

30.00±
ASSESSED ACRES

**NORTHRN CA ULTRA
FREE RANGE EGG FACILITY**
TEHAMA COUNTY, CALIFORNIA

\$1,050,000
(\$35,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

- FULLY FUNCTIONAL EGG PRODUCING FACILITY
- ROOM FOR EXPANSION
- 20± FARMABLE ACRES

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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase an egg production and processing facility. The subject property consists of 30± acres of agricultural farmland that contains a 26,000 sq. ft. metal building. The building can manage a 24,000 chicken flock for maximum egg production and contains a refrigerated egg room, loading dock, office, and restroom. The side walls for the barn have blown fiber glass insulation in place to retain heat and cool air. Additionally, the facility has central air conditioning for the office and restroom.

LOCATION

Property Address: 19950 Simpson Rd Corning, CA 96021

LEGAL

Tehama County APNs: 061-240-010 & 021. Located in a portion of Section 10, Township 24, Range 4W, M.D.B.&M.

ZONING

AG-2, Agricultural. The property is not enrolled within the Williamson Act.

WATER

There is one ag well and one domestic well on the property. The domestic well supplies water to the facility and the ag well is unused.

IMPROVEMENTS/STRUCTURES

Included in the 26,000 sq. ft. building is 24,240 SF for the chickens and a production area which includes a 1500 sq. ft. egg packing room. Equipment includes an automatic drop-down feed system of 720 feeders, nipple waterers with cups (1,400±), flat-style nests (4' x 2') with automatic kick-outs, an automatic scale to monitor bird condition, a double conveyor (2' wide) to deliver the eggs to an automatic egg packer.

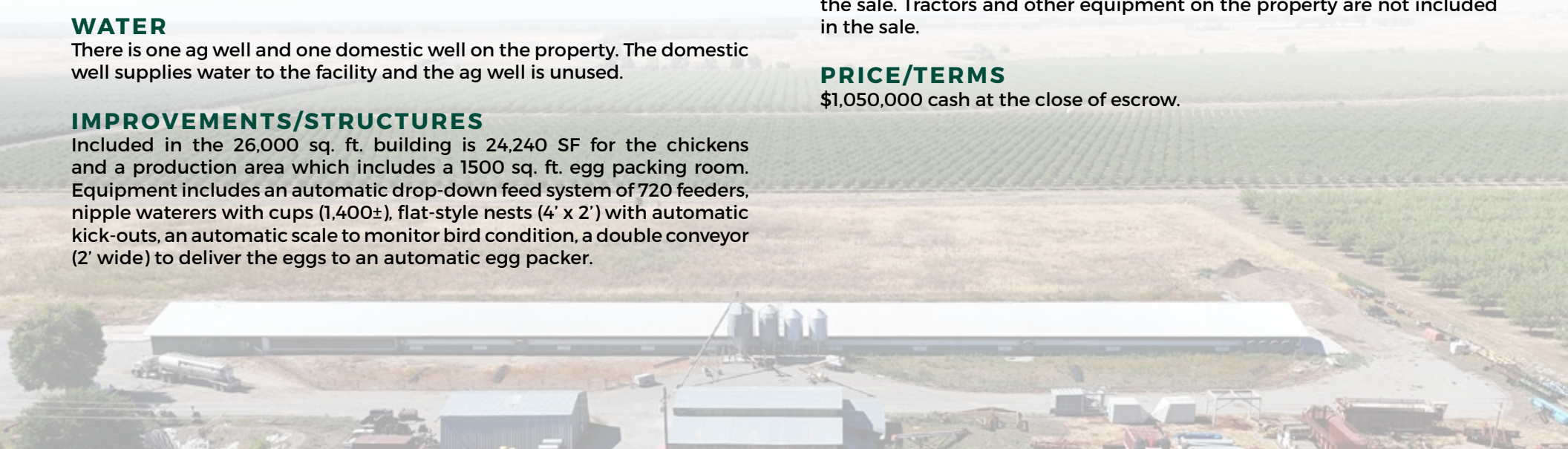
The ceiling and walls are insulated with blown fiber glass while hanging the nipple watering units, green fans, and roof louvers to circulate the air in the building. The production area has a total of nine (54") air ventilation fans. There are 208 12-watt LED overhead bulb lights, an additional ALIS lighting system, and a cool cell system that is mounted on both sides of the building which controls the temperature and humidity inside the facility. There is a 400 amp meter as well as a mobile generator that can be hooked up to power the facility if ever needed.

There is approximately 42,000 sq. ft. (27,000± sq. ft. on the south side and 15,000± sq. ft. on the north side) of roaming space for the chickens to roam and scratch when temperature is appropriate. There is the ability to extend the roaming space on the south side of the facility to make it ultra free range. There are four bulk feed tanks (24-ton & 35-ton) mounted on a concrete slab on the north side of the building supplying feed. There is also a metal shop and older wood hay barn on the property.

If an acceptable price is agreed upon for the property, the Seller will consider including feed-making equipment and truck and trailer with the sale. Tractors and other equipment on the property are not included in the sale.

PRICE/TERMS

\$1,050,000 cash at the close of escrow.

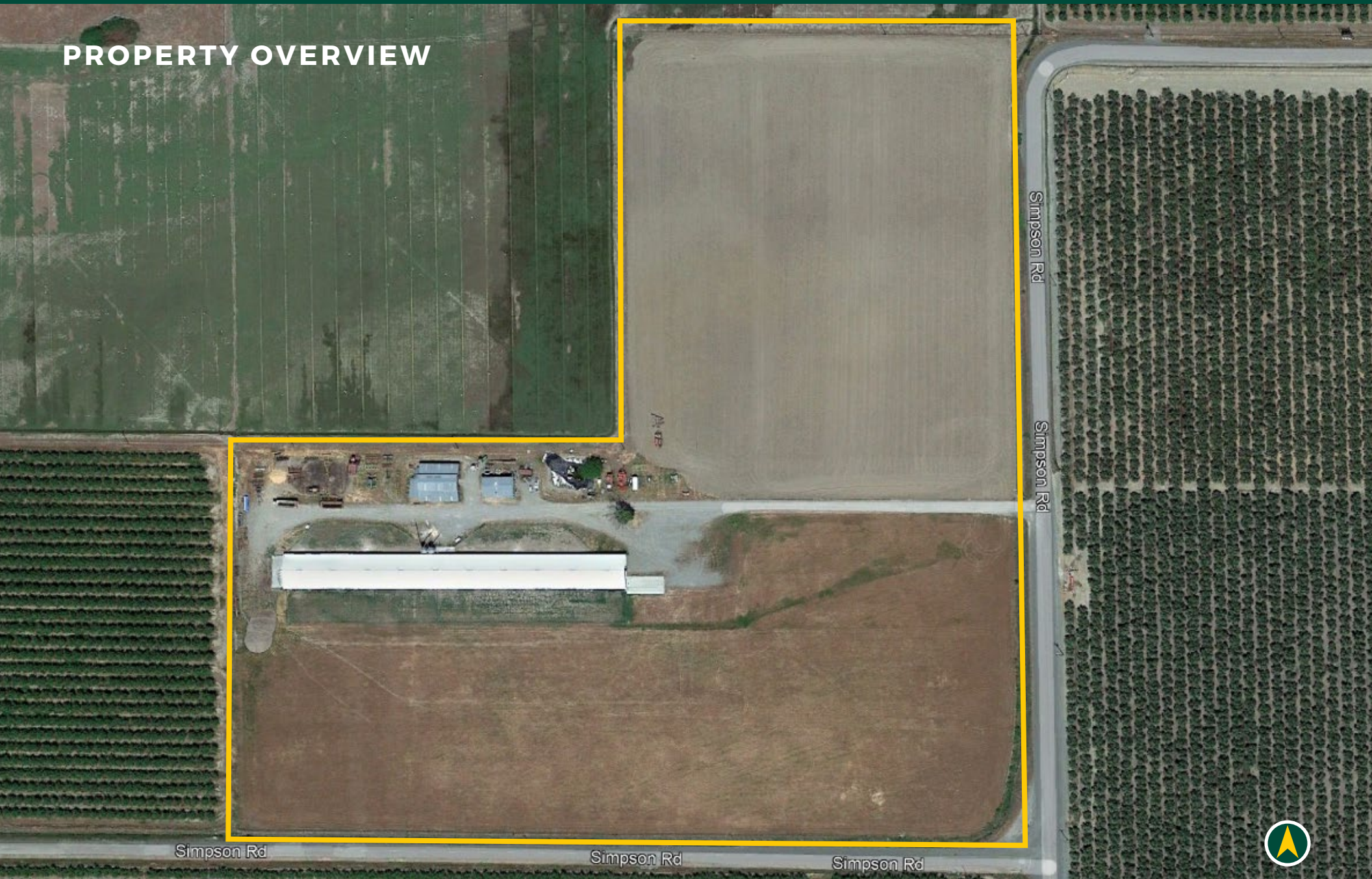


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PROPERTY OVERVIEW



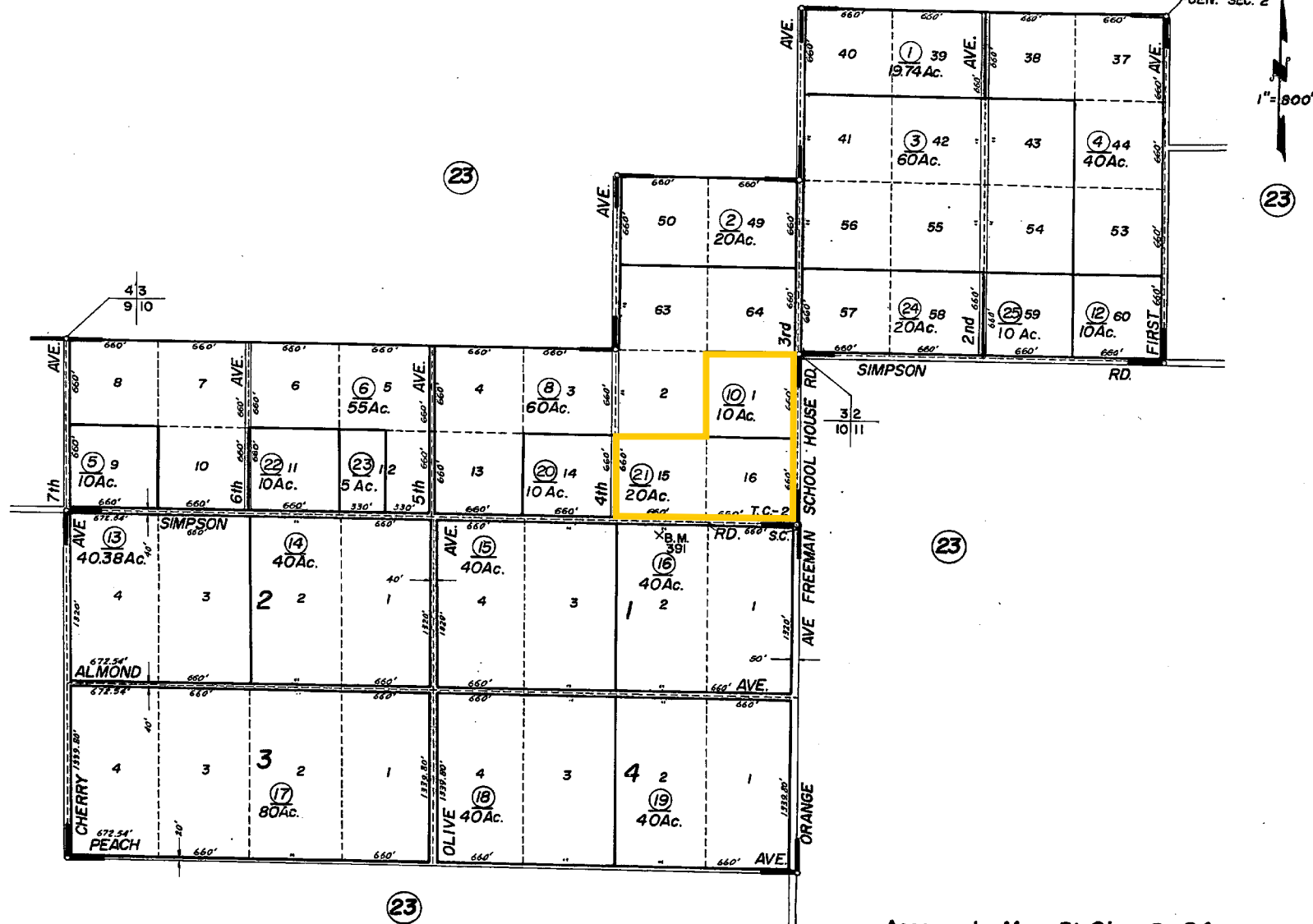
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PARCEL MAP

SUBDIVIDED LAND IN T.24 N., R.4 W., M.D.B.&M.

Tax Area Code

61-24



R.M. Bk. A , Pg. 10 -Thomes Creek Colony Tract No. 2
R.M. Bk. E , Pg 20 -Sunnyside Colony

Assessor's Map Bk.61 -Pg.24

County of Tehama, Calif.

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

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PROPERTY PHOTOS



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