

AG-LAND INVESTMENT
BROKERS 275 Sale Lane / P. O.
Box 896 Red Bluff, CA 96080



Whiteley Orchard

25392 Pennsylvania Ave, Corning, CA 96021



134+/- Acres of Walnuts and Prunes



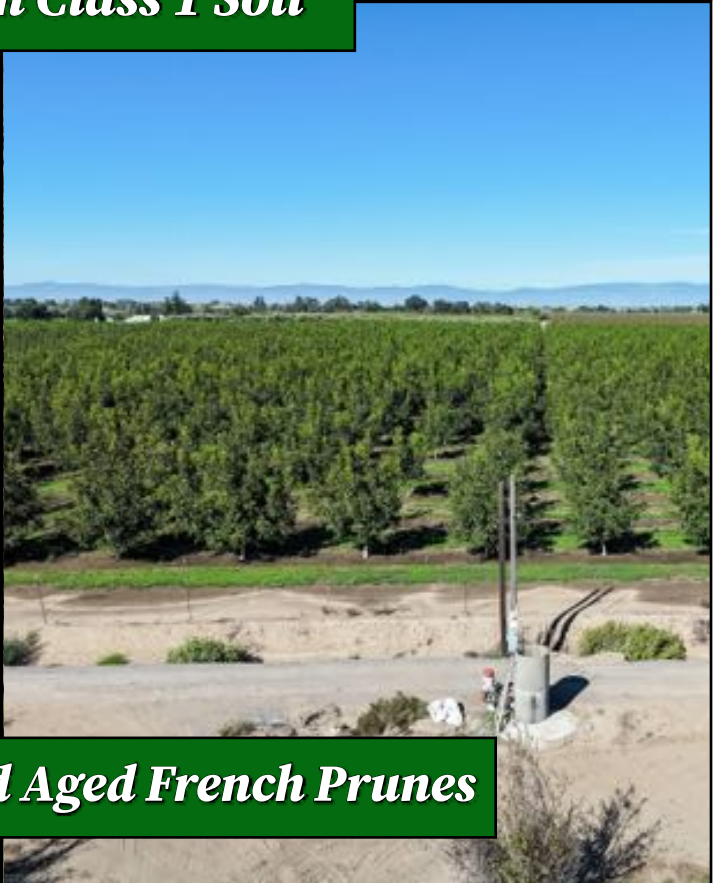
2 Agricultural Wells

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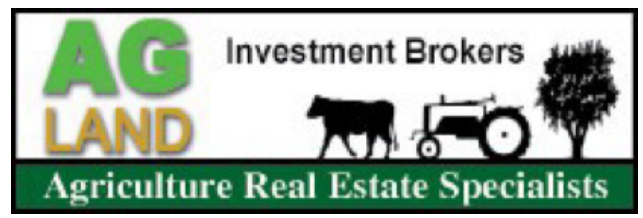
50+/- Acres of 4 year-old Chandler Walnuts



All Planted on Class 1 Soil



79 +/- Acres of Mixed Aged French Prunes



Whiteley Orchard

25392 Pennsylvania Ave, Corning, CA 96021

Property: Whiteley Orchards is a versatile agricultural land holding a total of 134 +/- assessed acres. 129 acres are planted to orchards consisting of 50 acres of young Chandler walnuts just coming into production and 79 acres of producing French prunes. The Class 1 soils, (2) agricultural groundwater wells and climate combine to make this property ideal for continued agricultural use.

Location: The property is approximately 7 miles southeast of Corning, CA. From Corning, travel east on South Avenue, turn right onto Rhode Island Avenue then another right onto Illinois Avenue. Turn left onto Pennsylvania Avenue and continue straight ahead to the property.

Walnuts: 50 acres planted in 2020 to Chandlers with a tree spacing of 22 feet by 26 feet, 76 trees per acre. They are irrigated by solid set with Nelson R2000 sprinklers. First harvest planned for October, 2024.

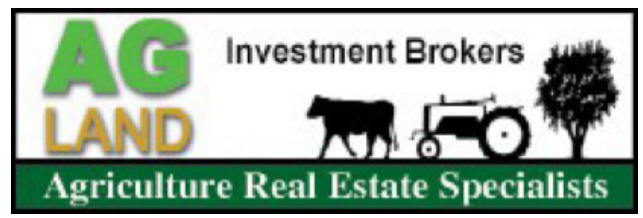
Prunes: 79 acres planted in 1990 – Block D, 1995 – Block C & 2008 – Block E to French prunes with tree spacing of 11 feet by 22 feet, 180 trees per acre. These trees are flood irrigated. In 2023, this mixed aged orchard produced 2.95 tons per acre.

Crop: 2024 crop is excluded from sale.

Water: Irrigation is provided by (2) groundwater wells. The static water level is estimated at 25 feet. Well #1 located in the northeast corner of the walnut block is equipped with 75Hp electric turbine motor, well production is estimated at 2,000 gpm. Well #2 centrally located to the prune blocks is equipped with 15Hp electric turbine motor, well production is estimated at 1,200 gpm.

Soils: Per NRCS, the soils are rate as Class 1. The soil consists of Columbia silt loam (CsA) and Zamora silt loam (ZM), providing a strong foundation for agricultural use.

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Zoning: Tehama County Parcel Numbers 091-330-052. The property is zoned AG-2-AP, Agricultural, AG preserve, 20 acre minimum. Current property taxes are \$4,829 per year.

Mineral Rights: Oil, gas, and minerals rights owned to be included in the sale.

Depreciation: Improvements such as the trees and irrigation systems and buildings may offer deprecation advantages to a prospective Buyer.

Showing: Please do not disturb the Tenants. To show the home, 48-hour advance notice is required. Listing Agent to accompany.

Listing Price: **\$2,430,000 cash to Seller.**

Receivership: This property is 1 of 11 properties for sale by court ordered receivership. It may be purchased individually or in combination with other properties offered for sale.

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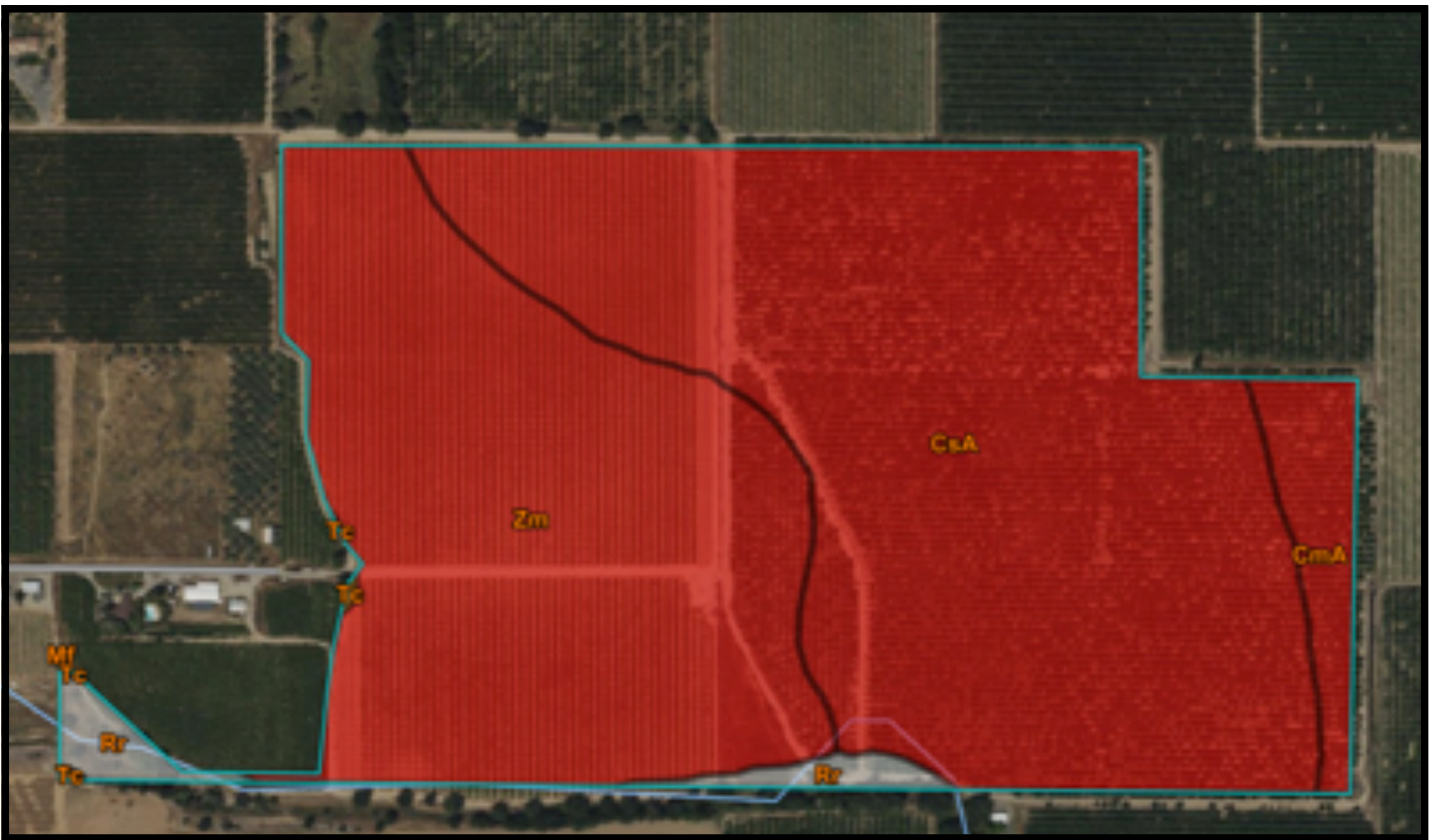
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Property Map



SOILS MAP



SOILS MAP

Irrigated Capability Class				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CmA	Columbia fine sandy loam, 0 to 3 percent slopes	1	5.1	3.9%
CsA	Columbia silt loam, 0 to 3 percent slopes	1	71.3	54.8%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	0.0	0.0%
Rr	Riverwash		3.1	2.4%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	0.1	0.1%
Zm	Zamora silt loam, 0 to 3 percent slopes	1	50.5	38.8%
Totals for Area of Interest			130.1	100.0%

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

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 1:25,000.

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 conflicting 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 as of the version date(s) listed below.

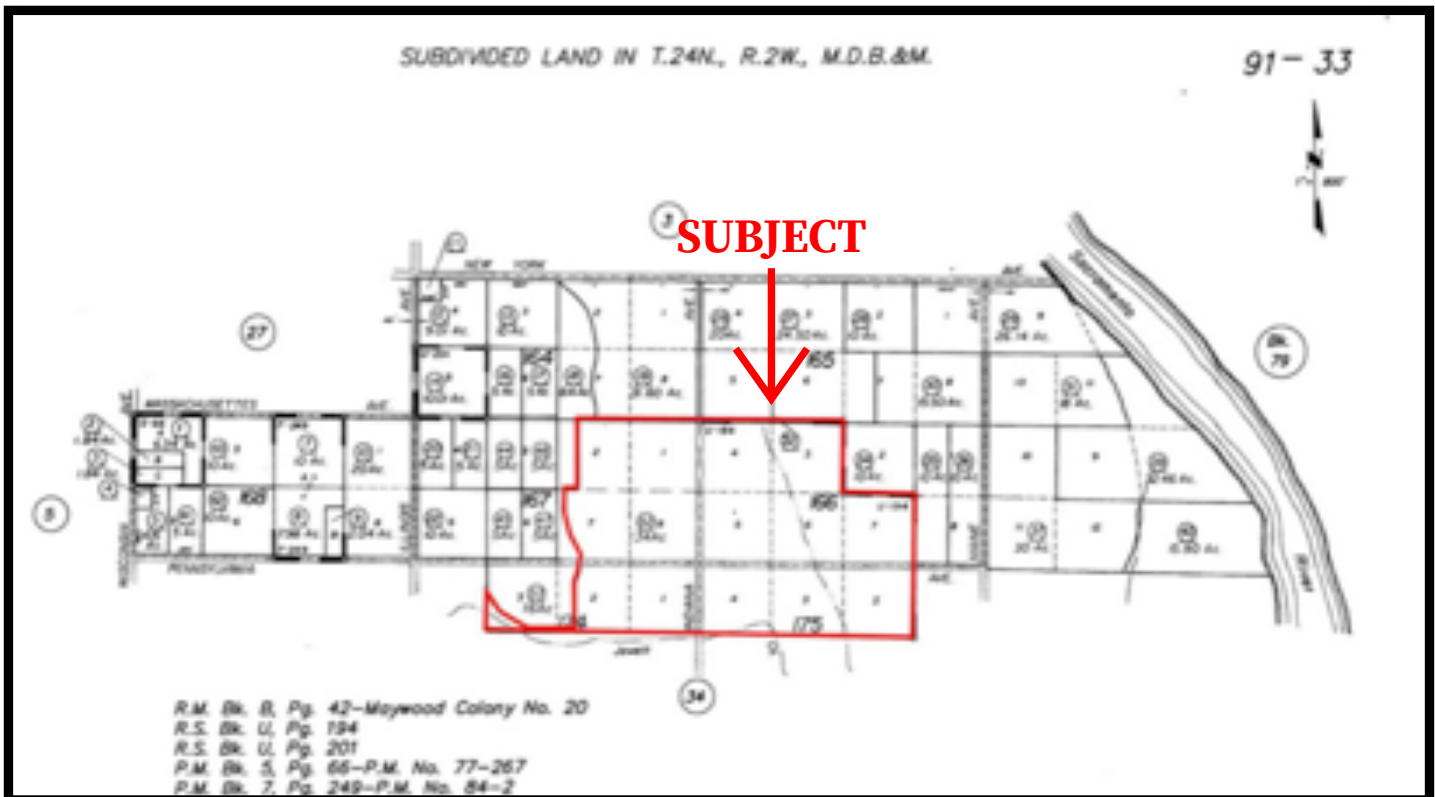
Soil Survey Area: Glenn County, California
 Survey Area Date: Version 10, Sep 6, 2023

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.

Parcel Map



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Aerial Map



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