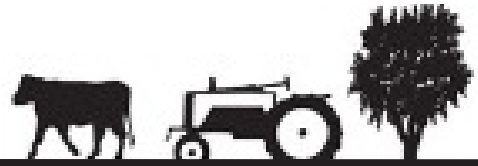


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530-529-4400 • Fax 530-527-5042



WOODSON AVENUE

*Custom Home - Orchard - Shop - 9.84 ac
Corning, CA*

Property: 9.84 +/- acres with a custom home, metal shop and 8.47 ac planted to older Sevillano olives, located 2 miles East of Corning, CA. Irrigation water available through Corning Water District.

Location: From Interstate 5 Corning, CA, take South Avenue exit and travel East about 2 miles. Turn South on Woodson Avenue, and follow approximately 0.5 miles to properties location at 3665 Woodson Ave, Corning, CA.

Home: The custom 4 bedroom, 2.5 bathroom with perimeter foundation was built in 1969 and is mostly in original well maintained condition. This 2,370sqft home has a separate living room from the family room with fireplace. The all-electric kitchen with attractive cabinets has above ample storage. The mudroom with 1/2 bath opens to an attached 2-car carport (30' deep) with more enclosed storage. The composition roof was replaced about 20 years ago, the HVAC replaced about 10 years age and the septic system was replaced during the spring of 2023.

Orchard: 8.47 +/- acres of older Sevillano Olives. The orchard was previously irrigated using Corning Water District with shared turnout near the northwest corner.

Shop: Property is accompanied with a 2,400 sq/ft metal shop built in 1970s. Well maintained, with concrete flooring, metal frame, original windows and a 10' by 12' roll-up door.

Soils: Per Natural Resources Conservation Service (NRCS), 70% are rated class 3 Hillgate Silt Loam. The remaining soils are rated class 1 Maywood Loam. The topography is relatively flat.

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Water: Orchard was previously irrigated via drip-line using water available through Corning Water District.

Zoning: Tehama County Parcel Numbers 087-100-046 & 087-100-045. Zoning is R1-A-B:86, Rural Small Lot with 2 ac minimum. Opportunity to subdivide property. Current property taxes are \$1,961.44.

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

Depreciation: Improvements such as trees, shop and irrigation system may offer depreciation advantages to prospective Buyer.

Comments: Opportunity to purchase 9.84 +/- acres of class 1 & 3 soils planted to Sevillano Olives, custom home and metal shop. The parcel has various opportunities as a farmstead or subdivisional zoning in prime location between Interstate 5 and HWY 99 E.

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

Listing Price: \$485,000, cash to Seller

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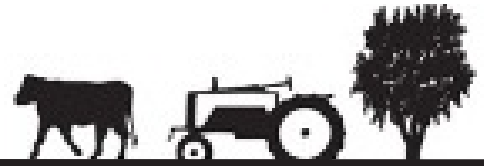
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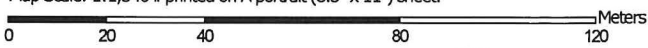
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Irrigated Capability Class—Tehama County, California
(Woodson Ave Residence w/ Orchard)



Map Scale: 1:1,540 if printed on A portrait (8.5" x 11") sheet.



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
HI	Hillgate silt loam, 0 to 3 percent slopes	3	6.7	69.9%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	2.9	30.1%
Totals for Area of Interest			9.6	100.0%

Woodson Ave

Woodson Ave

