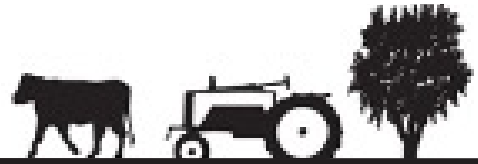


AG-LAND Investment Brokers

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530-529-4400 • Fax 530-527-5042



COLUMBIA AVENUE

Open Land - 2.34 ac

Corning, CA

Property: 2.34 +/- acres of open land on Columbia Avenue with “wild” olives on the eastern portion of the parcel. Located 3 miles southeast of Corning between Interstate 5 and HWY 99E. This parcel is well suited for constructing a comfortable rural single family residence.

Location: From Interstate 5 Corning, CA, take South Avenue exit and travel East about 3 miles. Turn South on Columbia Ave and travel 0.5 miles to property on the eastside. The address is 3532, Columbia Avenue, Corning CA 96021.

Soils: Per Natureal Resources Conservation Service (NRCS), the soils are rated class 2 Tehama Silt Loam. The topography is relatively flat.

Zoning: Tehama County Parcel Numbers 087-110-034. Zoning is AG-2, 20 acre minimum. Current property taxes are \$243.

Mineral Rights: Oil, gas, minerals and water rights owned by Seller to transfer to buyer.

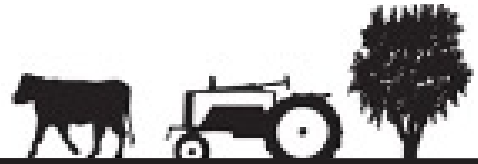
Other Listings: This is one of five noncontiguous listings for sale to settle a family trust. The other listings are also posted to the MLS.

Comments: Opportunity to purchase 2.34 +/- acres of class 2 soils. The parcel has opportunity as a farmstead or single-family residence offering privacy. Its location is prime for homeowners/commuters desiring easy Interstate 5 or HWY 99E access.

Listing Price: \$70,000, cash to Seller

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Sam Mudd, California Brokers License Number 01710463

Cell, 530.949.4054

Email, sam.mudd@aglandbrokers.com

www.aglandbrokers.com, website

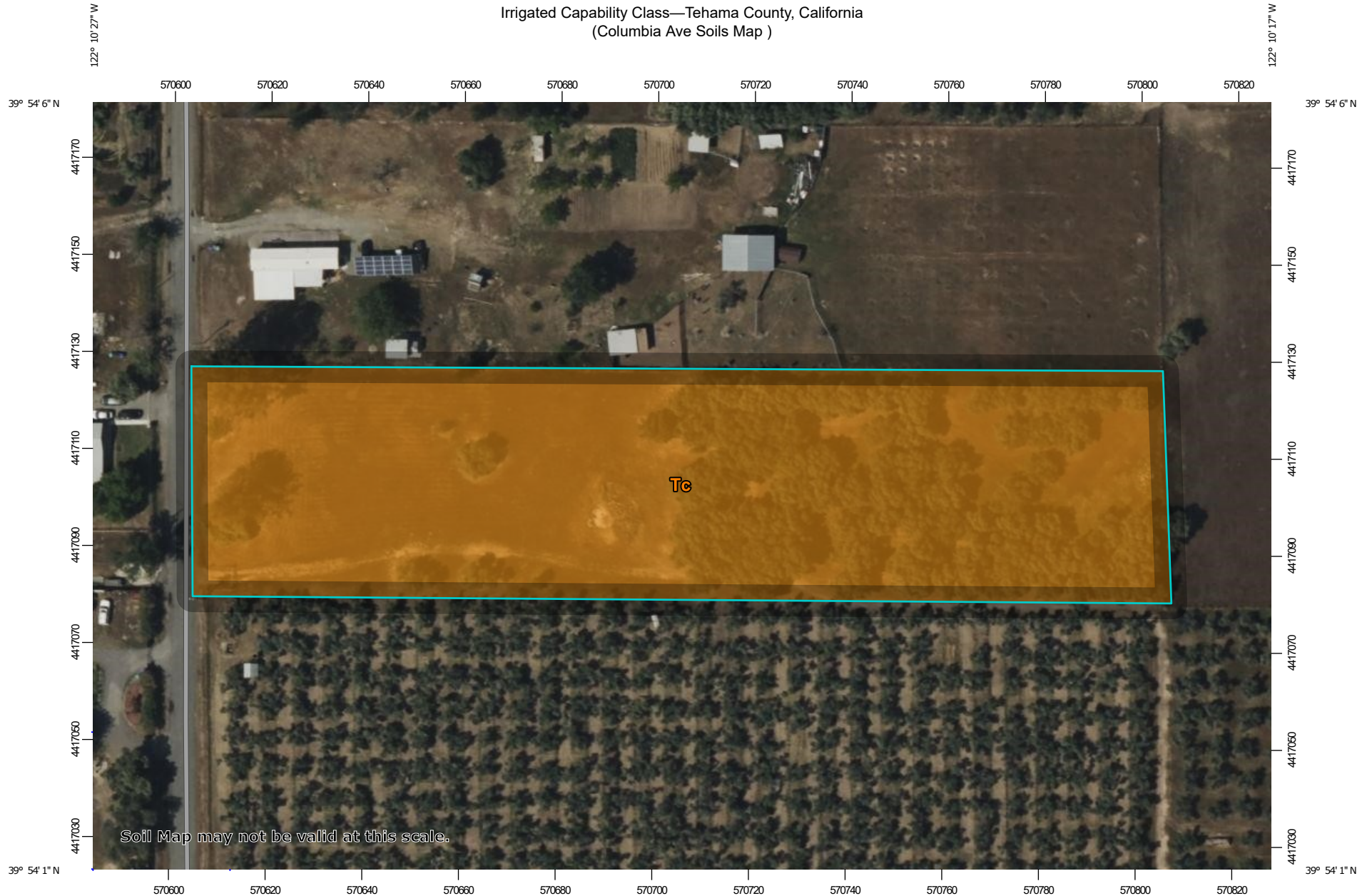
Mahlon Owens, California Salesperson License Number 02221856

Cell, 530.524.7713 Email, mahlon.owens@aglandbrokers.com

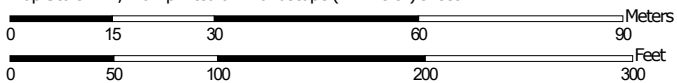
www.aglandbrokers.com, website



Irrigated Capability Class—Tehama County, California
(Columbia Ave Soils Map)



Map Scale: 1:1,110 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Irrigated Capability Class—Tehama County, California
(Columbia Ave Soils Map)










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 as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 17, Sep 7, 2022

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.

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	2.4	100.0%
Totals for Area of Interest			2.4	100.0%

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

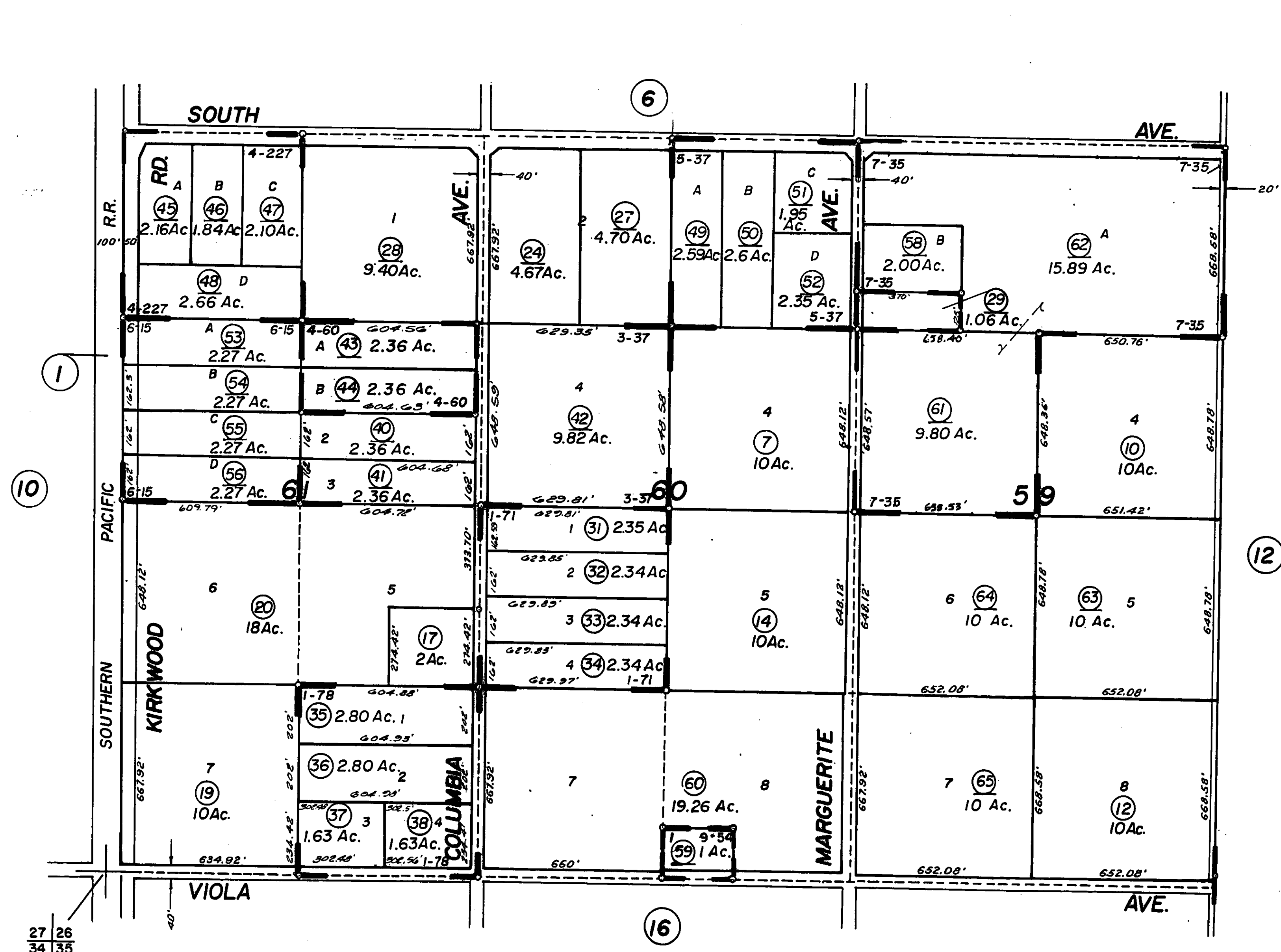
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

SUBDIVIDED LAND IN POR S1/2 SEC. 26, T.24N., R.3W., M.D.B &M.

Tax Area Code

87-11



P.M. Bk. 4, Pg.60 - P.M. No.77-90
 P.M. Bk. 1, Pg.71 - Parcel Map No.261
 R.M. Bk. B, Pg.19 - Maywood Colony No.4
 P.M. Bk. 1, Pg.78 - Parcel Map No.260
 P.M. Bk. 3, Pg.37 - Parcel Map No.735
 P.M. Bk. 6, Pg.15 - Parcel Map No.78-205

P.M. Bk.4, Pg.227 - P.M. No.77-271
 P.M. Bk.5, Pg.37 - P.M. No.78-35
 P.M. Bk.7, Pg.35 - P.M. No.80-31
 P.M. Bk.9, Pg.54 - P.M. No.88-33

Assessor's Map Bk.87 -Pg.11
 County of Tehama, Calif.

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