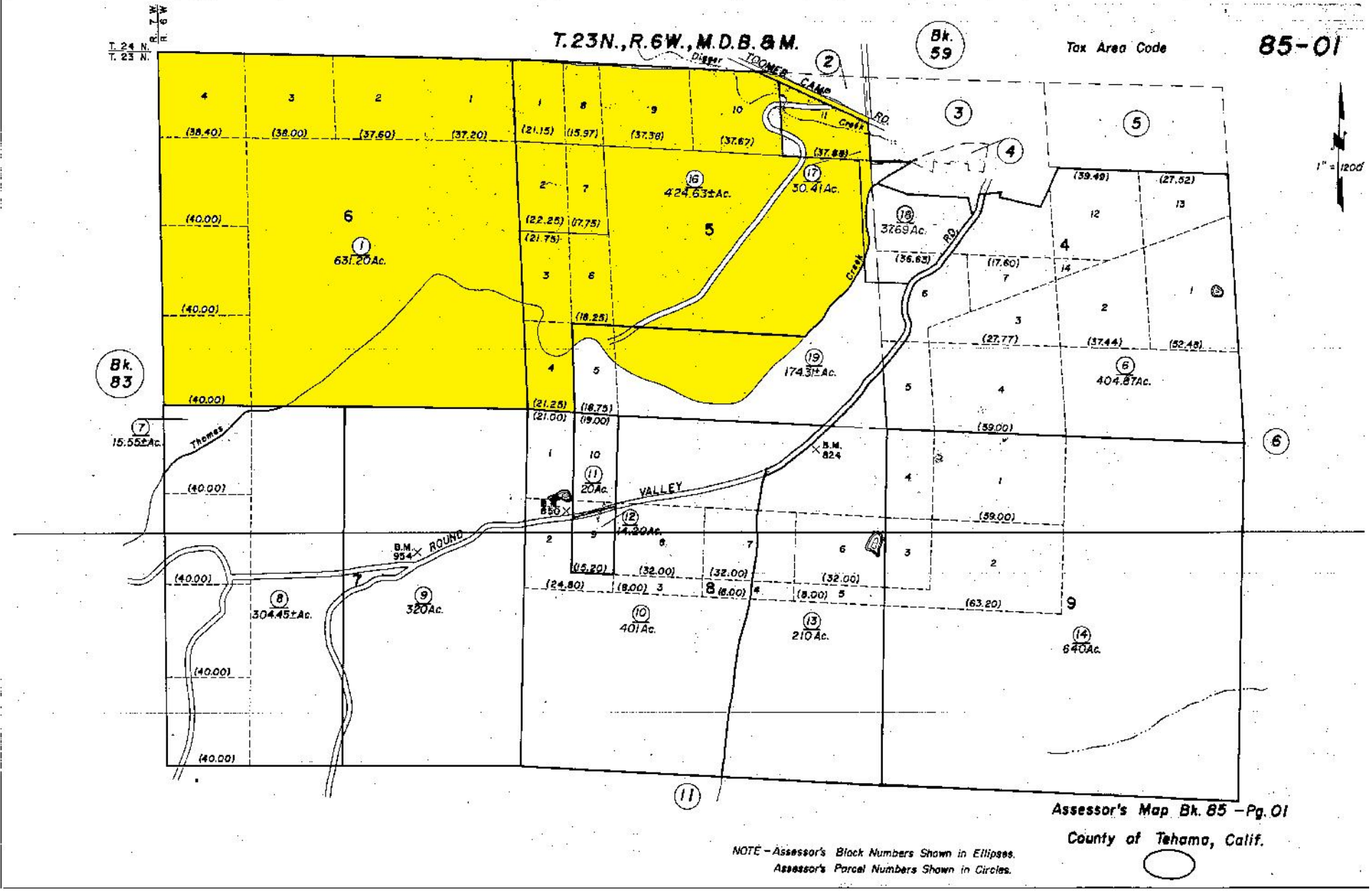
FILE COPY



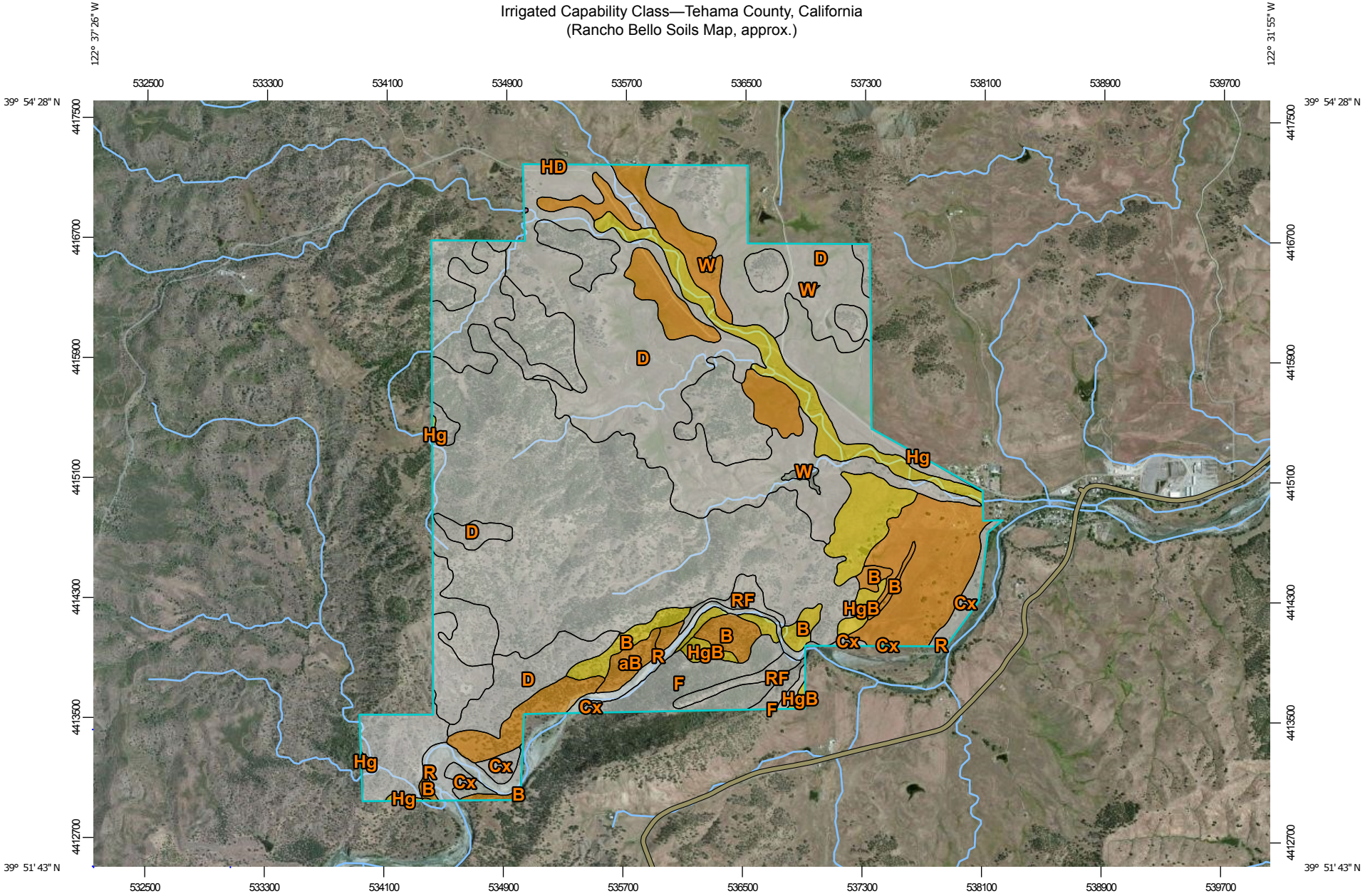
R.S. Bk. Z, Pg. 248

Assessor's Map Bk. 83 -Pg. 07
County of Tehama, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles


T.23N., R.6W., M.D.B.&M.
Tax Area Code
85-01
Bk. 59
Bk. 83
T. 24 N.
T. 23 N.
R. 7 W.
R. 6 W.
Digger Creek
TOOMES CAMP RD.
Thomes Creek
ROUND VALLEY RD.
B.M. 954
B.M. 824
850
1" = 1200'
631.20Ac.
424.63±Ac.
30.41Ac.
37.69Ac.
174.31±Ac.
404.87Ac.
15.55±Ac.
20Ac.
14.20Ac.
304.45±Ac.
320Ac.
401Ac.
210Ac.
640Ac.
Assessor's Map Bk. 85 – Pg. 01
County of Tehama, Calif.
NOTE – Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Irrigated Capability Class—Tehama County, California
(Rancho Bello Soils Map, approx.)



Map Scale: 1:36,000 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 500 1000 2000 3000

Feet
0 1500 3000 6000 9000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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.

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 10, Sep 13, 2016

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

Date(s) aerial images were photographed: Jun 12, 2010—Jun 15, 2011

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

Irrigated Capability Class— Summary by Map Unit — Tehama County, California (CA645)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	188.4	6.7%
AvB	Arbuckle gravelly loam, 3 to 8 percent slopes	2	14.8	0.5%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	93.7	3.3%
Az	Arbuckle-Tehama complex, 0 to 3 percent slopes	2	127.8	4.6%
Czx	Cortina complex		41.0	1.5%
HgA	Hillgate loam, 0 to 3 percent slopes	3	5.0	0.2%
HgB	Hillgate loam, 3 to 8 percent slopes	3	22.2	0.8%
HtD	Hillgate-Millsholm complex, 3 to 30 percent slopes		0.4	0.0%
KoA	Kimball gravelly loam, 0 to 3 percent slopes	3	55.7	2.0%
LdE2	Lodo and Maymen shaly loams, 30 to 65 percent slopes, eroded		46.6	1.7%
LfD	Lodo-Millsholm complex, 10 to 30 percent slopes		67.8	2.4%
LfE	Lodo-Millsholm complex, 30 to 50 percent slopes		180.1	6.4%
MtD	Millsholm loam, 10 to 30 percent slopes, MLRA 15		20.3	0.7%
MtE	Millsholm loam, 15 to 50 percent slopes, MLRA 15		962.8	34.4%
MtF	Millsholm clay loam, 50 to 65 percent slopes		0.0	0.0%
MuF	Millsholm rocky sandy loam, 50 to 65 percent slopes		72.9	2.6%
Mzy	Myers clay, 0 to 3 percent slopes		91.3	3.3%

Irrigated Capability Class— Summary by Map Unit — Tehama County, California (CA645)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	0.2	0.0%
PkB	Perkins gravelly loam, 3 to 8 percent slopes	2	21.2	0.8%
PvB	Pleasanton gravelly loam, 1 to 10 percent slopes	3	33.3	1.2%
Rr	Riverwash		50.4	1.8%
RtF	Rockland		25.1	0.9%
SmD	Sehorn-Millsholm complex, 10 to 30 percent slopes		647.5	23.1%
SmE	Sehorn-Millsholm complex, 30 to 50 percent slopes		6.0	0.2%
TaB	Tehama loam, 3 to 8 percent slopes, MLRA 17	2	18.6	0.7%
W	Water		7.5	0.3%
Zc	Zamora clay loam, 0 to 3 percent slopes	1	0.2	0.0%
Totals for Area of Interest			**2,800.6**	**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