

# 189 Acres of Land For Sale



1700 Black Butte Rd | Corning, CA 96021





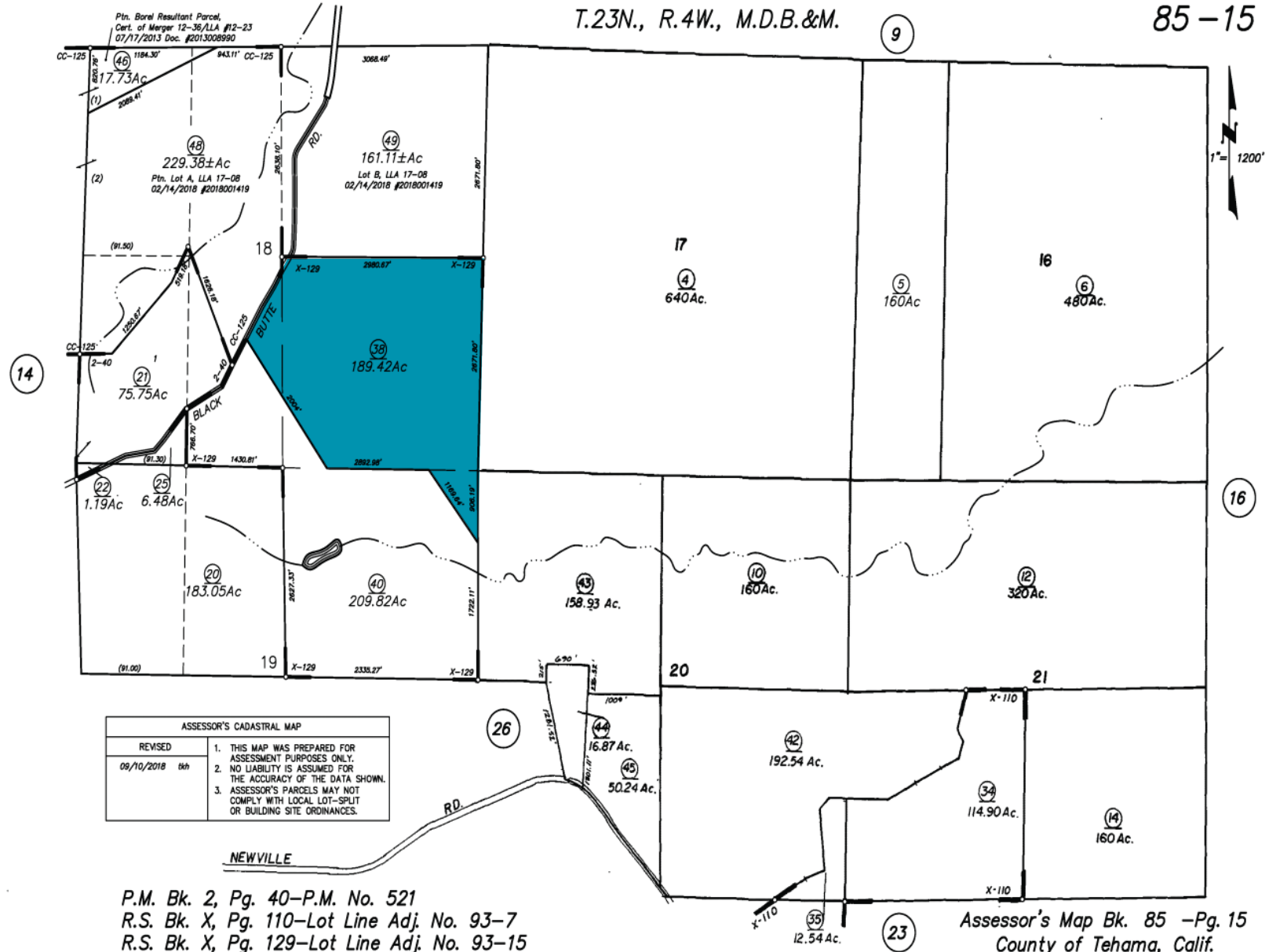
PRICE:  
**\$850,000**

SIZE:  
**189.42 Acres**

PRICE PER ACRE:  
**\$4,487**

## ABOUT THIS PROPERTY:

- 189.42 Gross Acres agriculturally zoned land situated in southern Tehama County – nearing border with Glenn County & Black Butte Reservoir.
- Parcel is situated somewhat equidistance from the City of Corning (located approximately 9 miles to the northeast) and the City of Orland (located approximately 10 miles to the southeast in neighboring Glenn County).
- Parcel is positioned approximately 8.5 miles west of I-5.
- 2.3 miles to nearest boat launch at Black Butte Lake ([Buckhorn Boat Ramp & Marina](#))
- Agricultural Zoning: A-2 (Agricultural / Valley District).
- Legal: PTN SECS 18 & 19 T23N R4W
- Parcel is located outside the Flood Hazard Area.
- On-site improvements currently limited to: domestic well & septic system currently in use.
- Possible orchard development potential as evidenced by successful high density olive orchard establishment on property to the north (north side of Black Butte Road / a.k.a. Tapscott Road).
- Historically utilized as grazing land and known as the Meadowlark Ranch.
- There is a conditional approved Tentative Map for (4) 40 Acre Subdivision.



P.M. Bk. 2, Pg. 40-P.M. No. 521  
 R.S. Bk. X, Pg. 110-Lot Line Adj. No. 93-7  
 R.S. Bk. X, Pg. 129-Lot Line Adj. No. 93-15  
 R.S. Bk. CC, Pg. 125-Lot Line Adj. No. 12-23

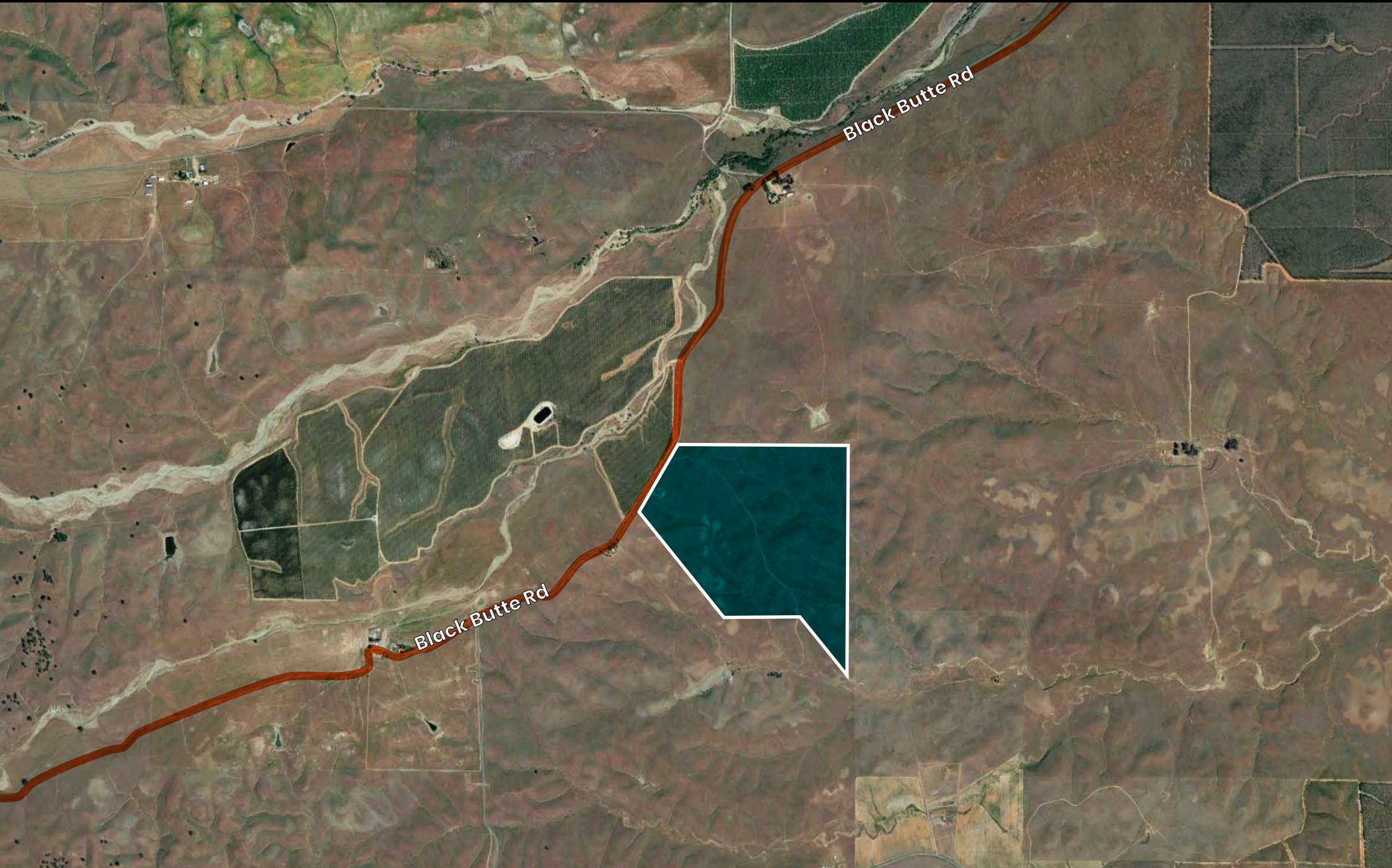
Assessor's Map Bk. 85 -Pg. 15  
 County of Tehama, Calif.

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

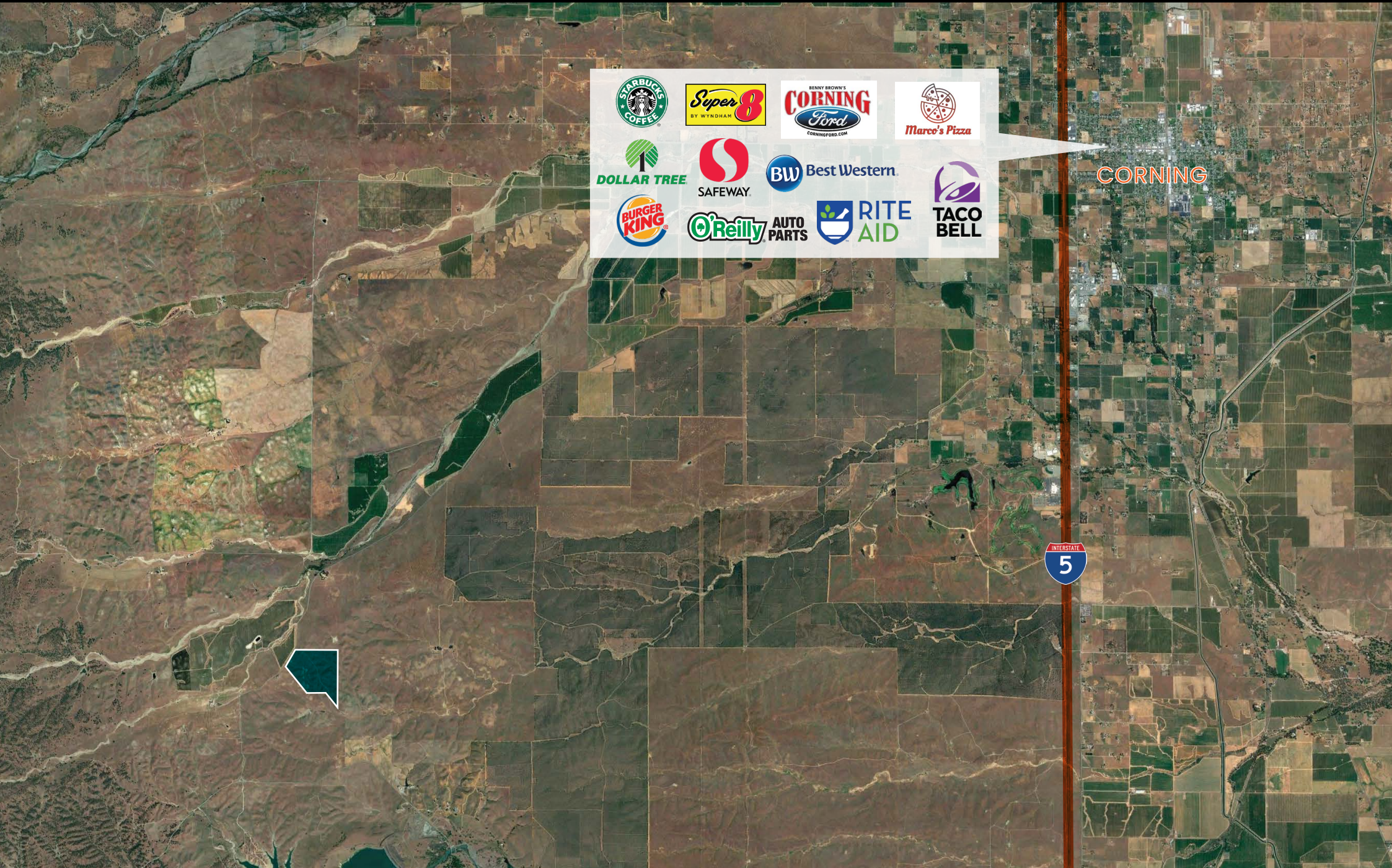
# PROPERTY PHOTOS



# PROPERTY AERIAL



# PROPERTY AERIAL



CORNING

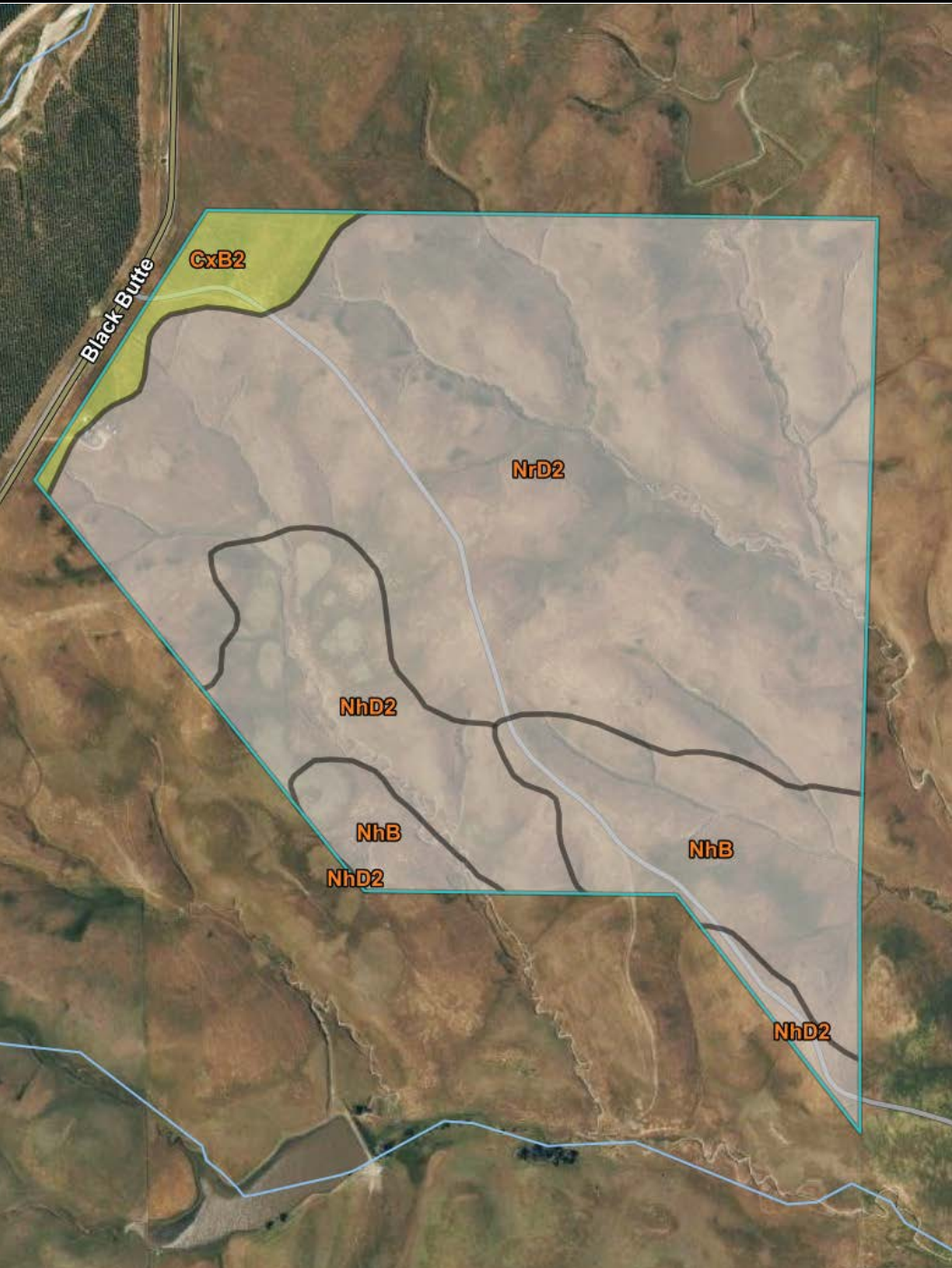


# SOIL MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes , eroded	7.2	3.9%
NhB	Nacimiento-Newville complex, 3 to 10 percent slopes	27.4	14.9%
NhD2	Nacimiento-Newville complex, 10 to 30 percent slopes, eroded	24.5	13.3%
NrD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	125.5	68.0%
<b>Totals for Area of Interest</b>		<b>184.7</b>	<b>100.0%</b>

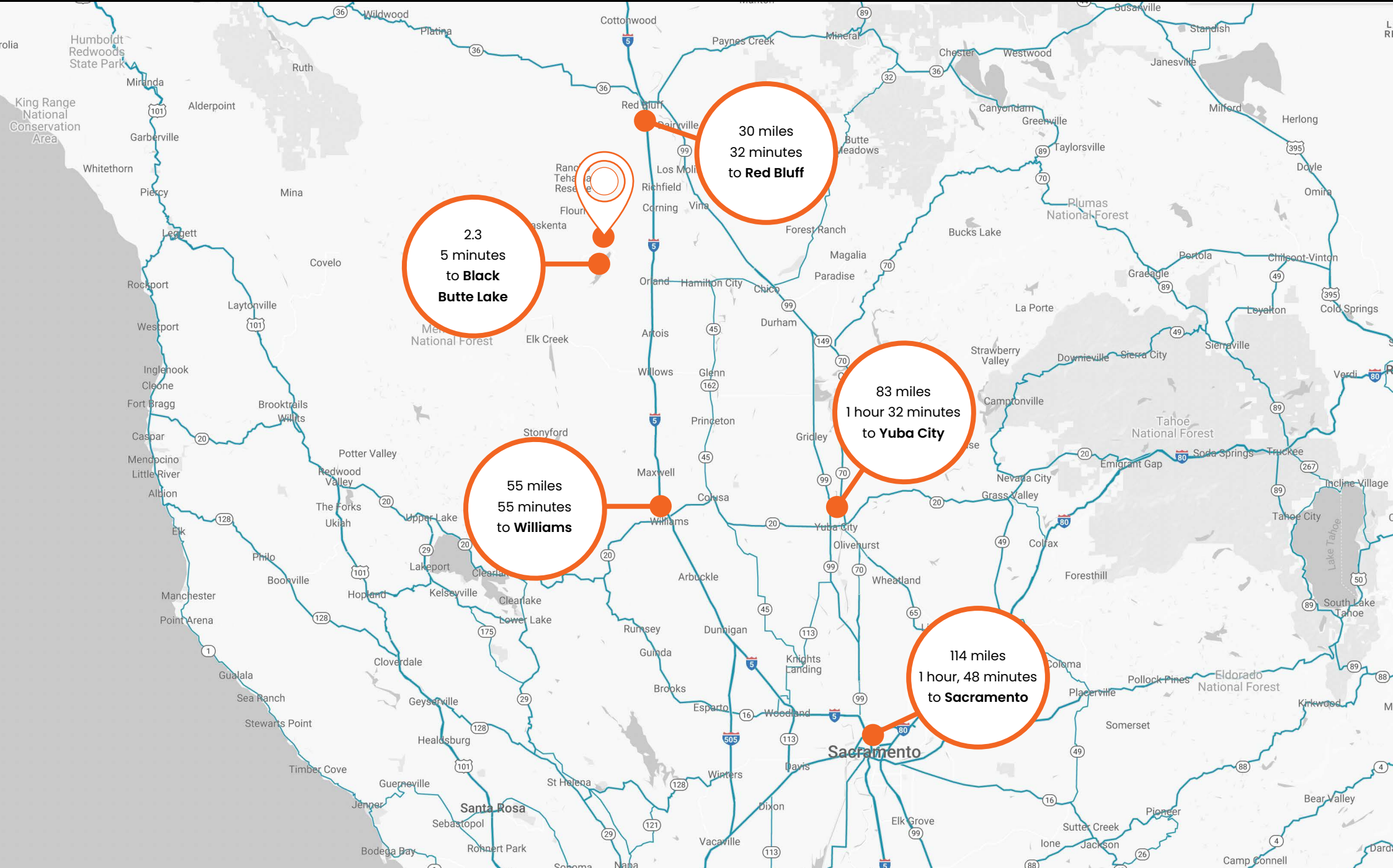
# SOIL MAP



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	4	7.2	3.9%
NhB	Nacimiento-Newville complex, 3 to 10 percent slopes		27.4	14.9%
NhD2	Nacimiento-Newville complex, 10 to 30 percent slopes, eroded		24.5	13.3%
NrD2	Newville gravelly loam, 10 to 30 percent slopes, eroded		125.5	68.0%
<b>Totals for Area of Interest</b>			<b>184.7</b>	<b>100.0%</b>



# LOCATION OVERVIEW





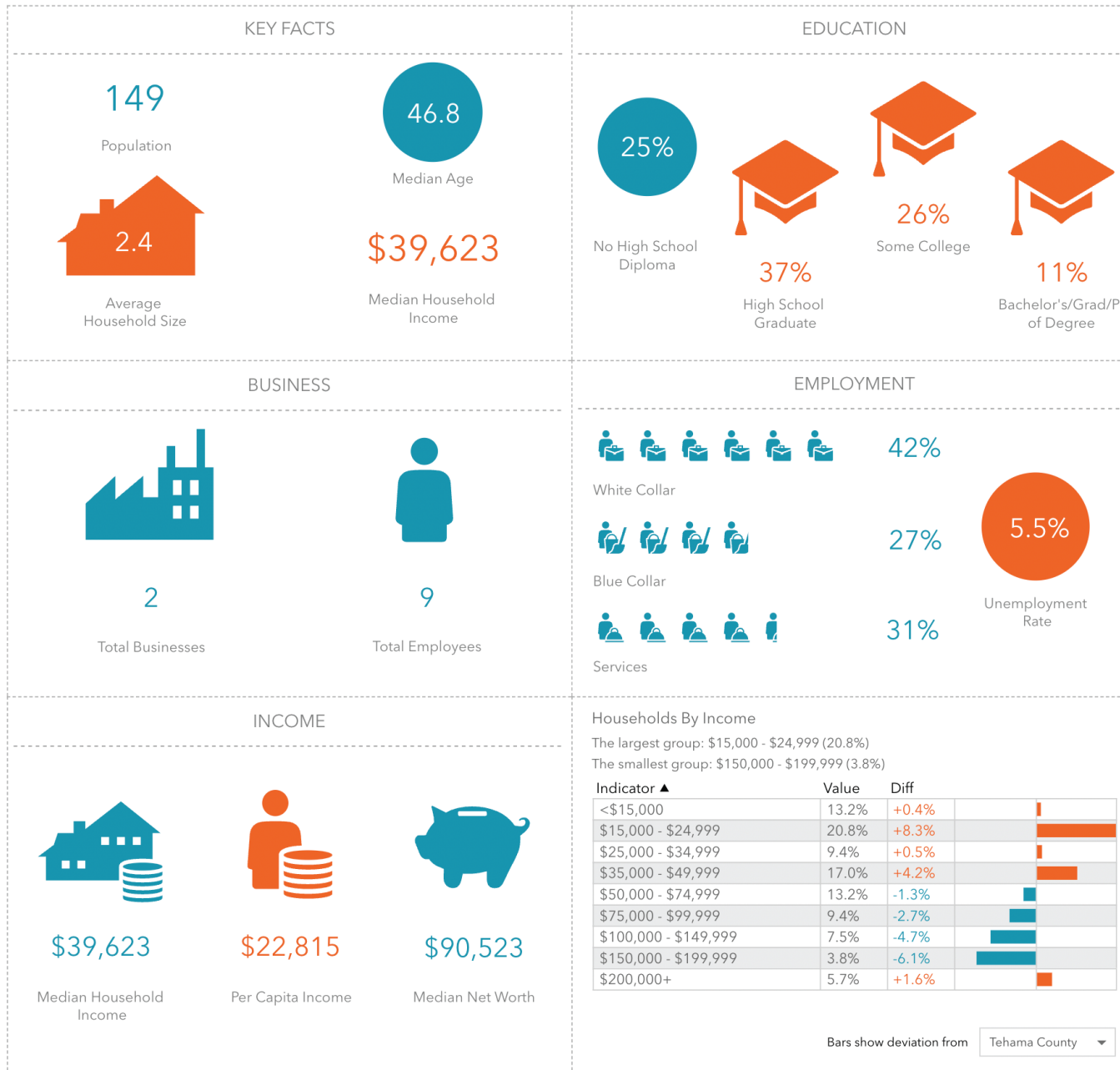
## CORNING

The City of Corning, California (pop 8002: 2021 Census), is located in Tehama County. Corning had its first development in 1882 when the railroad was extended to this part of Northern California. The city was finally named Corning after John Corning who was a railroad official.

In 1892 Warren Woodson arrived in Corning and charted the city's course of progress and development. Corning was later incorporated in 1907.

The major local industry is growing and preparing table olives. Corning also has a significant agricultural industry based on olive oil, dried plums (prunes, including the Sunsweet label), walnuts, and almonds. Corning is home to Bell-Carter Foods, Inc., the second-largest table olive processor in the world and the largest in the United States. Bell Carter produces Lindsay Olives. Corning is Home of the Queen Olive. The Queen Olive has been growing in Corning since 1897 when Warren Woodson was having difficulty getting fruit trees to grow due to damage by local animals and pests. Woodson and Foster bought and planted all the olive trees they could find. The Sevillano variety withstood the winters and the pests. The olive industry grew more with the success of the Sevillano olive, and Corning became the "Home of the Queen Olive".

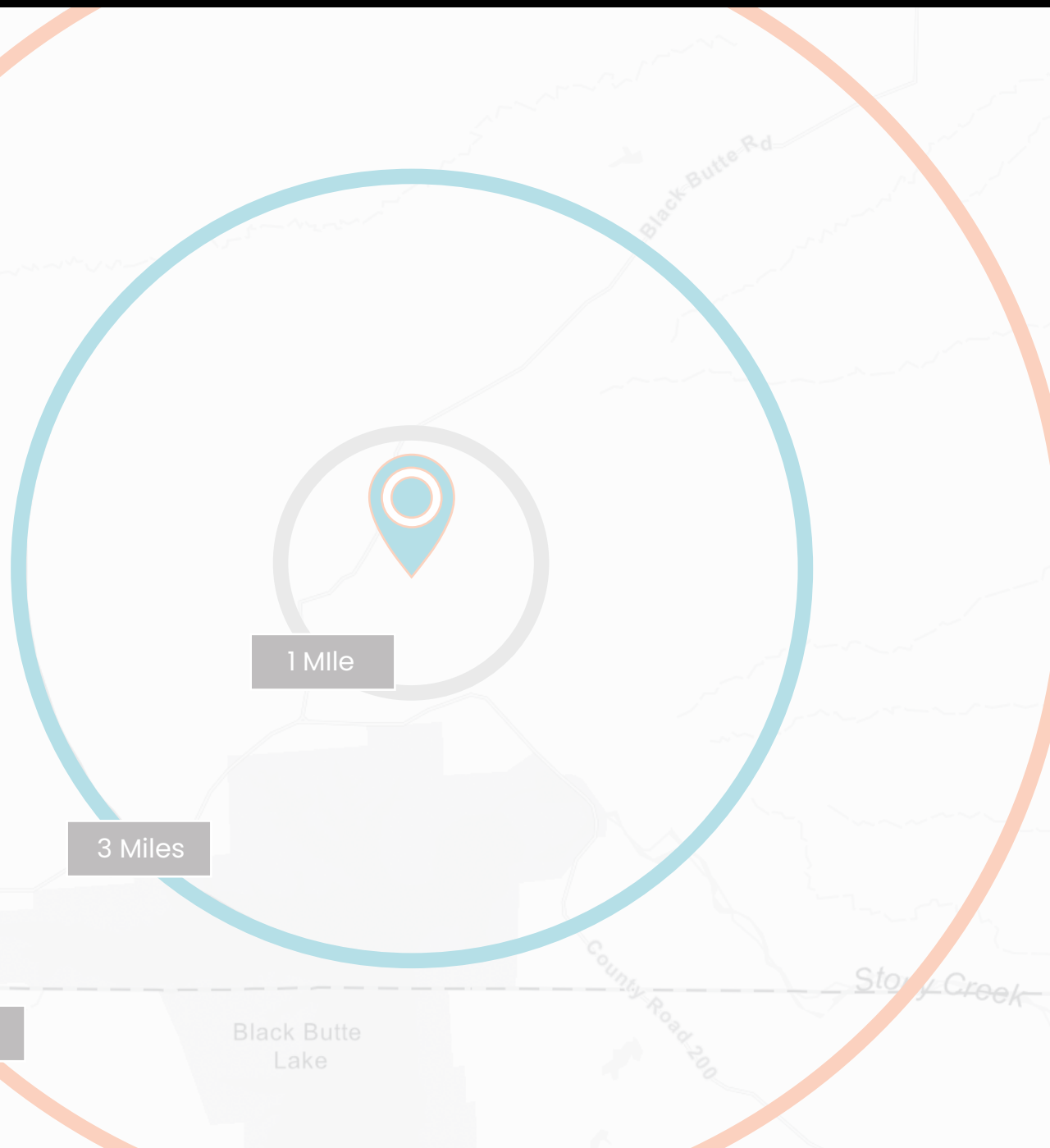
# DEMOGRAPHICS (5 MILE RADIUS)



# DEMOGRAPHICS

2022 Summary	1 Mile	3 Miles	5 Miles
Population	3	55	149
Households	0	10	53
Families	0	7	36
Average Household Size	0.00	4.60	2.42
Owner Occupied Housing Units	0	7	39
Renter Occupied Housing Units	0	2	14
Median Age	0.0	47.5	46.8
Median Household Income	\$0	\$41,089	\$39,623
Average Household Income	\$0	\$69,021	\$67,895

2027 Summary	1 Mile	3 Miles	5 Miles
Population	3	54	148
Households	0	10	52
Families	0	7	36
Average Household Size	0.00	4.60	2.44
Owner Occupied Housing Units	0	7	38
Renter Occupied Housing Units	0	2	14
Median Age	0.0	48.1	46.5
Median Household Income	\$0	\$55,000	\$50,000
Average Household Income	\$0	\$85,239	\$85,317



The information contained in this marketing brochure (“Materials”) is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities (“Agent”). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property (“Property”) for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property including, but not limited to income, expenses, or financial performance (past, present, or future); size, square footage, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB’s, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant’s intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.

ALL Property showings are by appointment only and must be coordinated through Agent.

**Amar Cheema, CCIM**

Broker

P: 530.777.3269

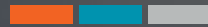
M: 530.218.4768

[acheemay@gmail.com](mailto:acheemay@gmail.com)

DRE # 01445711

1110 Civic Center  
Ste 106 D  
Yuba City, CA 95993

**Amar Cheema, CCIM**  
Broker



P: 530.777.3269  
M: 530.218.4768  
acheemay@gmail.com  
DRE # 01445711

1110 Civic Center  
Ste 106 D  
Yuba City, CA 95993

