AG-LAND Investment Brokers
275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042

O'BRIEN ORCHARD

Olive Orchard - Outbuildings - 19.23 ac

Corning, CA

Property: 19.83 +/- acres planted to Sevillano olives, with storage facilities and rental house, located 2 miles southeast of Corning, CA. Irrigated using well water with above ground drip tubing. Prime location between Interstate 5 and HWY 99E.

Location: From Interstate 5 Corning, CA, take South Avenue exit and travel East about 2 miles. Turn North on Woodson Avenue, and follow approximately .2 miles to property driveway at 3804 Woodson Ave, Corning, CA 96021.

Orchard: The parcel is planted to Sevillano Olives. Block spacing is 22' x 22', 90 trees per acre. Trees are irrigated with double drip tub supplied by onsite well. .

Outbuildings: In addition to an older home (~1,500 sqft) in poor condition rented at $600/month, the property has several other buildings such as a 800 sqft cinder block building with concrete floor and metal roof plus wood framed shed with metal siding and roof. Both buildings will be useful to store equipment and orchard supplies.

Soils: Per Natural Resources Conservation Service (NRCS), 91% are rated class 2 Tehama Silt Loam and Arbuckle Gravelly Loam. The remaining soils are class 3 Hillgate Silt Loam. The topography is relatively flat.

Water: There are two wells. The AG-well has a 10 HP submersible pump irrigating the orchard in two sets via double drip-line. The domestic well has a 1 HP submersible pump.

Zoning: Tehama County Parcel Numbers 087-050-046 . Zoning is M-1, industrial. This allows for commercial and industrial use. Current property taxes are $1,821.12.

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

Depreciation: Improvements such as trees, home, outbuildings and irrigation system may offer deprecation advantages to prospective 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 19.23 +/- acres of class 2 & 3 soils planted to Sevillano Olives with home and outbuildings. The parcel has various opportunities as a farmstead, functioning orchard or industrial zoning in prime location between Interstate 5 and HWY 99E.

Listing Price: $370,000, cash to Seller

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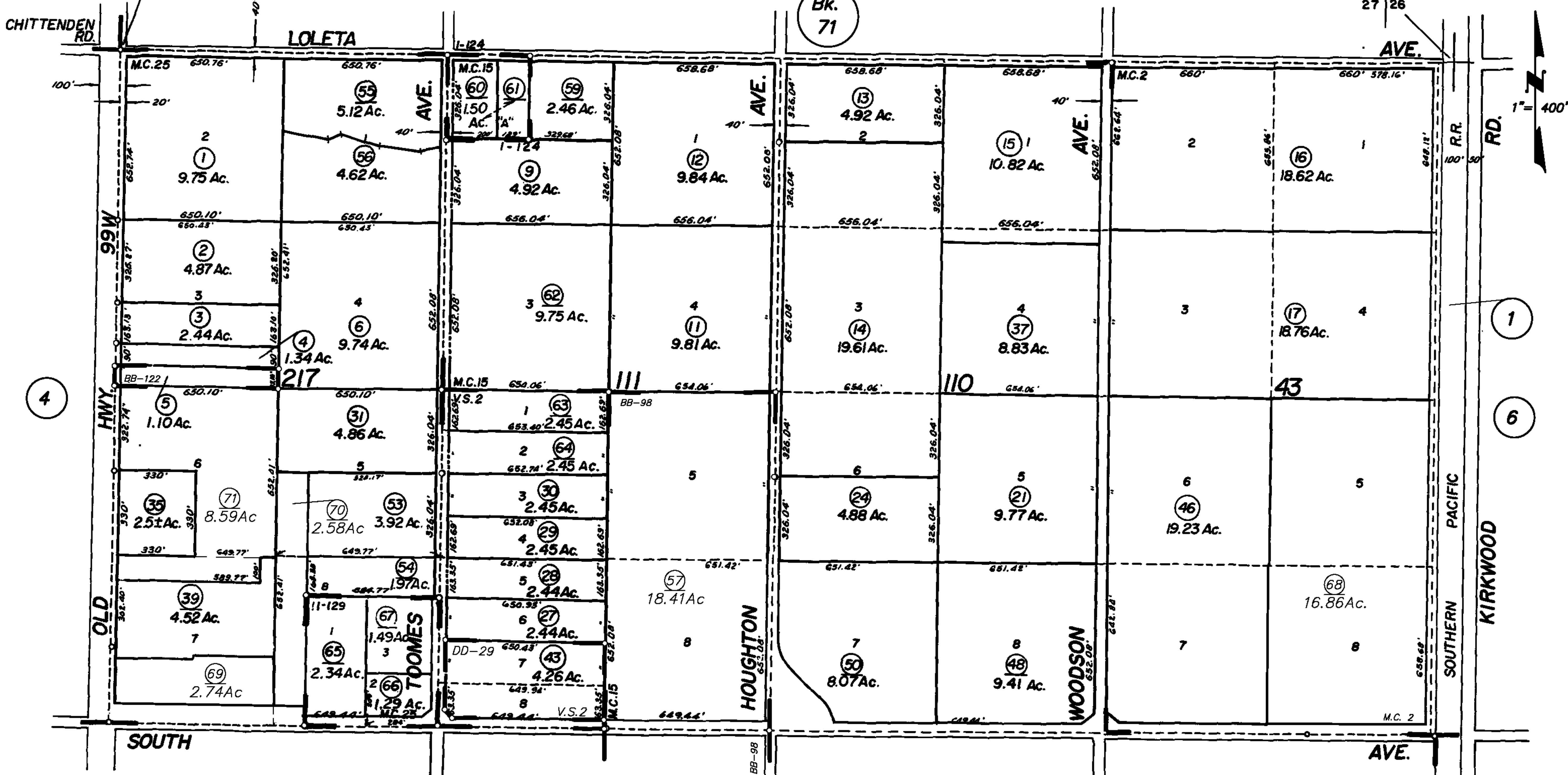
SUBDIVIDED LAND IN N1/2 SEC. 27, T.24N., R.3W., M.D.B.&M.

Tax Area Code



R.M. Bk. B, Pg. 1–Maywood Colony No. 2
R.M. Bk. B, Pg. 36–Maywood Colony No. 15
R.M. Bk. B, Pg. 37–Maywood Colony Villa Sub. No. 2
R.M. Bk. B, Pg. 47–Maywood Colony No. 25
R.S. Bk. P, Pg. 2–Woodson Ave. Survey
R.S. Bk. BB, Pg. 98
P.M. Bk. 1, Pg. 124–P.M. No. 336
P.M. Bk. 11, Pg. 129–P.M. No. 90–44

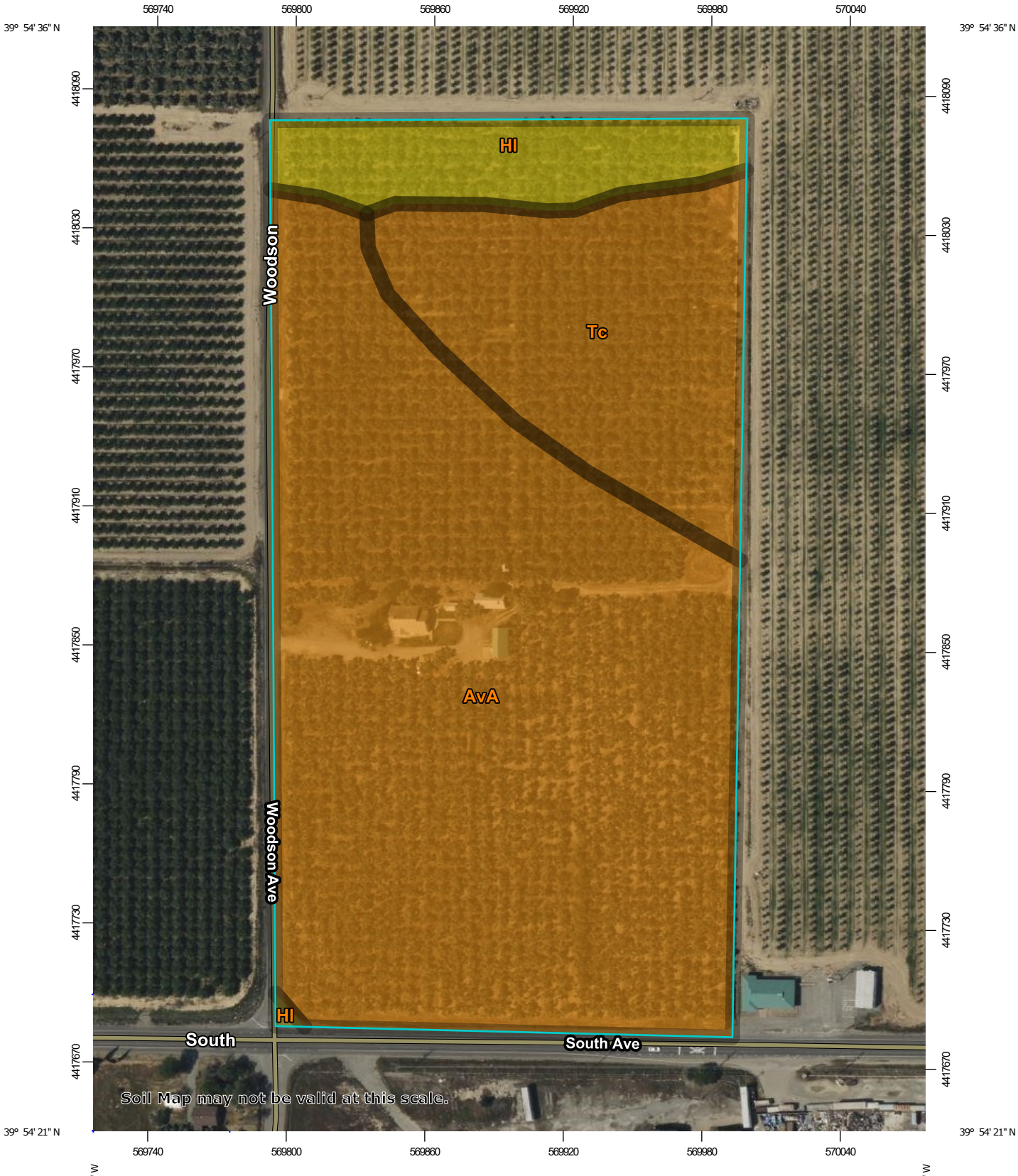
R.S. Bk. BB, Pg. 122
R.S. Bk. DD, Pg. 29

ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
03/19/2018 tkh	

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

Assessor's Map Bk. 87 –Pg. 05
County of Tehama, Calif.

Irrigated Capability Class—Tehama County, California
(O'Brien Property 087-050-046-000)



Map Scale: 1:2,320 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

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
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	13.8	70.0%
Hl	Hillgate silt loam, 0 to 3 percent slopes	3	1.8	9.0%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	4.1	21.0%
Totals for Area of Interest			**19.8**	**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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

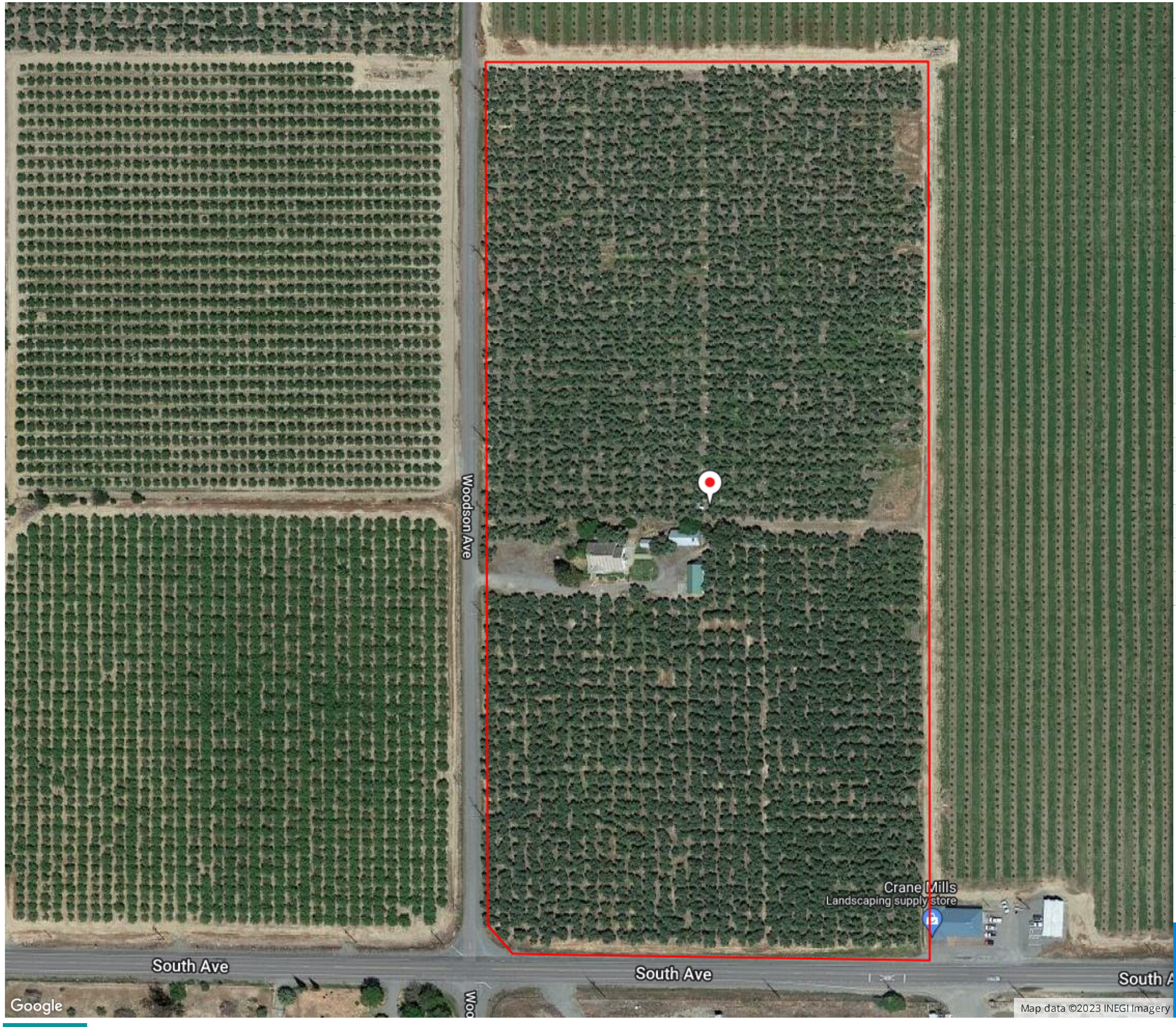
The aggregation method "Dominant Condition" first groups like attribute values for the components in a map unit. For each group, percent composition is set to the sum of the percent composition of all components participating in that group. These groups now represent "conditions" rather than components. The attribute value associated with the group with the highest cumulative percent composition is returned. If more than one group shares the highest cumulative percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher group value should be returned in the case of a percent composition tie. The result returned by this aggregation method represents the dominant condition throughout the map unit only when no tie has occurred.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



Property Data

APN
087-050-046-000

Owner Name
VANELLA SAM J TRS

Parcel Situs Address
3804 WOODSON AVE,
CORNING, CA 96021-9659

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
39,948

Improvement Value Assessed
129,791

Total Value Assessed
169,739

Parcel Size
19.23 AC

Situs Zip Code
96021

Land Use Class
AGRICULTURAL

Land Use Code
7005

Economic Utilization
76.5%

Building Coverage
0.5%

Title Information

Assessor Parcel Map

ENPLAN

O'Brien Property