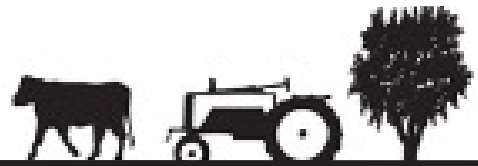


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MARY AVENUE ORCHARD

Olive Orchard - 40.00 ac
Corning, CA

Property: 40.00 +/- acres planted to Ascolano table olives, 2 miles East of Corning, CA. Irrigated using well water through above ground drip tubing. Prime location between Interstate 5 and HWY 99 E.

Location: From Interstate 5 Corning, CA, take South Avenue exit and travel East about 3 miles. Turn North on Mary Avenue and travel approximately 0.4 miles to properties location at 3862-3998 Mary Avenue, Corning, CA 96021.

Orchard: The parcel is planted to Ascolano table olives. Tree spacing is 22' x 22', 90 trees per acre. Trees are irrigated with double- and single-line drip tube supplied by an onsite well.

Soils: Per Natural Resources Conservation Service (NRCS), 69% are rated class 2 Tehama Silt Loam. The remaining 31% is rated class 1 Maywood Loam. The topography is relatively flat.

Water: Olives are irrigated using onsite 12" cased well with submersible pump.

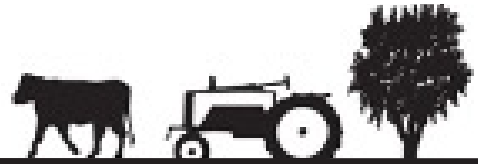
Zoning: Tehama County Parcel Numbers 087-070-003. Zoning is R1-A-B: 86, Rural Small Lot with 2 ac minimum. Opportunity to sub-divide property. Current property taxes are \$1,204.36.

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

Depreciation: Improvements such as trees, irrigation system and submersible pump may offer depreciation advantages to prospective Buyer.

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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 40.00 +/- acres of class 1 & 2 soils planted to Ascolano Olives with onsite well with opportunities as a productive orchard plus favorable 2 acre zoning for future. Additionally, property is at a prime location between Interstate 5 and HWY 99 E.

Listing Price: \$640,000, cash to Seller

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
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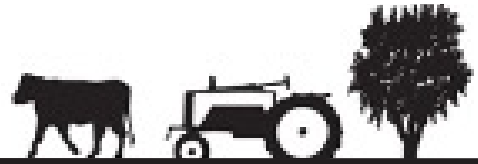


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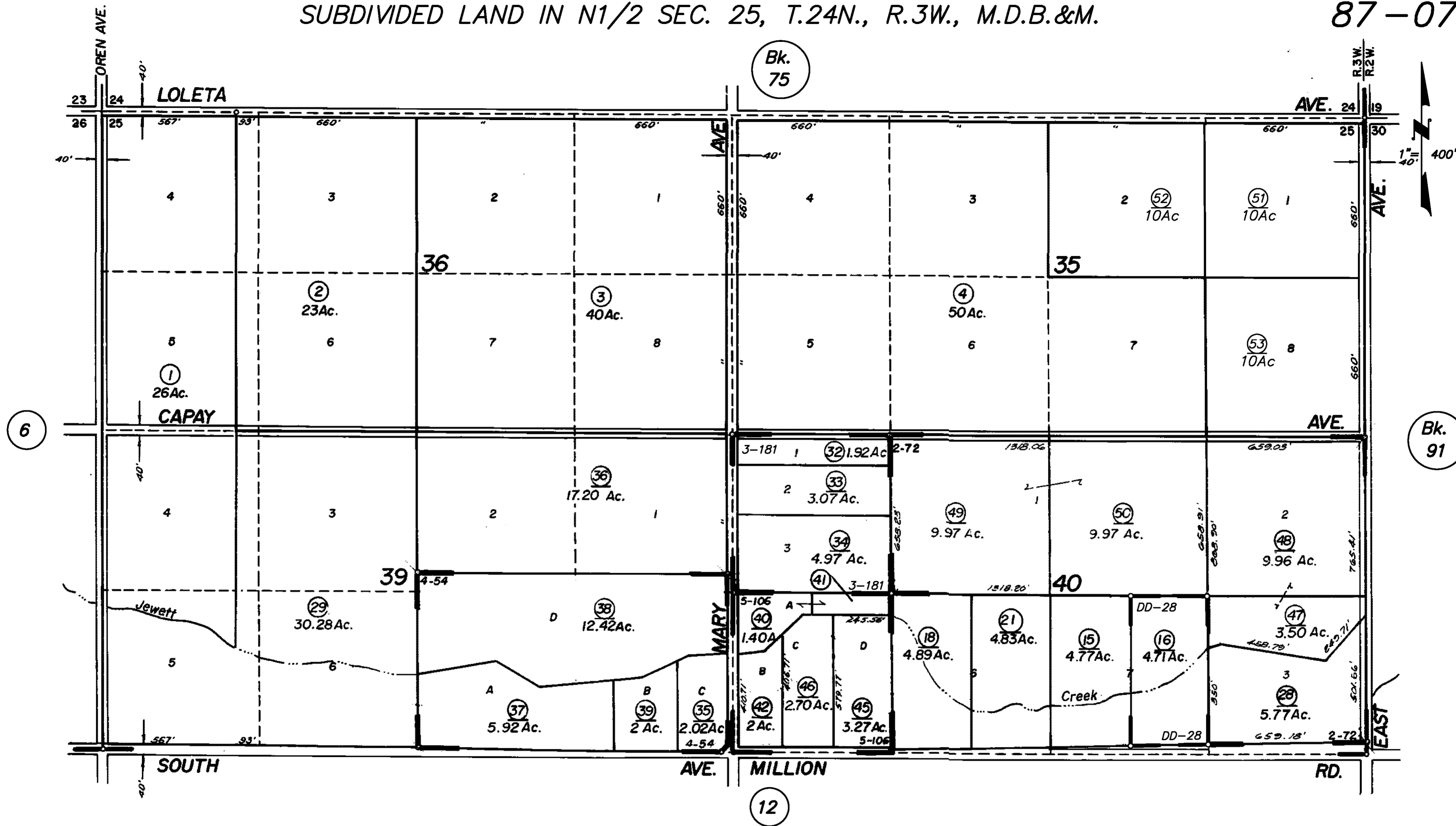
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SUBDIVIDED LAND IN N1/2 SEC. 25, T.24N., R.3W., M.D.B.&M.

87-07



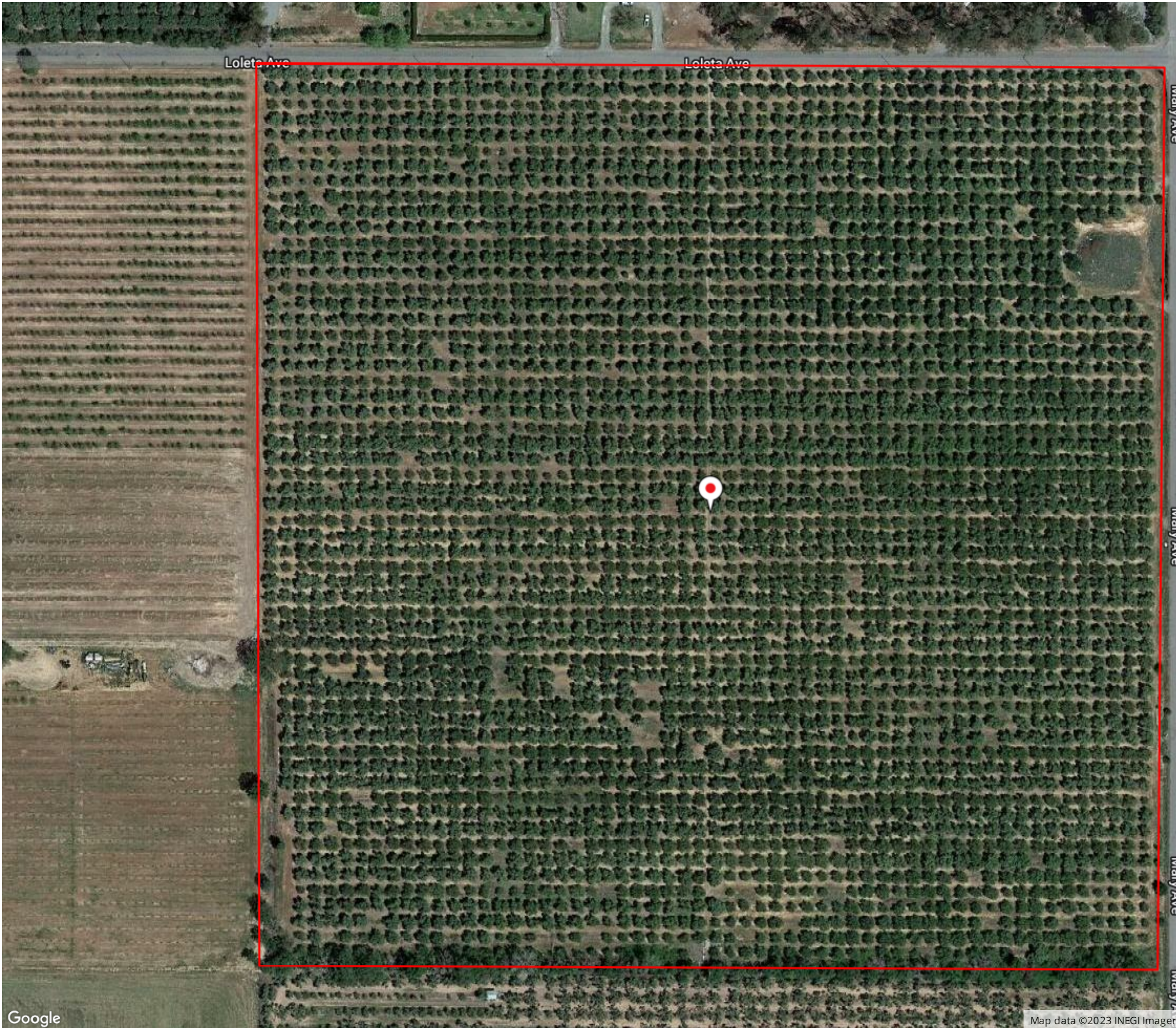
ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. 2. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
06/13/2018 tkh	

R.M. Bk. A, Pg. 33 - Maywood Colony No. 1
 P.M. Bk. 2, Pg. 72 - P.M. No. 405, Amended
 P.M. Bk. 3, Pg. 181 - P.M. No. 863
 P.M. Bk. 4, Pg. 54 - P.M. No. 77-29
 P.M. Bk. 5, Pg. 106 - P.M. No. 78-2

R.S. Bk. DD, Pg. 28

Assessor's Map Bk. 87 -Pg. 07
 County of Tehama, Calif.

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



Property Data

APN
087-070-003-000

Owner Name
VANELLA SAM J TRS

Parcel Situs Address
[no data]

Owner Mailing Address
3665 WOODSON AVE,
CORNING, CA 96021-9809

Deed ID
[no data]

Deed Date
[no data]

Year Built
[no data]

Land Value Assessed
103,585

Improvement Value Assessed
6,370

Total Value Assessed
109,955

Parcel Size
40.00 AC

Situs Zip Code
[no data]

Land Use Class
AGRICULTURAL

Land Use Code
7001

Economic Utilization
5.8%

Building Coverage
0.0%

Mary Ave

Mary Ave

Mary Ave

Mary Ave

Loleta Ave

Loleta Ave

Title Information

Assessor Parcel Map



Google

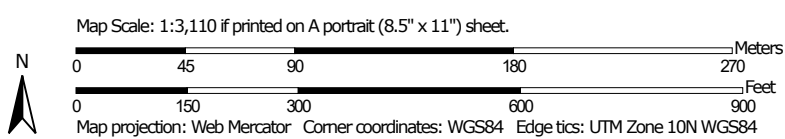
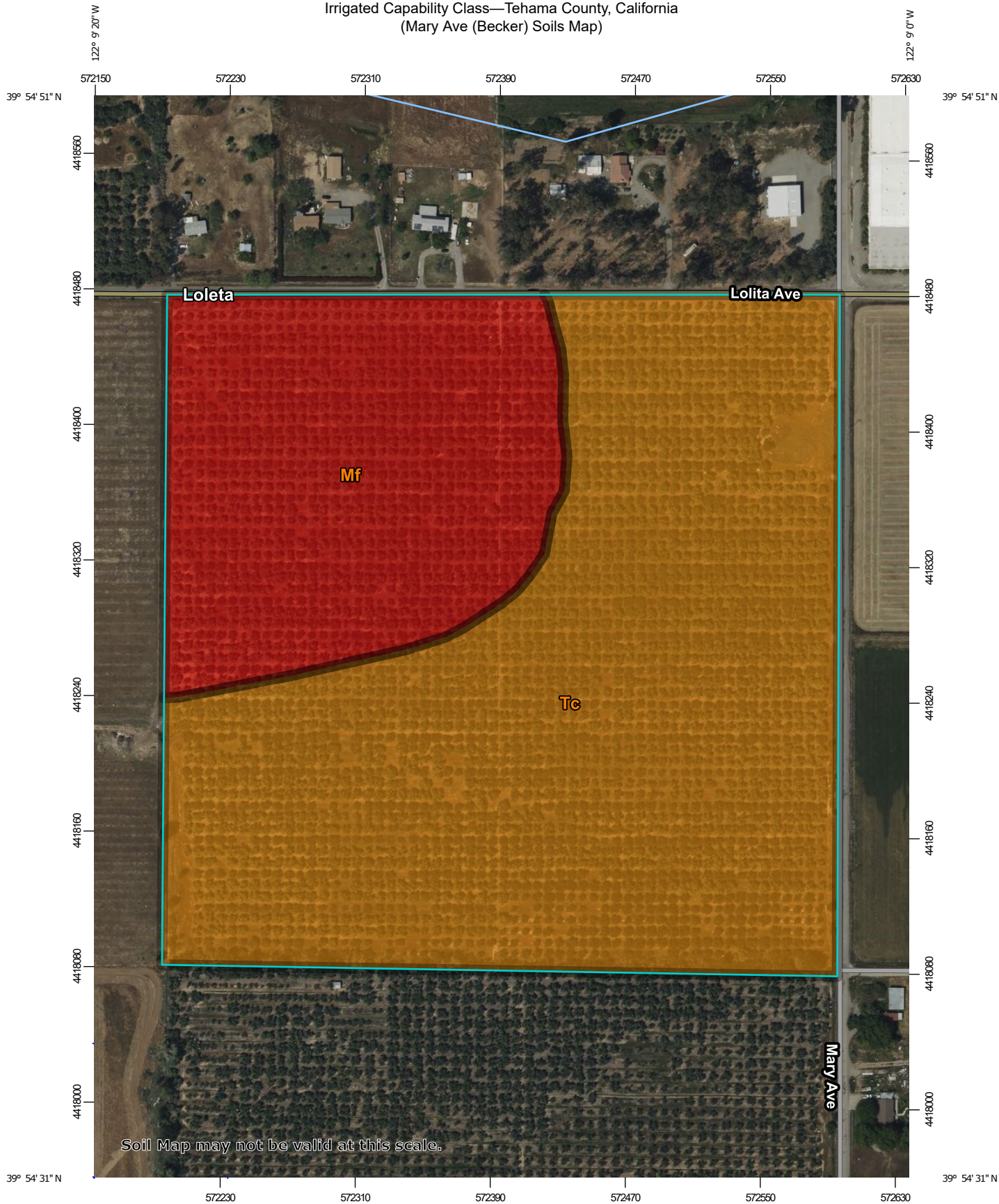
Map data ©2023 INEGI Imagery

ENPLAN

Mary Avenue 087-070-003




Irrigated Capability Class—Tehama County, California
(Mary Ave (Becker) 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
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	12.1	30.7%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	27.4	69.3%
Totals for Area of Interest			39.5	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