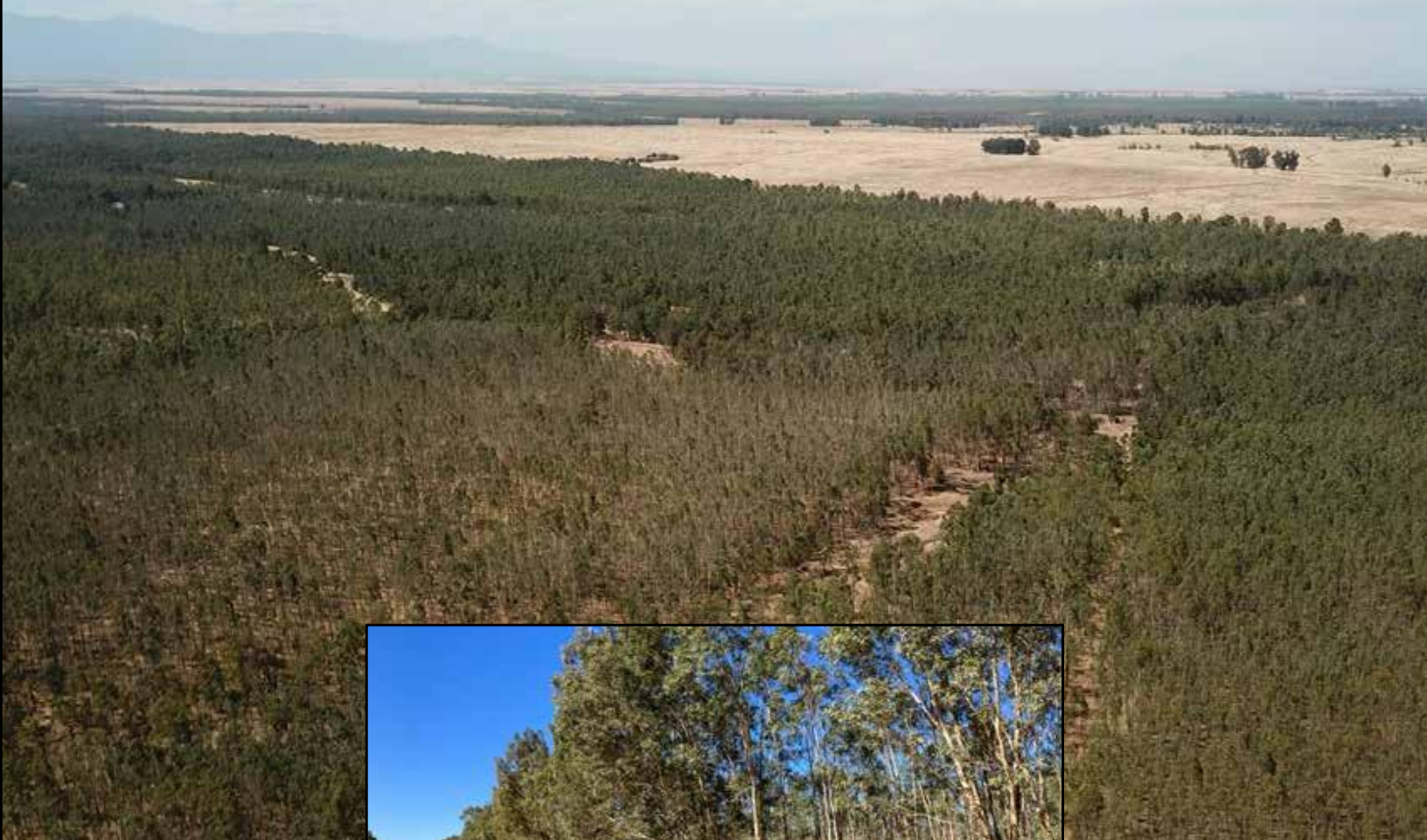




PRESENTED BY



2,328 ACRES – EUCALYPTUS, IRRIGATION WELLS, HOMESITE,
CORNING WATER DISTRICT, NATURAL GAS TAP
21478 LIBERAL AVENUE, CORNING, CA 96021



- » 2.328 +/- deeded acres.
- » Located within an Opportunity Zone.
- » 1,440 SF mobile home with 3 bedrooms and 2 baths.
- » 80% soil composition is class 4, remaining is class 3.
- » (12) Contiguous parcel with 8 irrigation wells.
- » 170 acres are within Corning Water District.

2,328 Acres

**EUCALYPTUS - IRRIGATION WELLS - HOMESITE
CORNING WATER DISTRICT - NATURAL GAS TAP**



2,328 Acres

**EUCALYPTUS - IRRIGATION WELLS - HOMESITE
CORNING WATER DISTRICT - NATURAL GAS TAP**



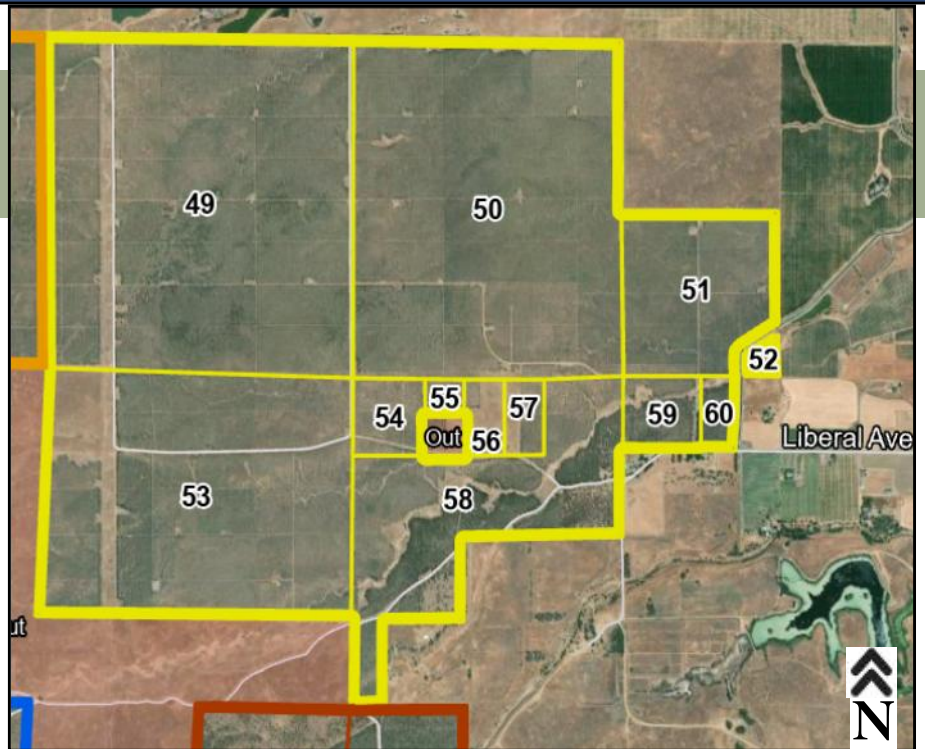
Property Maps

Property is located Southwest of Corning.

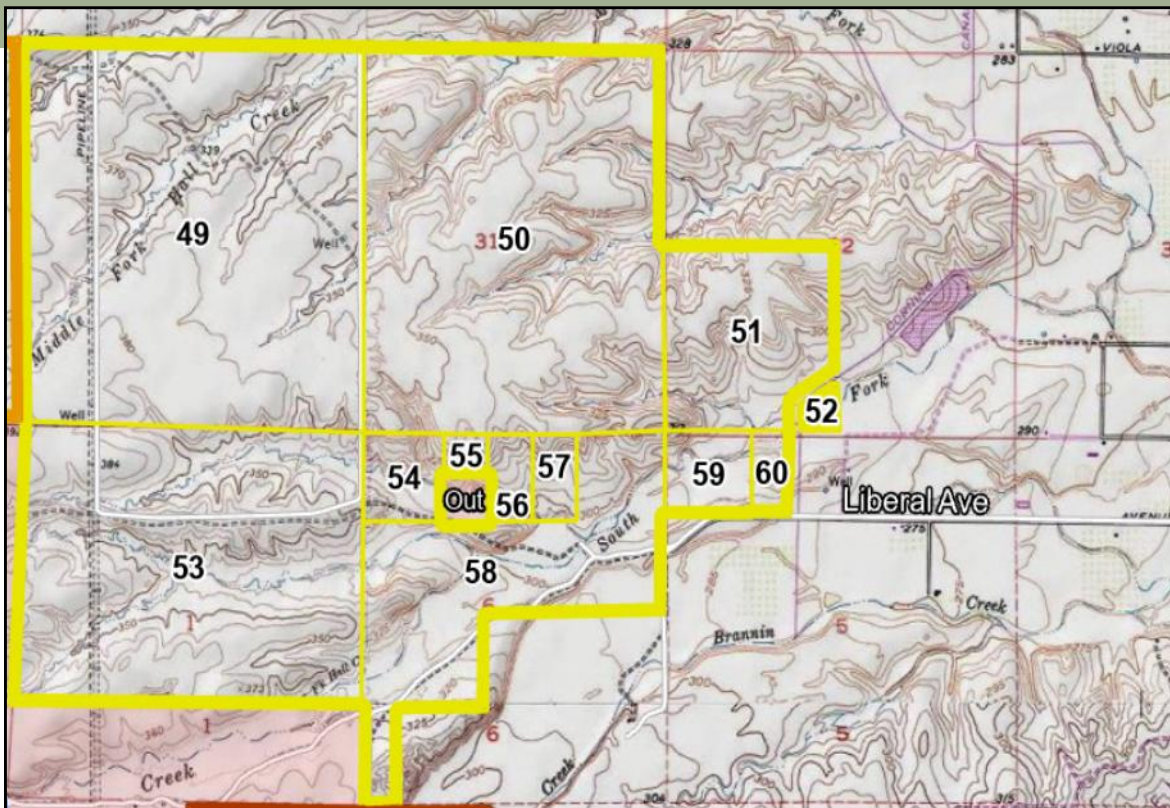
Property Address: 21478 Liberal Avenue, Corning, CA 96021.

Parcel Map

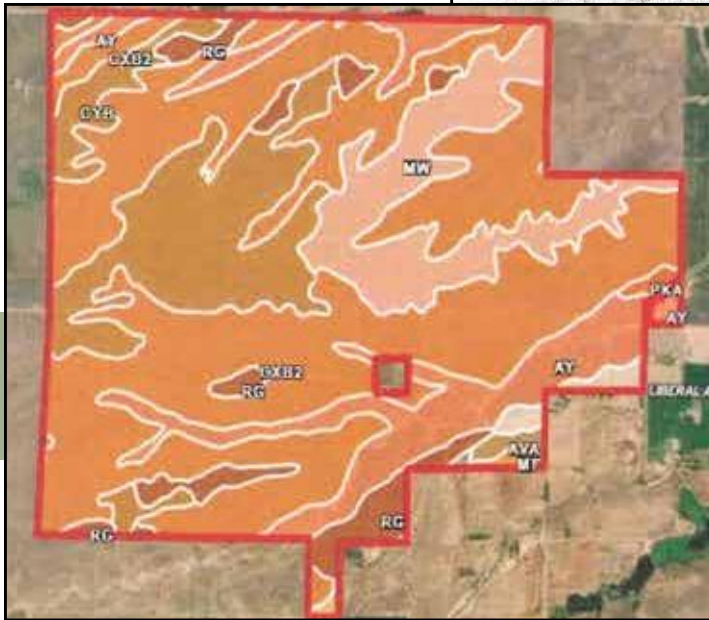
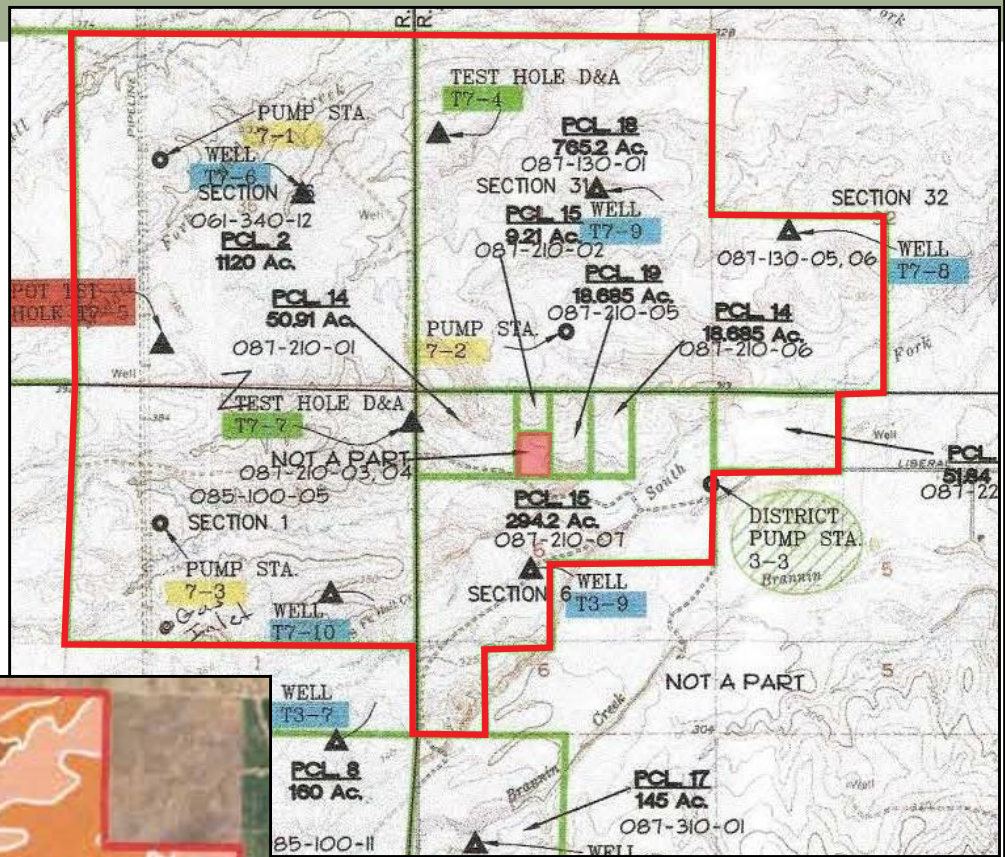
49	061-340-012-000	640.00 AC
50	087-130-001-000	608.00 AC
51	087-130-005-000	149.42 AC
52	087-130-006-000	7.83 AC
53	085-100-005-000	480.00 AC
54	087-210-001-000	50.91 AC
55	087-210-002-000	9.21 AC
56	087-210-005-000	18.68 AC
57	087-210-006-000	18.69 AC
58	087-210-007-000	294.20 AC
59	087-220-001-000	35.72 AC
60	087-220-002-000	16.12 AC



Topography Map



Irrigation Well Map



Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	1131.76	51.86	0	25	4e
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	359.59	16.48	0	24	4e
Ay	Arbuckle gravelly loam, clayey substratum, channeled	266.66	12.22	0	26	3s
Mw	Moda gravelly loam	240.28	11.01	0	31	3s
Rg	Red Bluff gravelly loam, 0 to 3 percent slopes	126.97	5.82	0	42	3s
P&B	Perkins gravelly loam, 3 to 5 percent slopes	21.47	0.98	0	42	3e
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	11.82	0.54	0	40	3s
P&A	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	8.99	0.41	0	34	3s
Mt	Maywood loam, high terrace, 0 to 3 percent slopes	6.58	0.3	0	42	3c
N/D	Newville gravelly loam, 10 to 30 percent slopes	4.84	0.22	0	19	6e
Cz	Cortina coarse sandy loam, MLRA 17	1.94	0.09	0	15	4s
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	1.25	0.06	0	39	3s

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

**2,328 Acres – Eucalyptus, Irrigation Wells, Corning
Water District, Homesite, Natural Gas Tap
21478 Liberal Avenue, Corning, CA 96021**

Property: 2,328.78 deeded acres consisting of irrigated land primarily planted to Eucalyptus. This parcel group has access off Liberal Avenue. Other improvements include 8 irrigation wells, some acres within Corning Water District, gravel/graded roads, homesite with modular home and natural gas tap.

Location: This parcel group is located about 5 miles southwest of Corning. The address is 21478 Liberal Avenue, Corning, CA 96021.

Water: Approx. 170 acres are within the Corning Water District. The land is within the Corning sub-basin of the Sacramento Valley groundwater basin designated as a high priority basin. It has 8 irrigation wells, 3 with pump stations. See attached well map.

Soils: Per Natural Resource Conservation Services (NRCS) nearly 80% of the soils are rated Class 4, the balance being rated Class 3 soils. 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 (12) contiguous assessor parcels. Zoning is AG-2, Agricultural – 20 acre minimum. Except for one parcel, these parcels are enrolled in the Williamson Act. See attached schedule of Assessor Parcel Numbers.

Opportunity Zone: All 12 parcels within this parcel group are within an Opportunity Zone. Buyers are advised to consult with their tax advisor for potential benefits.

Mobile Home: Manufactured in 2000, this 1,440 SF home with 3 bedrooms & 2 bathrooms has a new composition roof installed in 2019.

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

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

Depreciation: Improvements such as the trees, wells and irrigations systems and mobile home 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: \$12,809,500 cash to Seller, \$5,500/acre using 2,328 deeded acres

- CONTACT US TODAY -



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