

# Corning Almonds

**CHARTER REALTY**  
www.CharterFarmRealty.com  
**(530) 666-7000**

293+/- Acres  
75+/- Acres 2nd Leaf Almonds  
Corning, CA



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## Property Information

|                            |   |
|----------------------------|---|
| Location:                  | From Interstate 5 take the Corning Road Exit. Go West for 6.1 Miles. Go Left onto Glenn Road for 1.0 Miles. Property will be on the left hand side of the road.   |
| APN#:                      | Tehama County Assessor Parcel Numbers: 061-330-034, 041, 042, 043, 044, 045   |
| Use:                       | 75+/- Acres of Almonds: 50% Nonpareil, 25% Monterey, 25% Aldrich on a 12x21 Spacing on Krmsk rootstock<br><br>210+/- Acres of open ground suitable for orchard development<br><br>8+/- Acres Home & Shop in a Life Estate belonging to the previous owner |
| Soils:                     | The entire farm is comprised of primarily Class II – IV Soils. Please review the attached soils map for more information. Soils are similar to those with other high producing almond orchards in Tehama County   |
| Water:                     | There is one agricultural well on the subject property<br><br>The well produces 800gpm<br><br>The almond orchard is irrigated via micro sprinklers and irrigates in 3 sets  |
| Leases:                    | There are no leases on the property.  |
| Oil, Gas & Mineral Rights: | All of the oil, gas, and mineral rights owned by the seller on the subject property will transfer to the buyer at the close of escrow   |



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|           |  |
|-----------|--|
| Taxes:    | The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.   |
| Prices:   | \$3,995,000  |
| Terms:    | Cash at the close of escrow  |
| Comments: | 1st class young almond orchard with plenty of room to expand. Almond orchard is in its 2nd leaf with proven varieties planted by growers with exceptional existing orchards. The remainder of the ranch is relatively flat and will make for a great orchard someday. Please call 530-666-7000 Charter Realty for a private showing today! |

2nd leaf almond orchard in June of 2018



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Perfectly Uniform 2nd Leaf Almond Orchard



Wheat crop in January of 2018. Remaining acreage is mostly flat and easily plantable





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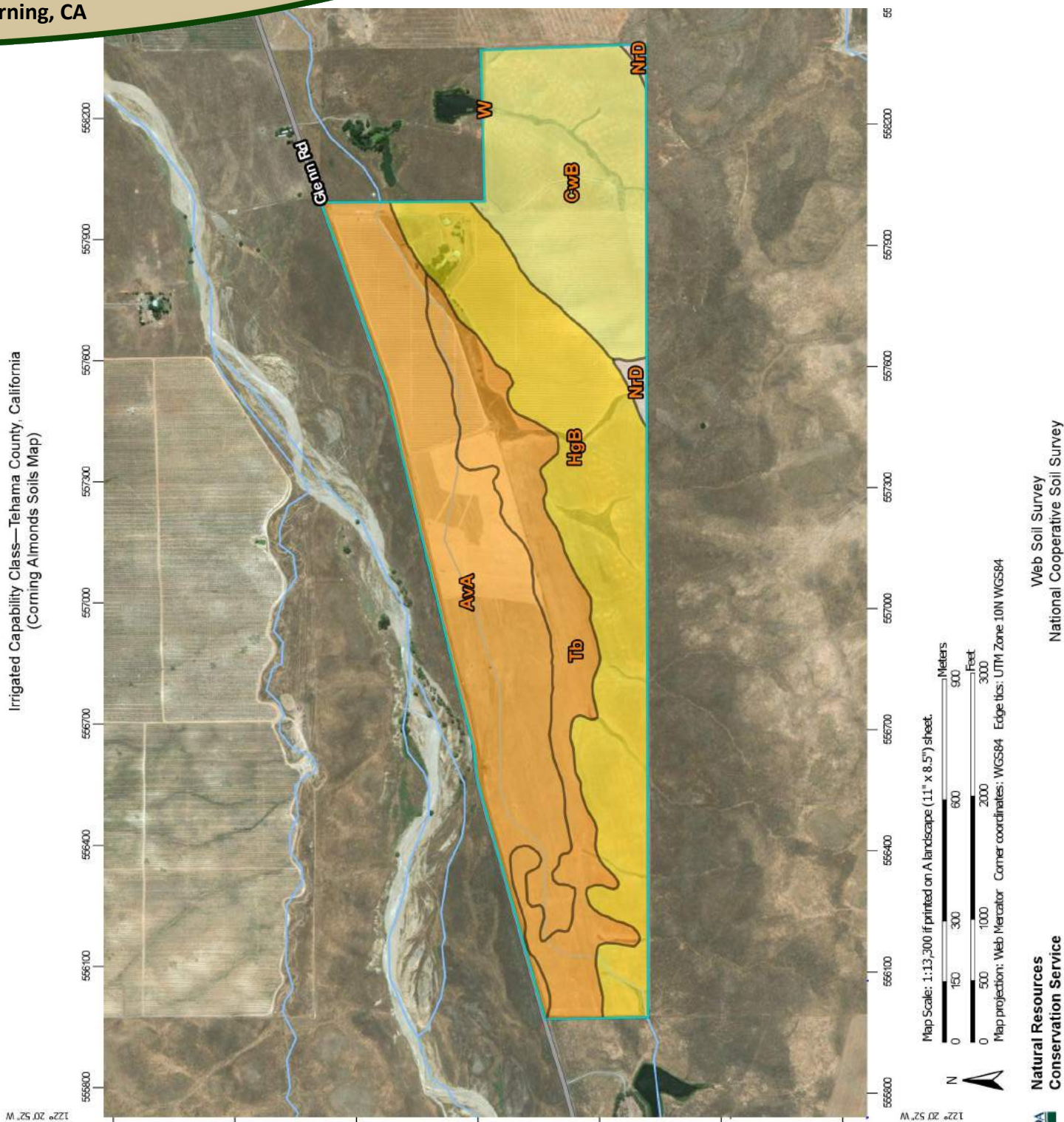
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Well is equipped with variable speed drive motor and a spin clean filter.

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Irrigated Capability Class—Tehama County, California  
(Corning Almonds Soils Map)

## MAP LEGEND

|                               |  |                            |
|-------------------------------|--|----------------------------|
| <b>Area of Interest (AOI)</b> |  | Capability Class - III     |
| Area of Interest (AOI)        |  | Capability Class - IV      |
| <b>Soils</b>                  |  | Capability Class - V       |
| <b>Soil Rating Polygons</b>   |  | Capability Class - VI      |
| Capability Class - I          |  | Capability Class - VII     |
| Capability Class - II         |  | Capability Class - VIII    |
| Capability Class - III        |  | Not rated or not available |
| Capability Class - IV         |  |                            |
| Capability Class - V          |  | <b>Water Features</b>      |
| Capability Class - VI         |  | Streams and Canals         |
| Capability Class - VII        |  |                            |
| Capability Class - VIII       |  | <b>Transportation</b>      |
| Not rated or not available    |  | Rails                      |
|                               |  | Interstate Highways        |
| <b>Soil Rating Lines</b>      |  | US Routes                  |
| Capability Class - I          |  | Major Roads                |
| Capability Class - II         |  | Local Roads                |
| Capability Class - III        |  |                            |
| Capability Class - IV         |  | <b>Background</b>          |
| Capability Class - V          |  | Aerial Photography         |
| Capability Class - VI         |  |                            |
| Capability Class - VII        |  |                            |
| Capability Class - VIII       |  |                            |
| Not rated or not available    |  |                            |
| <b>Soil Rating Points</b>     |  |                            |
| Capability Class - I          |  |                            |
| Capability Class - II         |  |                            |

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

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 11, Sep 14, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 21, 2015—Oct 18, 2016

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.

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| Map unit symbol             | Map unit name  | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|--|--------|--------------|----------------|
| AvA                         | Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17 | 2      | 85.4         | 28.7%          |
| CwB                         | Corning gravelly loam, 0 to 6 percent slopes, MLRA 17  | 4      | 63.8         | 21.4%          |
| HgB                         | Hillgate loam, 3 to 8 percent slopes                   | 3      | 93.1         | 31.3%          |
| NrD                         | Newville gravelly loam, 10 to 30 percent slopes        |        | 2.4          | 0.8%           |
| Tb                          | Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17   | 2      | 52.9         | 17.8%          |
| W                           | Water  |        | 0.1          | 0.0%           |
| Totals for Area of Interest |  |        | 297.6        | 100.0%         |



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## 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

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