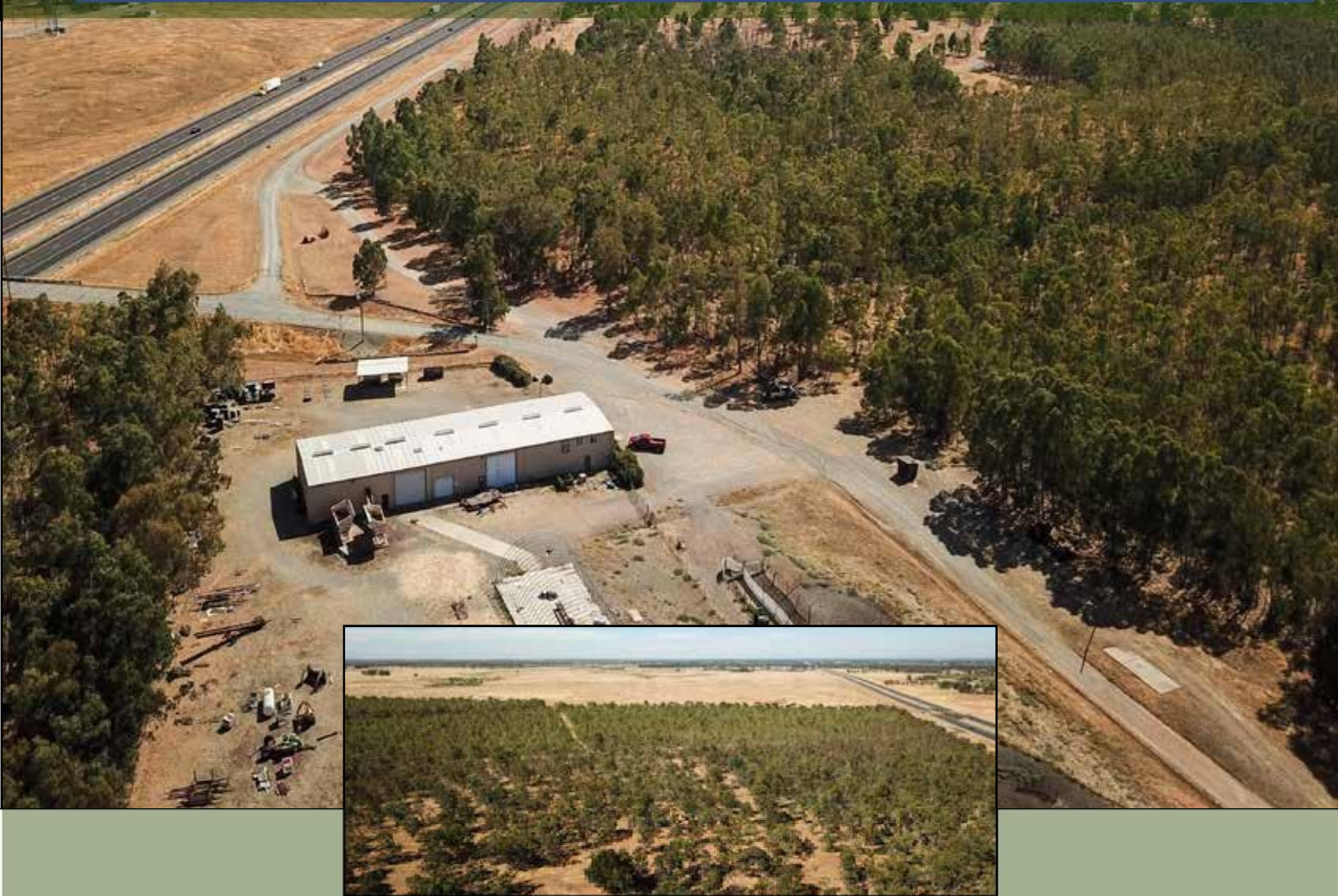




PRESENTED BY



**2,157 ACRES – INTERSTATE 5 FRONTAGE & OVERPASS, SHOP/OFFICE,  
EUCALYPTUS, IRRIGATION WELLS  
22400 SOURGRASS ROAD, CORNING, CA 96021**



- » 2.157 +/- deeded acres.
- » 1 Mile of Interstate 5 frontage.
- » Located within an Opportunity Zone.
- » Potential for Commercial or Residential Development.
- » 8,000 SF metal shop with 480 power.
- » 2,880 SF interior office space.

**2,157 Acres**

**Interstate 5 Frontage & Overpass - Shop -  
Office - Eucalyptus - Irrigation Wells**



**2,157 Acres**

**Interstate 5 Frontage & Overpass - Shop -  
Office - Eucalyptus - Irrigation Wells**

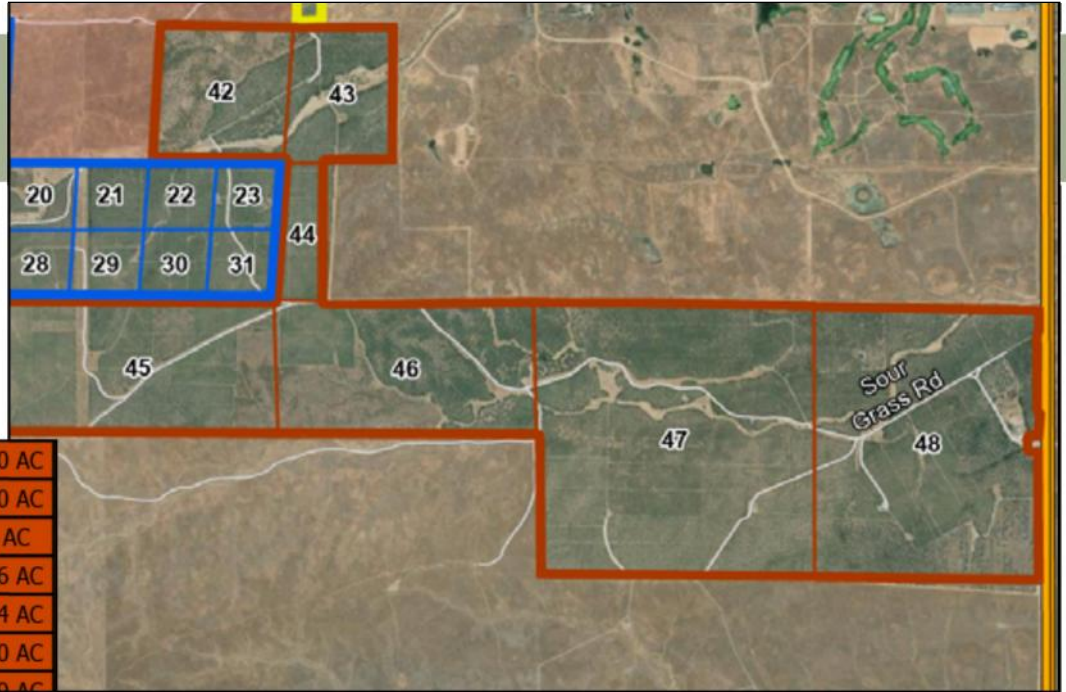


# Property Maps

Property is located West of Interstate 5 on Sourgrass Road.

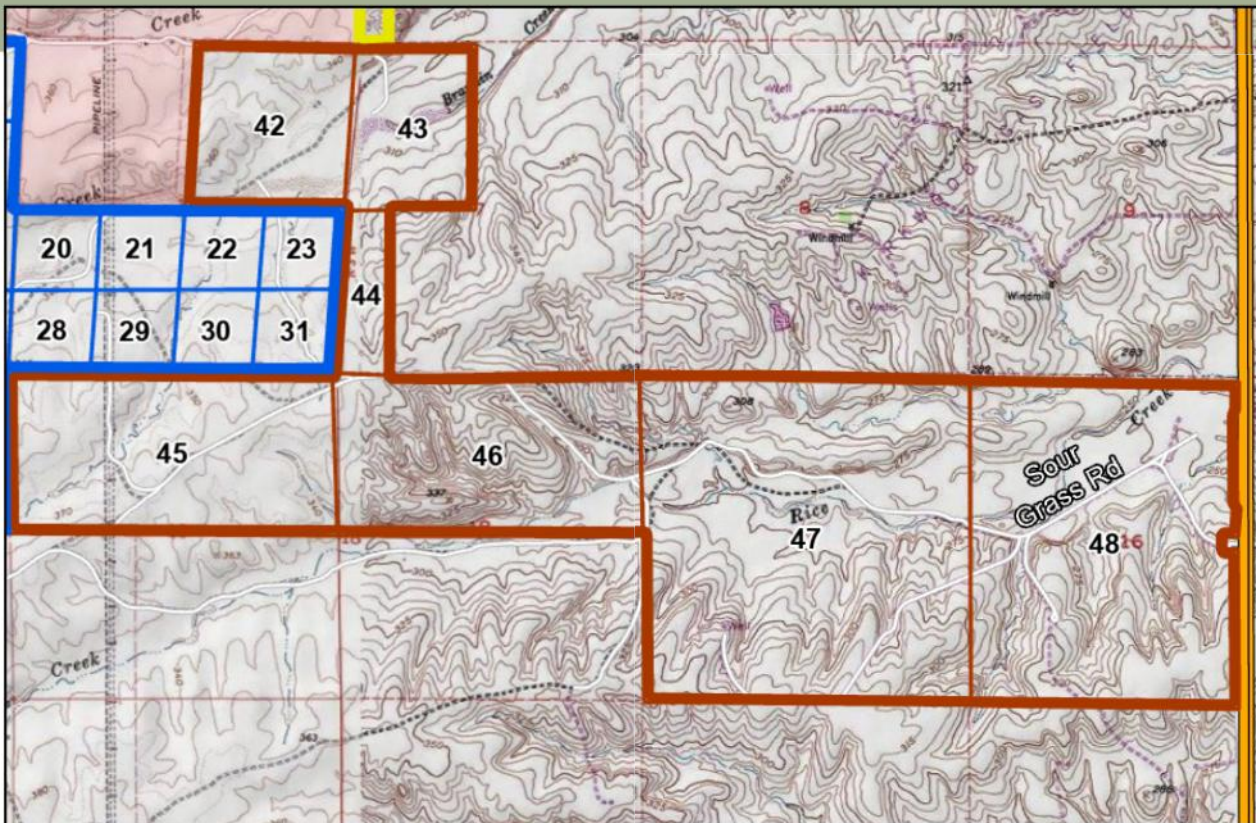
Property Address: 22400 Sourgrass Road, Corning CA 96021

## Parcel Map

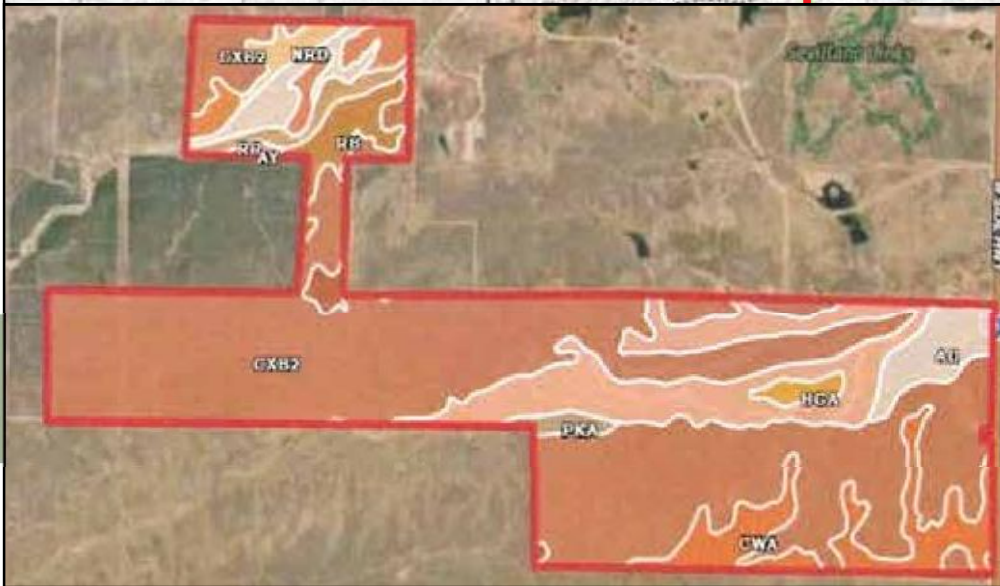
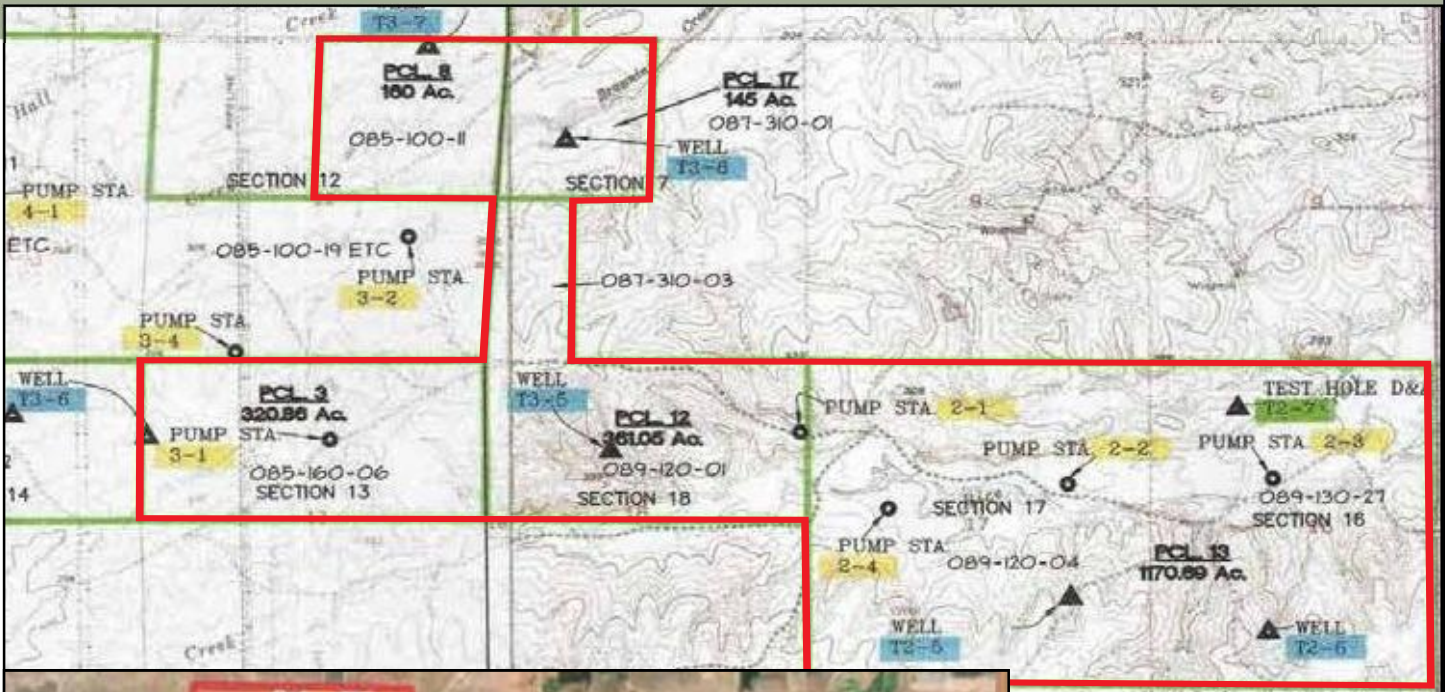


42	085-100-011-000	160.00 AC
43	087-310-001-000	145.00 AC
44	087-310-003-000	60.71 AC
45	085-160-006-000	320.86 AC
46	089-120-001-000	300.34 AC
47	089-120-004-000	640.00 AC
48	089-120-007-000	520.60 AC

## Topography Map



# Irrigation Well Map

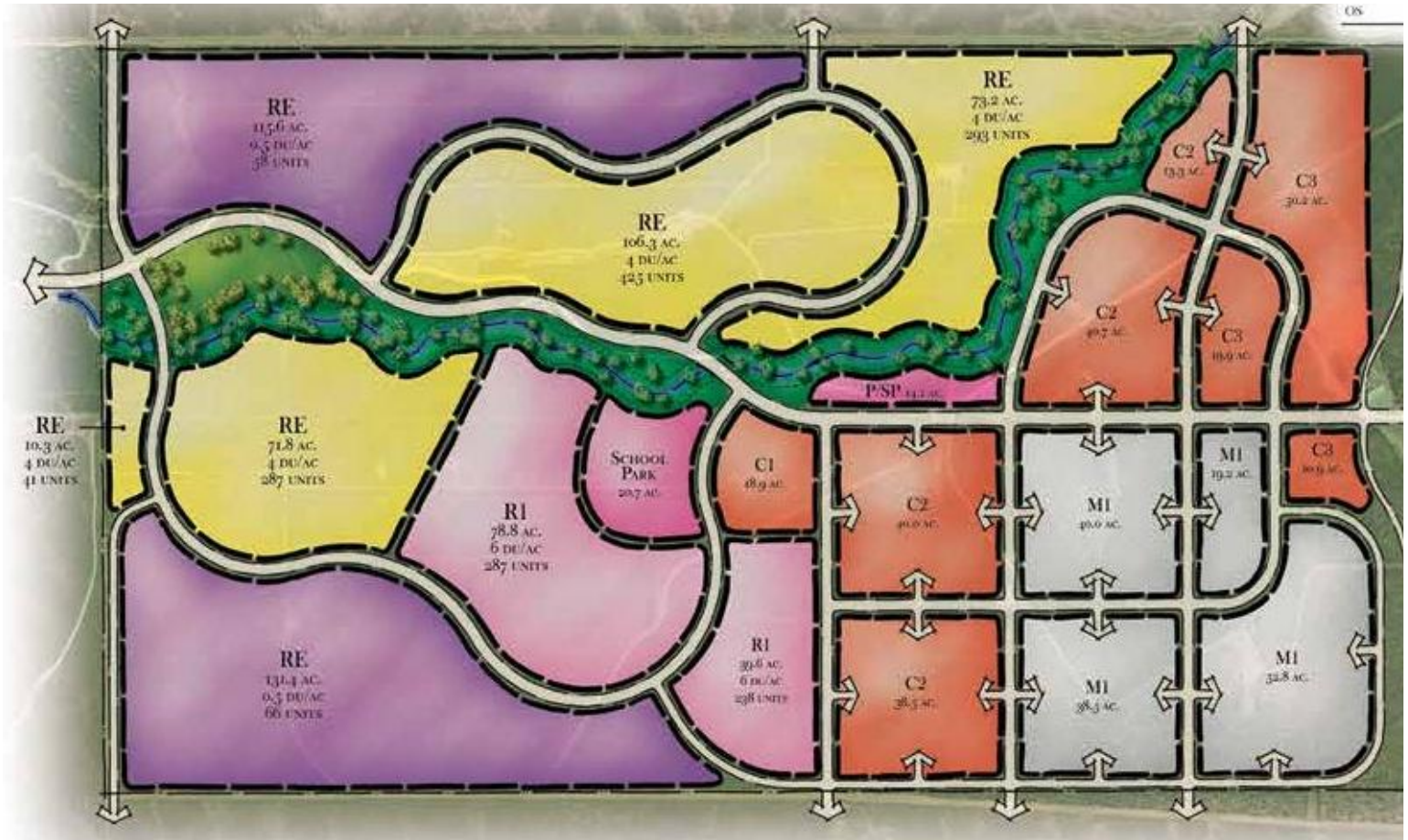


# Soils Map

HL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	1371.59	64.72	0	25	4e
Ay	Atbuckle gravelly loam, clayey substratum, channeled	273.73	12.92	0	26	3s
CwA	Corning gravelly loam, 0 to 3 percent slopes, MLRA 17	143.68	6.78	0	30	4e
Au	Atbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	113.6	5.36	0	39	3s
Rr	Red Bluff loam, 0 to 3 percent slopes, MLRA 17	52.28	2.47	0	36	3s
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	37.73	1.78	0	42	3c
Rr	Riverwash	34.86	1.64	0	-	8
NtD	Newville gravelly loam, 10 to 30 percent slopes	25.05	1.18	0	19	6e
HgA	Hillgate loam, 0 to 3 percent slopes	17.41	0.82	0	31	3e
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	16.75	0.79	0	34	3s
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	16.5	0.78	0	25	4s
NtD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	16.25	0.77	0	17	6e

# Development Maps

## Zoning Designations (2007)



### ZONING LAND USE SUMMARY

DESIGNATION	LAND USE	ACRES	UNITS
RE	RESIDENTIAL ESTATE	508.6	1170
R1	ONE-FAMILY RESIDENCE	118.4	711
C1	NEIGHBORHOOD COMMERCIAL	18.9	
C2	COMMUNITY COMMERCIAL	132.5	
C3	GENERAL COMMERCIAL	81.0	
M1	LIGHT INDUSTRIAL	150.5	
SCHOOL	SCHOOL / PARK	20.7	
P/SP	PUBLIC / SEMI-PUBLIC	14.1	
OS	OPEN SPACE	150.4	
		1195.1	1881

*Land Use Summary uses 1,195.1 acres. Leaving about 960 +/- acres available for other opportunities.*

# Development Maps

## General Plan Designations (2007)



### LAND USE SUMMARY

GENERAL COMMERCIAL:	232.4 ACRES (19.4%)
GENERAL INDUSTRIAL:	150.5 ACRES (12.6%)
PUBLIC FACILITY:	34.8 ACRES (3.0%)
URBAN RESIDENTIAL:	118.4 ACRES (9.9%)
SUBURBAN RESIDENTIAL:	261.6 ACRES (21.9%)
RURAL SMALL LOT:	247.0 ACRES (20.7%)
CREEK CORRIDOR/PARK:	87.1 ACRES (7.3%)
FREEWAY BUFFER:	35.8 ACRES (2.9%)
OPEN SPACE:	27.5 ACRES (2.3%)
TOTAL ACREAGE:	1195.1 ACRES

*Land Use Summarizes majority of this plan will adhere to Suburban Residential, Rural Small Lot and General Commercial.*

**WESTERN AGRICULTURAL SERVICES  
AND  
AG-LAND INVESTMENT BROKERS**

**2,157 Acres – Interstate 5 Frontage & Overpass,  
Shop/Office, Eucalyptus, Irrigation Wells  
22400 Sourgrass Road, Corning, CA 96021**

**Property:** 2,157 contiguous acres located at 22400 Sour Grass Road, about 5 miles southwest of the Corning City limits, within the unincorporated Tehama County. The property consists of irrigated land primarily planted to Eucalyptus. The property has 1 +/- mile of Interstate 5 freeway frontage with freeway overpass to State Highway 99W. Other improvements include 11 irrigation wells, gravel/graded roads, shop/office plus fenced yard.

**Location:** This parcel group is located about 5 miles southwest of Corning with I-5 frontage and access to State Highway 99W using freeway overpass. The address is 22400 Sourgrass Road, Corning, CA 96021

**Water:** The land is within the Corning sub-basin of the Sacramento Valley groundwater basin designated as a high priority basin. It has 11 irrigation wells, 6 with pump stations. See attached well map.

**Soils:** Per Natural Resource Conservation Services nearly 72% of the soils are rated Class 4, 24% rated as Class 3 soils, with the balance rated Class 6 or higher. The primary soil type is Corning-Newville gravelly loams, 3 to 10 percent slopes. See attached soils map.

**Zoning:** This parcel group is comprised of (7) contiguous assessor parcels. Zoning is AG-2, Agricultural – 20 acre minimum. 2 of 7 parcels are enrolled in the Williamson Act. See attached schedule of Assessor Parcel Numbers.

**Opportunity Zone:** All 7 parcels within this parcel group are within an Opportunity Zone. Buyers are advised to consult with their tax advisor for potential benefits.

**Land Use Plan:** Seller prepared a preliminary Land Use Plan to develop nearly 1,200 acres fronting and west of Interstate 5. Proposed uses range from General Commercial, Light Industrial, Community Commercial, One Family Residence, Residential Estate, School/Park & Public/Semi-Public Open Space. See attached plan.



**WESTERN AGRICULTURAL SERVICES  
AND  
AG-LAND INVESTMENT BROKERS**

**Shop/Office:** Built in the 1980's, this 8,000 SF building with metal farming and roof has concrete floor, 480 power and multiple rollup doors plus 2,880 SF of finished interior office space.

**Mineral Rights:** Oil, gas, mineral & water rights owned by Seller to transfer to Buyer.

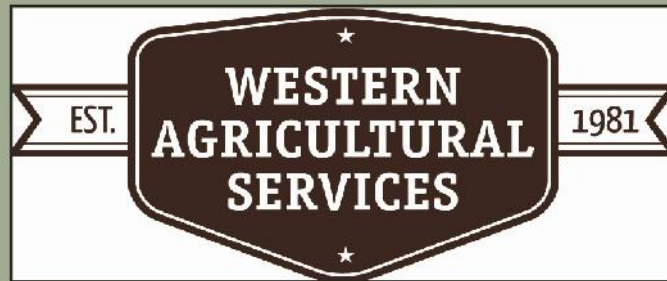
**Depreciation:** Improvements such as the trees, wells and irrigations systems and shop/office may offer prospective Buyer's depreciation advantages.

**Comments:** Sellers require all Buyers to be prequalified and sign Confidentiality and Non-Disclosure and Property Access Agreement. Additional acreage is available.

**Showing:** Call Listing Broker, 24-hour notice, Listing Broker to accompany

**Listing Price:** \$20,680,500 cash to Seller, \$9,584/acre using 2,157 deeded acres

**- CONTACT US TODAY -**



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