

Corning Almonds

CHARTER REALTY


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(530) 666-7000

293+/- Acres

75+/- Acres 4th Leaf Almonds

Corning, CA



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Property Information

Location:	From Interstate 5 take the Corning Road Exit. Go West for 6.1 Miles. Go Left onto Glenn Road for 1.0 Miles. Property will be on the left hand side of the road.
APN#:	Tehama County Assessor Parcel Numbers: 061-330-034, 041, 042, 043, 044, 045
Use:	75+/- Acres of Almonds: 50% Nonpareil, 25% Monterey, 25% Aldrich on a 12x21 Spacing on Krymsk rootstock 210+/- Acres of open ground suitable for orchard development 8+/- Acres Home & Shop in a Life Estate belonging to the previous owner
Soils:	The entire farm is comprised of primarily Class II – IV Soils. Please review the attached soils map for more information. Soils are similar to those with other high producing almond orchards in Tehama County
Water:	There is one agricultural well on the subject property The well produces 800gpm The almond orchard is irrigated via micro sprinklers and irrigates in 3 sets
Leases:	There are no leases on the property.
Oil, Gas & Mineral	All of the oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow

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Property Information

Taxes:

The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.

Prices:

\$3,995,000

Terms:

Cash at the close of escrow

Comments:

1st class young almond orchard with plenty of room to expand. Almond orchard is in its 4th leaf with proven varieties planted by growers with exceptional existing orchards. The remainder of the ranch is relatively flat and will make for a great orchard someday. Please call 530-666-7000 Charter Realty for a private showing today!

4th leaf almond orchard in June of 2020



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Perfectly Uniform 4th Leaf Almond Orchard



Orchard with open ground to plant in the background



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Well is equipped with variable speed drive motor and a spin clean filter.

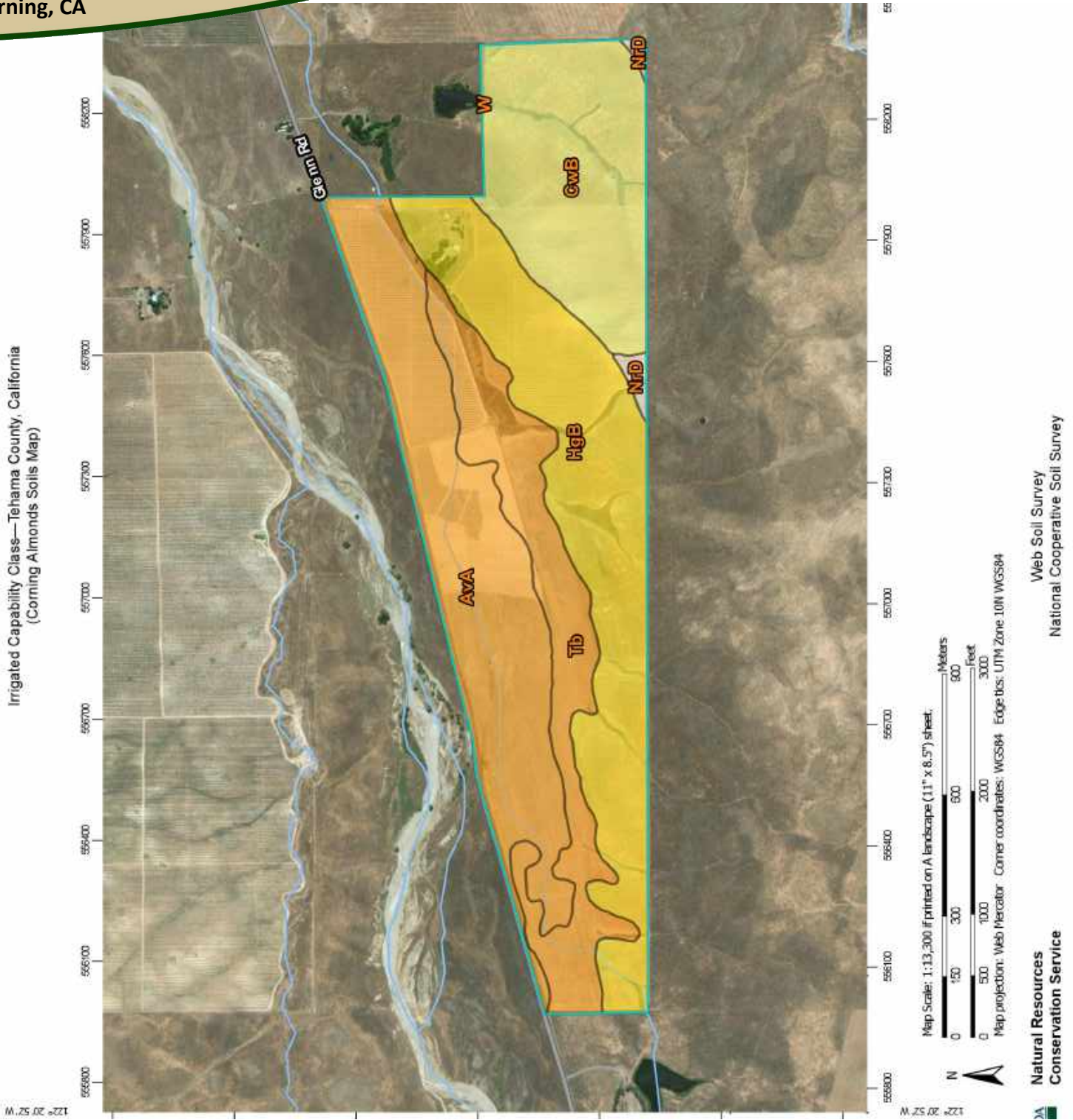
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Irrigated Capability Class—Tehama County, California
 (Corning Almonds Soils Map)

MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p>	<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Tehama County, California Survey Area Data: Version 11, Sep 14, 2017</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Feb 21, 2015—Oct 18, 2016</p> <p>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.</p>

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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	85.4	28.7%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	4	63.8	21.4%
HgB	Hillgate loam, 3 to 8 percent slopes	3	93.1	31.3%
NrD	Newville gravelly loam, 10 to 30 percent slopes		2.4	0.8%
Tb	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	52.9	17.8%
W	Water		0.1	0.0%
Totals for Area of Interest			297.6	100.0%

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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

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