

78 Circle View Dr Oroville, CA & Tri-L Mandarin Farms

Turn-Key Commercial Mandarin Farm

\$2,310,000

\$1,700,000 (Discounted Price)

The Home, The Shops and The Farm

\$1,700,000

- The Home **\$800,000 (\$380/sf)**
 - 2,100 square-feet (SF) of very warm and very spacious home
 - 4 bedrooms 3 bathrooms with dual master bedrooms including recent remodel
 - Bedrooms 2 and 3 have custom built-in cabinetry
 - Remodeled kitchen - custom cabinetry with lighting, pantry cabinets, beautiful granite including 8-foot bar
 - Inviting entry and foyer with custom cabinetry and a built-in gas fireplace
 - Large formal dining room
 - 1,000+ square-feet of floor tile complimented by high-end carpet
 - 200 SF Tiled Front Porch and 450 SF of Tiled Breezeway
 - 500 square-feet of Covered composite decking off the living room and the master, with hot tub hook up, all adjacent the pool. Ceiling fans and a granite topped cabinet compliment the view of the foothills
 - 575 SF 2+ Car Fully Finished Garage – complete with Can Lighting, Ceiling Fan, Upper and Lower Cabinets with 20+ feet of Countertop, Shelving, over 1,000 SF of Attic Storage, Finished Floor and More
 - 500+ SF of Covered and Soffited Car Port with Can Lighting attached to the Garage – 4+ Car of Covered Parking at the house alone
- The Yard
 - Vine covered security fencing provides beautiful privacy around the home and pool
 - Custom gunite pool with cool-deck and solar heating
 - 2 Pergolas
 - Cultured stone and Keystone retaining walls
 - Amazing landscaping complete with paths, fire pit, huge redwood, sweet pear tree, roses, bocamvias, palms, groundcover and more
 - Amazing Fenced Concrete Block Raised Garden Beds
- The Farmland **\$400,000**
 - 7.65 acres
 - 500 Micro-emitter irrigated Satsuma Owari Mandarin trees (see fruit production below) on approx. 3 Acres (3+ Acres of ideal ground to plant remains available)
 - Navel and Valencia Oranges, Nectarine, Pear, Apricot
 - Oak studded, Massive redwoods, Seasonal Creek, 2 Meadow areas with **venue** possibilities, 15,000+ SF of Parking
 - High fenced and cross-fenced
 - 1" SFW&P water service
- The Shop **\$450,000**
 - 2,300 square-foot fully finished shop with 4 Huge Bays and 2 – 15' Rollup Doors
 - Sheetrocked with attic access, tons of lighting + Man-door
 - ½ bath
 - Small office with full connectivity, fans, heat, air and separate security with 75+- SF Storage above
 - Exterior security cameras with iVMS coverage and storage

- 7.5kW Solar System – Owned not Leased
- The Packing House **\$300,000**
 - 2,000 square-feet with Interior and Exterior security cameras with iVMS coverage and storage
 - Vaulted with 500 square-feet loft – formerly a tack room & hay barn
 - Commercial packing line – receiving roller line for field bins, hopper, fruit elevator, mechanical brush cleaning machinery and belt line for processing
 - Decorated and accessorized Showroom for retail sales at the farm
 - Entire area also makes for an excellent event location
- Chemical/Storage shed **\$10,000**
 - 130 square-feet
 - Vaulted with mini loft area
 - Secure steel cabinet for compliant chemical

Tri-L Mandarin and Feather River Gold (the business)

\$350,000

- Mandarin production **\$150,000** (20 forecasted average = \$3M+ * 5%)
 - Home farm 500 trees = approximately 35 tons or 70,000 pounds
 - Leased farm 500 trees = approximately 35 tons or 70,000 pounds
 - Revenue ranges from \$0.65/lb wholesale to \$2/lb retail.
 - Equipment **\$120,000**
 - 2007 JD 4720 with hydraulic rear grade controls (\$30,000)
 - Bucket, forks, grading box
 - 2,000 hours
 - 2011 JD 5083 with hydraulic rear controls (\$30,000)
 - Bucket, forks
 - 1,000 hours
 - 2006 Cat GP25K-LP Forklift (6K w/ 3 tanks) (\$20,000)
 - 2013 Huskvarna riding mower , 2018 Huskvarna riding mower
 - 2013 Polaris quad, 2004 Kawasaki quad
 - Rears 50 gallons pull behind (\$2,500), Rears 150 pac-blast PTO sprayer (\$6,000)
 - 2006 Enclosed trailer (\$3,500), 2012 Enclosed trailer (\$5,500)
 - 72" rotary mower (\$2,500), Various other implements (\$1,000)
 - (2) 500 Gallon above- grand Fuel Tanks (\$1,500)
 - Tools **\$20,000**
 - Massive quantities of miscellaneous tools and parts, pallet jacks, dollys, hand trucks, scales, and packing house items (plop sorting bins, picking ladders, clippers, and pruning equipment (see xls)
 - Inventory **\$25,000**
 - Packaging
 - General Citrus Box (35#), Tri-L Citrus Box (25#), Tri-L Citrus Box (10#), Tri-L Citrus Box (5#), FRG Citrus Box (25#), General Citrus Bag (10#), General Citrus Bag (5#), Pallets
 - 3-5+ years of inventory
 - Chemicals (\$2,000 +)
 - 1-3 years of inventory
 - Round up, Vapor guard, Engage, Deer Fence, Delegate, Montana, Krovar...
 - Advertising - Branded Signs, Festival Signs, Banners