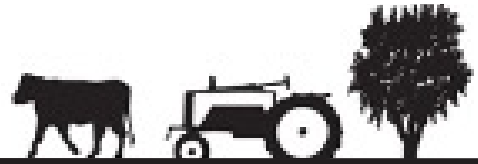


# AG-LAND Investment Brokers

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



## FINNELL AVENUE

*Open Land - 17.44 +/- ac  
Corning, CA*

**Property:** 17.44 +/- acres open land undeveloped land north of Corning, CA with outstanding access to Interstate 5 plus Highway 99W frontage. Northeast neighbor is Richfield Feed & Supply, southeast neighbor is Lok Tite Mini Storage.

**Location:** From Corning, Interstate 5 north to Finnell Avenue exit, then east about 2 miles. The property is on the northside of Finnell Avenue and westside of Highway 99W. The address is at 675-22940 Finnell Ave, Corning CA 96021.

**Description:** 17.44 +/- ac of open land. The property has multiple access points - Finnell Avenue frontage, Highway 99W frontage, and north gravel road.

**Soils:** Per Natural Resources Conservation Service (NRCS), 64% are rated class 2 Perkins Gravelly Loam and Tehama Loam. The remaining 36% is rated class 3 Hillgate Loam. The topography is relatively flat ranging with a seasonal drainage flowing in a southeast direction.

**Zoning:** Tehama County Parcel Numbers 069-040-039. Zoning is AG-2, 20 acre minimum. Current property taxes are \$422.82.

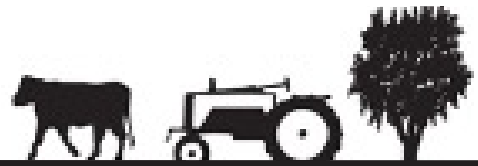
**Possible Use:** Property use may vary, however soils can strongly support cultivated practices. Surrounding orchards in that area are almonds, prunes and olives. Property may also serve as a Farmstead if buyer chooses.

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

**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.

# AG-LAND Investment Brokers

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**Comments:** Opportunity to purchase 17.44+/- acres of class 2 & 3 soils of open land. With supreme location close to Interstate 5 plus Highway 99W frontage.

**Listing Price:** \$280,000, cash to Seller

**Sam Mudd**, California Brokers License Number 01710463

Cell, 530.949.4054

Email, [sam.mudd@aglandbrokers.com](mailto:sam.mudd@aglandbrokers.com)

[www.aglandbrokers.com](http://www.aglandbrokers.com), website

**Mahlon Owens**, California Salesperson License Number 02221856

Cell, 530.524.7713 Email, [mahlon.owens@aglandbrokers.com](mailto:mahlon.owens@aglandbrokers.com)

[www.aglandbrokers.com](http://www.aglandbrokers.com), website

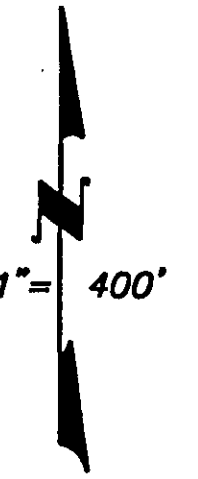






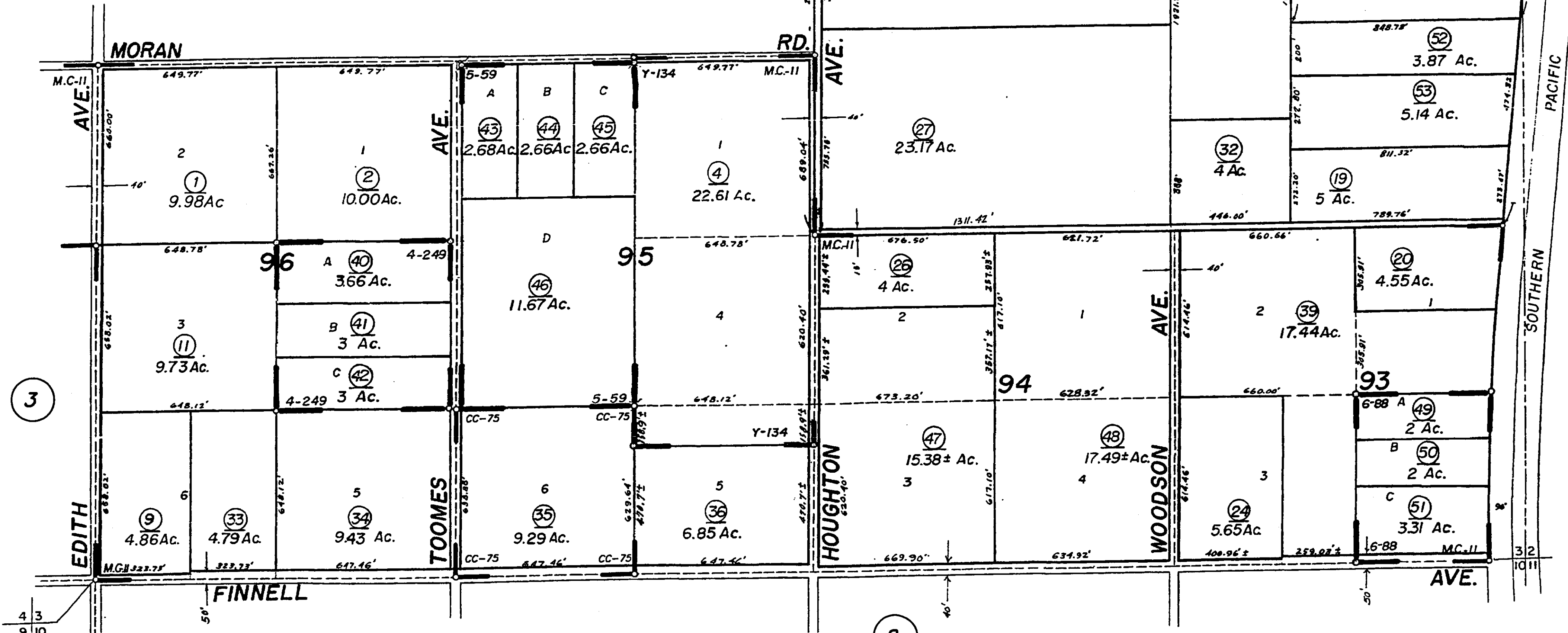
SUBDIVIDED LAND IN SEC. 3, T.24N., R.3W.,  
PTN. RANCHO SAUCOS

69-04



R.M. Bk. B, Pg. 30—Maywood Colony No. 11  
R.S. Bk. Y, Pg. 134  
R.S. Bk. CC, Pg. 75  
P.M. Bk. 4, Pg. 249—P.M. No. 77—273  
P.M. Bk. 5, Pg. 59—P.M. No. 78—72  
P.M. Bk. 6, Pg. 88—P.M. No. 79—98

(2)



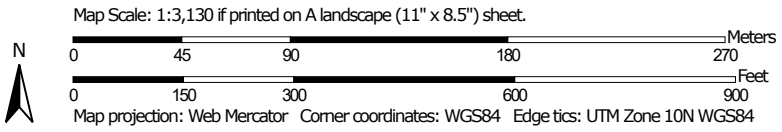
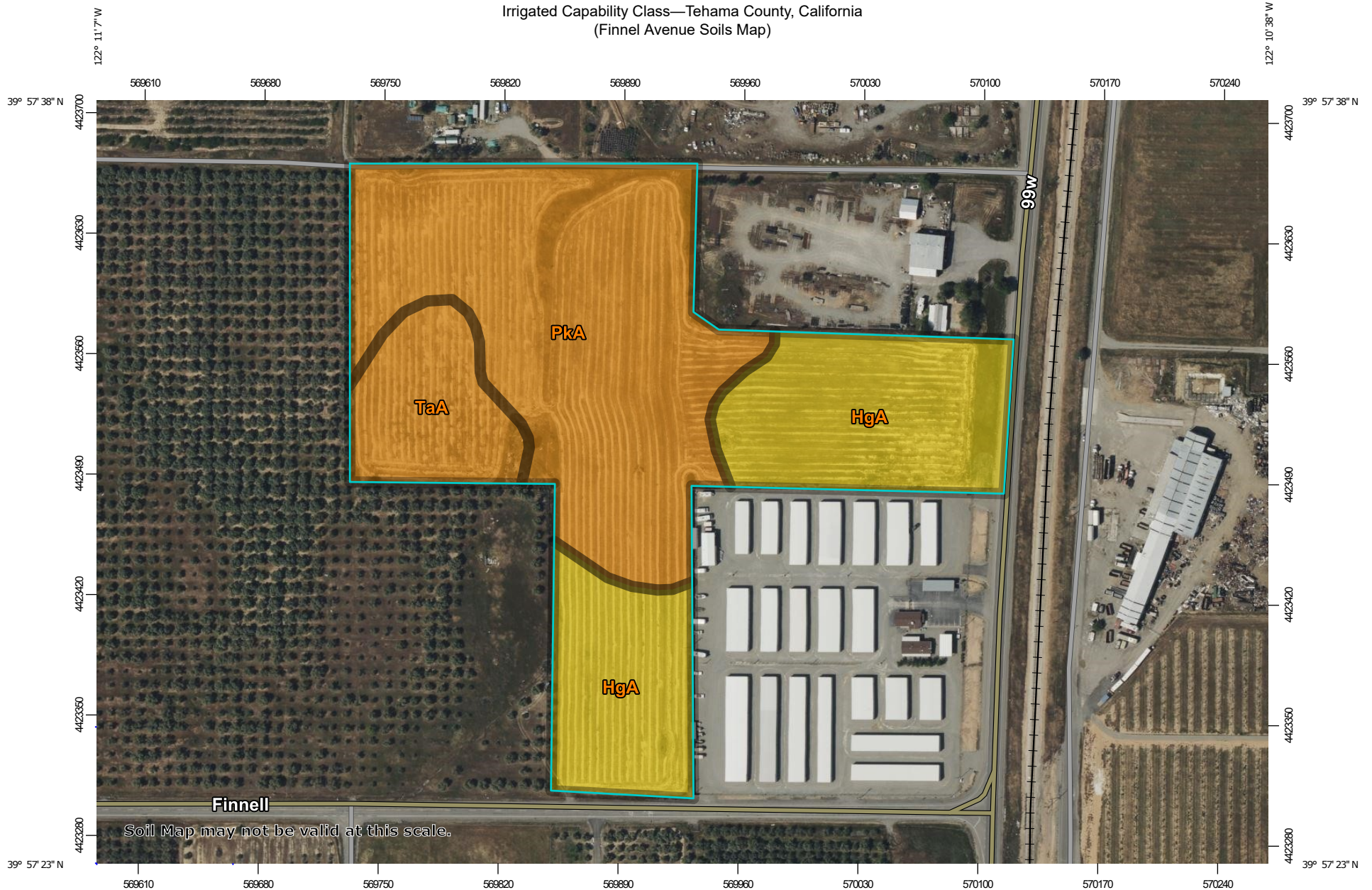
Bk. 67

(8)

Assessor's Map Bk. 69 —Pg. 04  
County of Tehama, Calif.

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

Irrigated Capability Class—Tehama County, California  
(Finnell Avenue 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
HgA	Hillgate loam, 0 to 3 percent slopes	3	6.2	36.4%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	8.8	51.6%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	2.1	12.0%
<b>Totals for Area of Interest</b>			<b>17.1</b>	<b>100.0%</b>



## 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

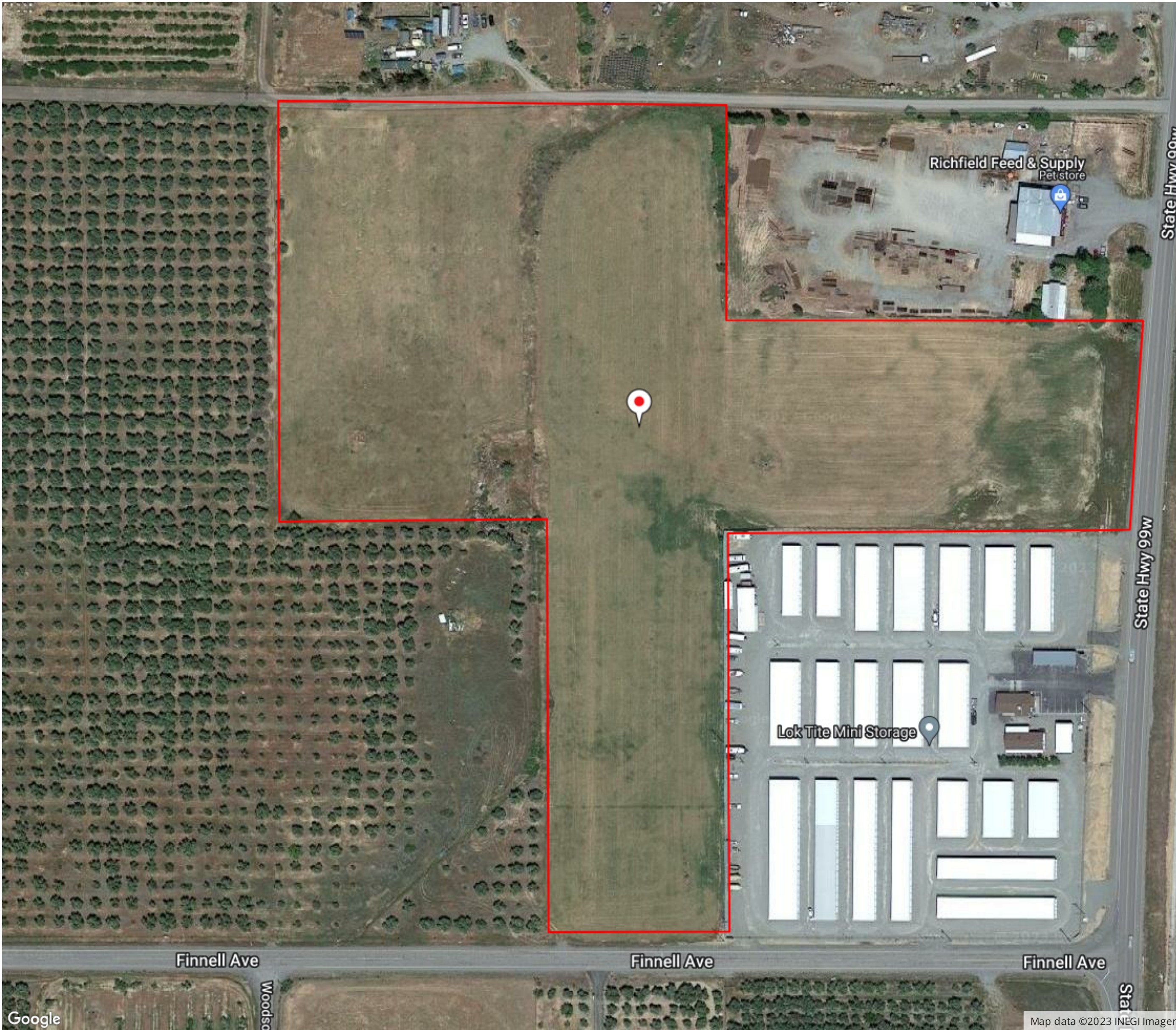
*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified



*Tie-break Rule:* Higher





**Property Data**

<b>APN</b>	069-040-039-000
<b>Owner Name</b>	VANELLA SAM J TRS
<b>Parcel Situs Address</b>	[no data]
<b>Owner Mailing Address</b>	3665 WOODSON AVE, CORNING, CA 96021-9809
<b>Deed ID</b>	[no data]
<b>Deed Date</b>	[no data]
<b>Year Built</b>	[no data]
<b>Land Value Assessed</b>	31,177
<b>Improvement Value Assessed</b>	9,139
<b>Total Value Assessed</b>	40,316
<b>Parcel Size</b>	17.44 AC
<b>Situs Zip Code</b>	[no data]
<b>Land Use Class</b>	AGRICULTURAL
<b>Land Use Code</b>	7005
<b>Economic Utilization</b>	22.7%
<b>Building Coverage</b>	0.0%

Finnell Ave

Finnell Ave

Finnell Ave

State Hwy 99w

State Hwy 99w

Google

Woodson

Map data ©2023 INEGI Imagery

Title Information

Assessor Parcel Map

