

Corning 180

181.32+/- Acres
Almond Orchard
Corning, CA

CHARTER REALTY

www.CharterFarmRealty.com
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Property Information

Location:	From Interstate 5 go East on South Ave for 4.1 miles. Go right on Hall Ave for 1.6 miles. The subject property will be on the right side of the road. It's shown by appointment only! DO NOT TRESPASS!
APN#:	Tehama County APN#'s: 091-070-006, 091-100-007 & 091-100-008
Soils:	The entire farm is comprised of primarily Class III-IV Soils. Please review the attached soils map for more information.
Water:	Water is provided through 1 deep water well. The wells are 200hp and brand new. PG&E is scheduled to connect the wells in the coming months. The orchard is set up on drip irrigation and irrigates in 2 sets.
Orchard:	The orchard was planted in the spring of 2023 and has approximately 140+/- planted acres. It is planted to Independence on Titan on a 15x20 Spacing.
Leases:	There are no leases on the subject property.
Oil, Gas, & Mineral Rights:	Any oil, gas, and mineral rights owned by the seller are to transfer to the buyer at the close of escrow.

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Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Price:	\$3,040,000
Terms:	Cash at the close of escrow
Comments:	1st leaf Independence Almond Orchard For Sale! New electric well and sand media filters. This orchard has very good bones to it and will make for a nice almond orchard. This orchard can be purchased together or separately from its sister orchard 1/4 mile north of this one. Please call 530-666-7000 for a private showing today!

Orchard NE Looking SW in October of 2023



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1st Leaf Orchard in October of 2023



Well With Filters & VFD



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Orchard From SW Looking NE

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



































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Irrigated Capability Class—Tehama County, California
 (Hood Farms 180 Soils)

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.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

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 of the version date(s) listed below.

Soil Survey Area: Tehama County, California
 Survey Area Data: Version 18, Aug 28, 2023

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

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

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.

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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	22.7	12.6%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	4	11.6	6.4%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	4	146.3	81.0%
Totals for Area of Interest			180.6	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

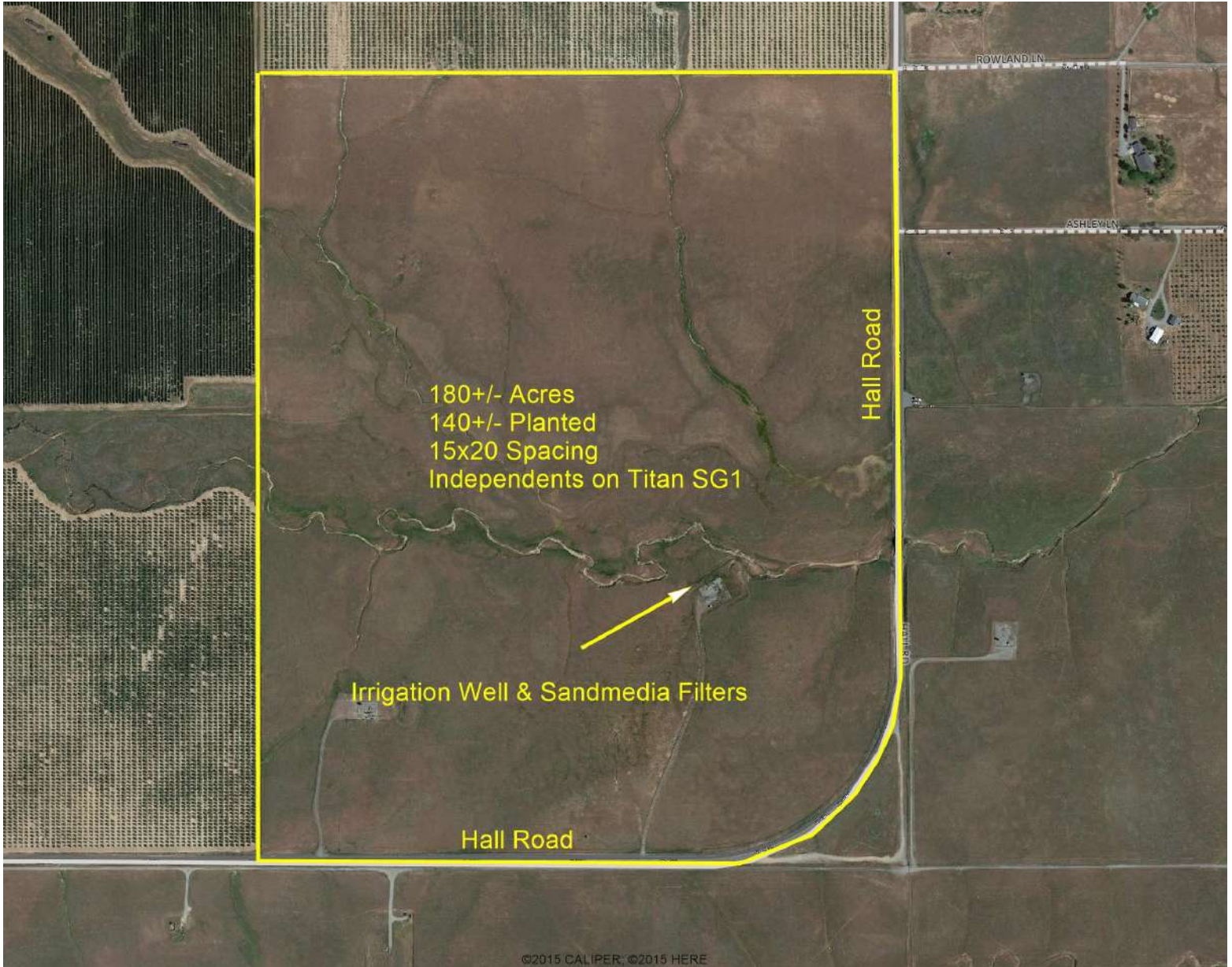
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