

**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



Investment Brokers



**Agriculture Real Estate Specialists**

**35 +/- acres**  
**24895 New Jersey Ave**  
**Corning, California 96021**



**ALMONDS - OPENLAND - MOBILE HOME**



The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



Investment Brokers



**Agriculture Real Estate Specialists**

**23.3 acres of Almonds**



**AG Well - Depth 200'**



**9.6 acres of Openland**



The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



Investment Brokers



**Agriculture Real Estate Specialists**

**1,560 sqft 3 Bedroom 2 Bath**



The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



Investment Brokers



**Agriculture Real Estate Specialists**

**Guest Bedrooms & Full Bath**



**Master Bedroom & Full Bath**



The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



## **Almonds – Open Farmland – Mobile Home**

### **24895 New Jersey Avenue**

### **Corning, CA 96021**

**Property:** 35 +/- acres of Class 2 & 3 soil located just 1 mile west of the Sacramento River. Approximately 23 acres are planted to producing almonds and 9 acres are open farmland, (2) water wells plus 3 bed/2 bath manufactured home.

**Location:** Located between Chico and Red Bluff. Start at the intersection of Highway 99E and South Avenue, go west on South Avenue over the Sacramento River and turn north onto Wisconsin Avenue. Travel 0.3 miles and turn west onto New Jersey Avenue. The home is located 0.2 miles to the west. The address is 24895 New Jersey Ave, Corning, CA 96021.

**Almonds:** 23 acres were planted in 2009. The varieties are 50% Nonpareil, 25% Butte and 25% Peerless. The tree spacing is 15' x 18', 161 trees per acre. The orchard is irrigated using single above ground tubing and micro-sprinklers. 2023 production average is estimated 565 meat pounds per acre.

**Open Land:** 9 acres of open farmland previously planted to almonds. Owner took care to mark and safeguard the irrigation mainlines and (2) sub mainlines for future use.

**Water:** There are two wells both drilled in 1993. The irrigation 8" cased well was drilled to a depth of 200'. The irrigation well has a 15Hp submersible pump which supplies water to the orchard and open farmland. The domestic 6" cased well was drilled a depth of 83'.

**Soils:** Per Natural Resources Conservation Service, the soils are rated Class 2 and 3. The Class 2 soil is TaA, Tehama loam. The Class 3 soil is HgA, Hillgate loam. The topography is mostly level to slightly undulating.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



**Manufactured Home:** This 1991 built Sunpointe home has 1,560 sqft plus 3 bedrooms, 2 bathrooms and cathedral ceilings. The kitchen all has linoleum flooring, wood cabinets and electric stove. The large sliding glass door in the dining room provides natural lighting and opens to a covered deck. The 2 guest bedrooms are accompanied by a window, sliding closet and carpet flooring. The guest bathroom has linoleum tile, with a fiberglass shower tub. The master bedroom with in suite bathroom has linoleum flooring and fiberglass shower-tub. The laundry room with back door which also opens to a covered deck on the south side of the home. Landscaping includes mature shrubs and trees in addition to the almond orchard. This home is rented at \$900 per month.

**Zoning:** Tehama County Parcel Numbers; 091-260-046 (4.99 acres), 091-260-047 (14.70 acres), 091-290-035 (5.42 acres) & 091-290-036 (10.00 acres). The manufactured home is parcel number 910-001-213. The home is located on the 14.70 acre parcel. Current zoning for all parcels is R1-A-B:86, Rural Small Lot, 2 acre minimum which may offer subdivision potential in the future. Current property taxes are \$3,371 per year.

**Mineral Rights:** Oil, gas and minerals rights are included in the sale.

**Depreciation:** Improvements such as the producing trees, home, septic, and irrigation systems may offer deprecation advantages to a prospective Buyer.

**Showing:** Please do not disturb the Tenant. Listing Agent to accompany.

**Listing Price:** \$695,000 cash.

Sam Mudd, California Brokerage 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

www.aglandbrokers.com, website

The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence. This offering is subject to prior sale, price change or withdrawal from market without notice.



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080



Investment Brokers



**Agriculture Real Estate Specialists**

**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
- Water Features**
  - Streams and Canals
- Transportation**
  - Rails
  - Interstate Highways
  - US Routes
  - Major Roads
  - Local Roads
- Background**
  - Aerial Photography
- 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

576370      576460      576550      576640

**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	23.5	66.5%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	11.8	33.5%
<b>Totals for Area of Interest</b>			<b>35.3</b>	<b>100.0%</b>



**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080

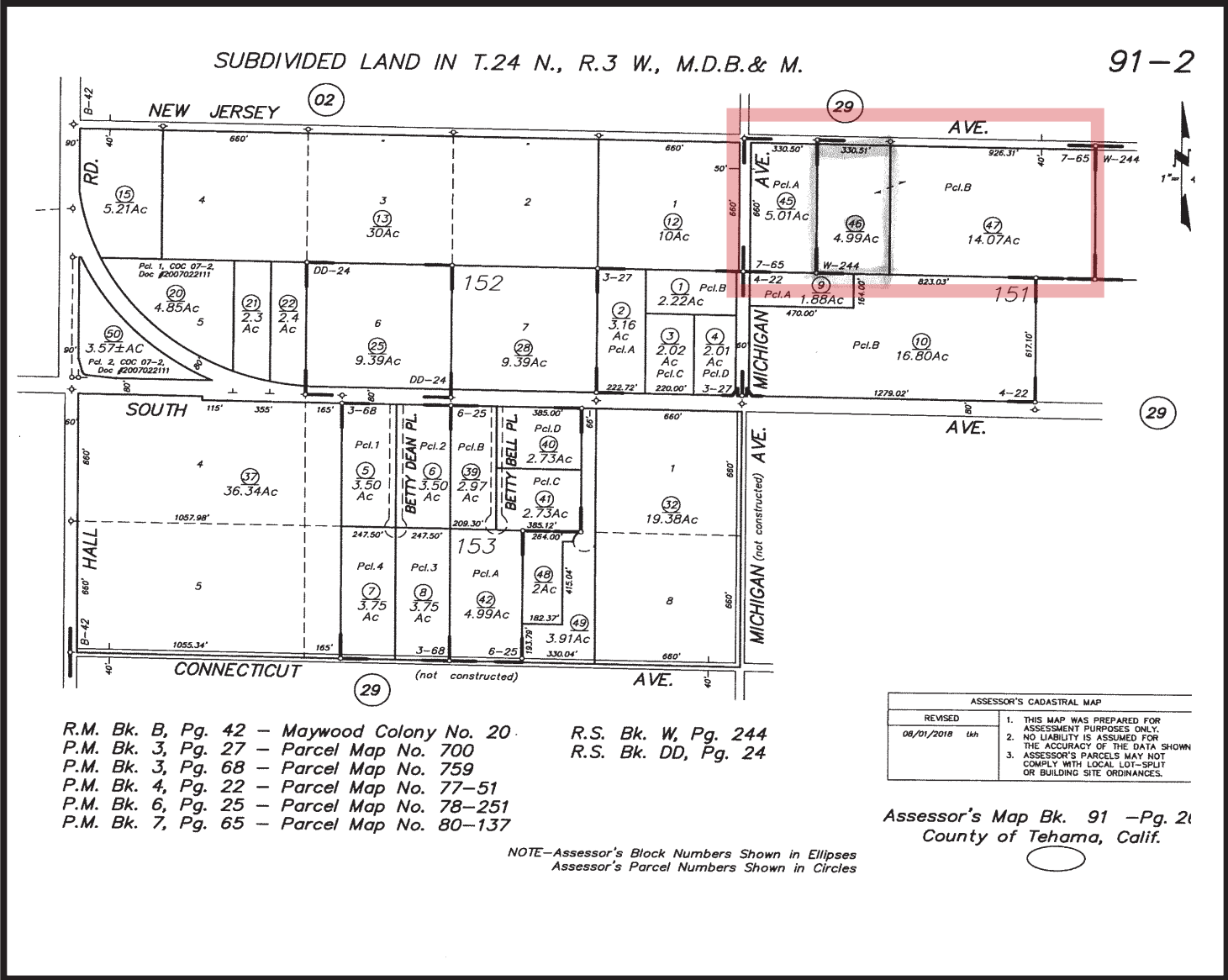


Investment Brokers



**Agriculture Real Estate Specialists**

**Assessors Map**





**AG-LAND INVESTMENT BROKERS**

275 Sale Lane / P. O. Box 896  
Red Bluff, CA 96080

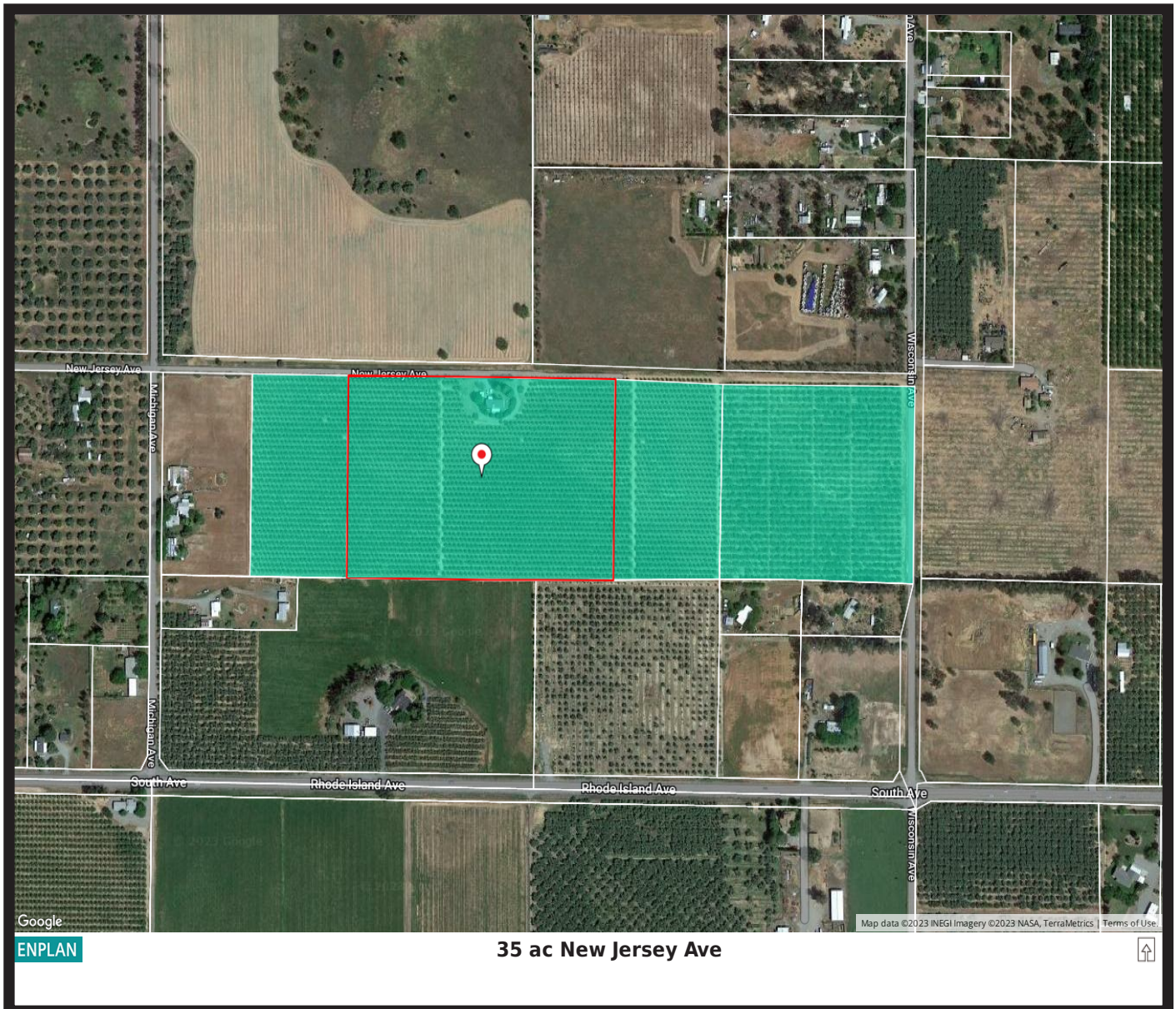


Investment Brokers



**Agriculture Real Estate Specialists**

**Aerial Map**



**For More Information Contact Us Today!**

**530.529.44900**

**<https://aglandbrokers.com/listings/>**