

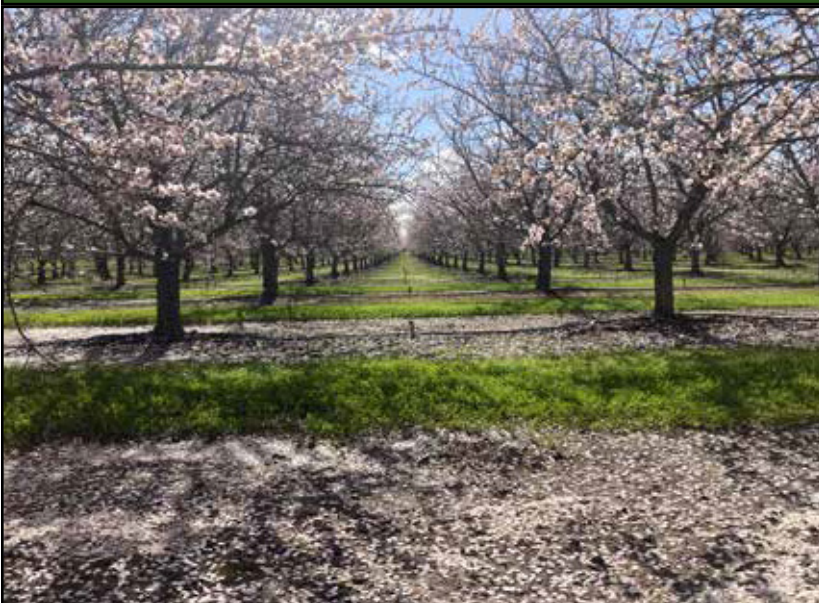
AG-LAND INVESTMENT BROKERS
275 Sale Lane / P. O. Box 896 Red Bluff,
CA 96080



19 +/- acres 24751 South
Ave Corning, California
96021



ALMOND ORCHARD - HOME - AG WELL



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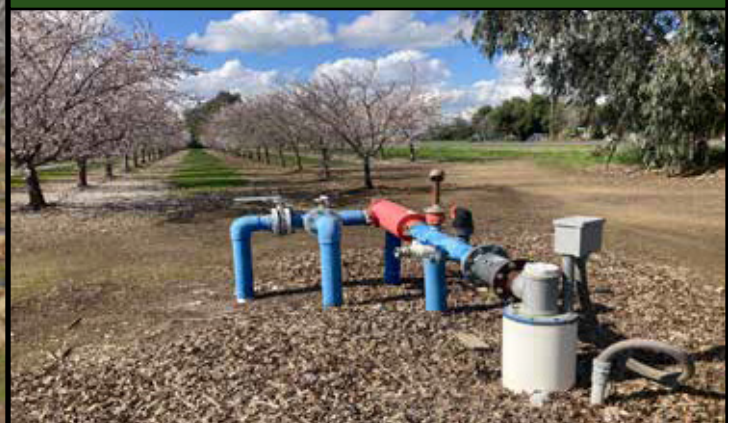


Agriculture Real Estate Specialists

17 acres of Almonds



2012 AG Well - Depth 350'



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1,248 sqft 2 Bedroom 1 Bath



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Master Bedroom



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Producing Almond Orchard & Home 24751 South Avenue Corning, CA 96021

Property: 19 +/- acres of Class 2 soil located just 1 mile west of the Sacramento River. Approximately 17 acres are planted to producing almonds, (2) water wells plus 2 bed/1 bath home with attached garage.

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. The property is located at the southwest corner of South and Michigan Avenues. The address is 24751 South Ave, Corning CA 96021.

Almonds: 17 acres were planted in 2013. Varieties are 50% Nonpareil, 25% Butte and 25% Peerless. The tree spacing is 15' x 16', 182 trees per acre. The orchard is irrigated using single above ground tubing and micro-sprinklers. 2024 crop yielded 904 meat pounds per acre.

Water: There are two wells. The irrigation 10" PVC cased well was drilled in 2012 to a depth of 350'. The irrigation well with submersible pump allows the orchard to be irrigated in (2) sets. There is also a domestic 6" cased well with submersible pump.

Soils: Per Natural Resources Conservation Service, the soils are rated Class 2. Tc, Tehama silt loam and Au, Arbuckle gravelly loam. The topography is mostly level to slightly undulating. Both fruitful productive soils.

Home: This site built home was constructed in 1966. Within the last 4 years it has been remodeled and totals 1,248 sqft. with 2 bedrooms, 1 bath. Remodel included flooring, kitchen and bath remodel, paint and enclosing the breeze way. The floor plan is simple yet has a fresh design. The kitchen and bathroom have attractive counter tops. The living room has wood stove with mantle and tall ceilings. There is also a laundry room and mudroom with doors accessing the outside. The 2-car attached garage is 768 sqft, with ample shelving and cabinets for storage.

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Zoning: Tehama County Parcel Number; 091-260-032 (19.38 acres). Current zoning is AG-2, Valley Floor AG, 20 acre minimum. Current property taxes are \$2,750 per year.

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

Depreciation: Improvements such as the producing trees, wells, 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: \$449,000 cash.

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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 Legend

- 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

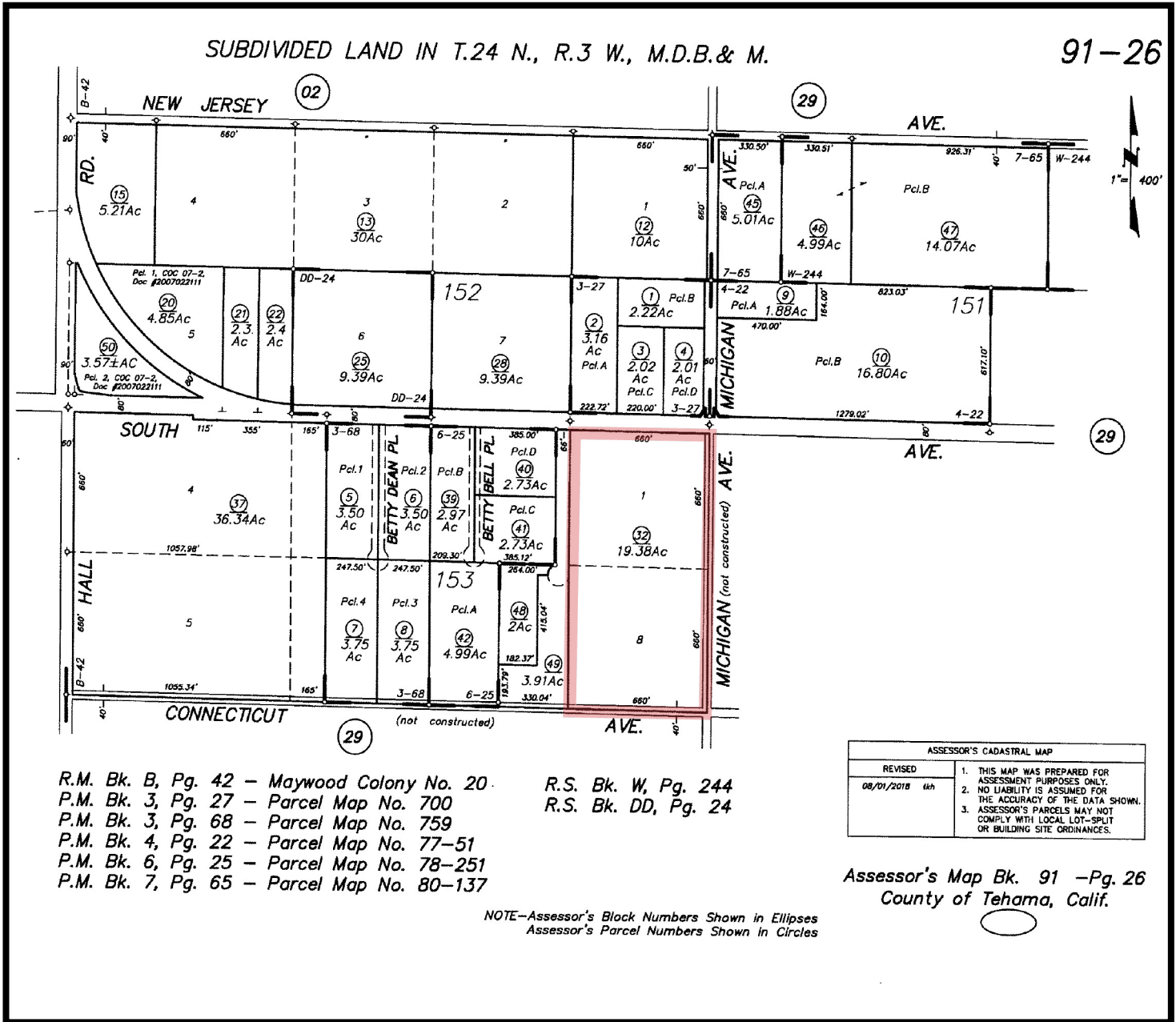


Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	7.4	38.1%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	12.0	61.9%
Totals for Area of Interest			19.4	100.0%



Assessors Map



- R.M. Bk. B, Pg. 42 - Maywood Colony No. 20
- P.M. Bk. 3, Pg. 27 - Parcel Map No. 700
- P.M. Bk. 3, Pg. 68 - Parcel Map No. 759
- P.M. Bk. 4, Pg. 22 - Parcel Map No. 77-51
- P.M. Bk. 6, Pg. 25 - Parcel Map No. 78-251
- P.M. Bk. 7, Pg. 65 - Parcel Map No. 80-137

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

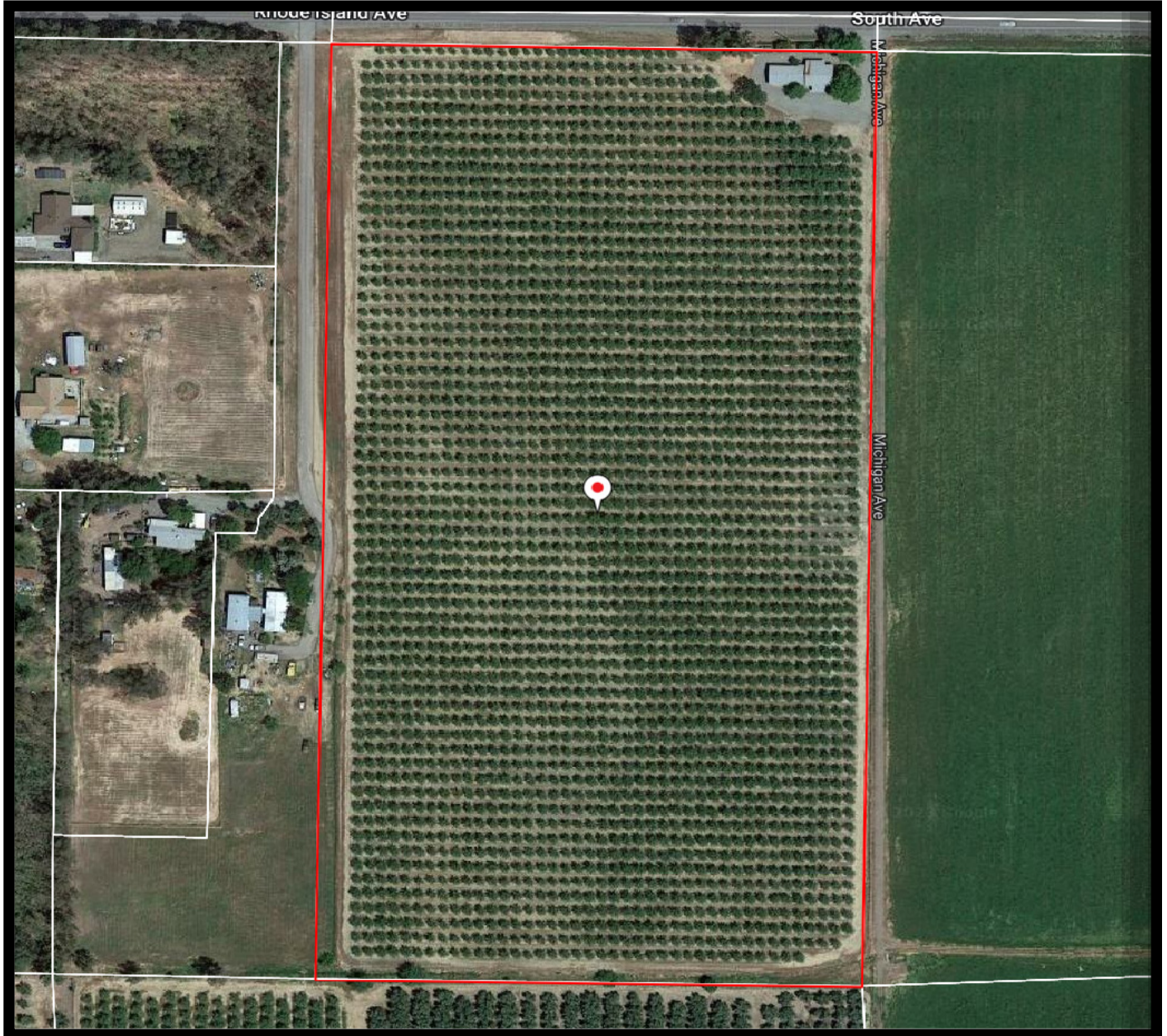
ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. 2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. 3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.
08/01/2018 kh	

Assessor's Map Bk. 91 -Pg. 26
 County of Tehama, Calif.

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Aerial Map



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