

Blackburn Ranch

75.64+/- Acres
Almond Orchard
Corning, CA

CHARTER REALTY

www.CharterFarmRealty.com
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Property Information

Location:	From Interstate 5 take the Solano Street Exit. Go East for 1.0 Miles. Make a left on 3rd Street. Go for 0.7 miles. The orchard will be on the left side of the road. NO TRESSPASSING! SHOWN BY APPOINTMENT ONLY!!!
APN#'s & Zoning:	<p>Tehama County APN#s: 069-150-040, 069-150-041, 069-150-042, 069-150-043, 069-150-044, 069-150-053, 069-150-054, 069-150-072</p> <p>The majority of the property is zoned R1 with 10.32+/- acres zoned R4. R1 is zoned for single family residential homes & R4 is for multi-family housing. Although it is perfectly fine to keep this property as an orchard indefinitely, there is upside residential development potential.</p>
Orchard:	<p>65.50+/- planted acres planted in 2018 on a 21x14 spacing with the following varieties & rootstocks</p> <p>5/8 Nonpareil on Krymsk, 1/8 Aldrich on Krymsk, 1/4 Monterey on Krymsk</p>
Irrigation:	<p>The orchard is irrigated with a 460 ft deep 12" well. It is irrigated via micro sprinklers and irrigates in 2 sets.</p> <p>The irrigation system is equipped with wiseconn remote technology and can be operated from the owners cell phone.</p> <p>Approximately 1/3 of the property is located in Corning Water District. There is a stub up, and the irrigation system is designed to utilize district water, but the current owner has not made the connection as the well water is sufficient for the orchards irrigation needs.</p>
Home & Shop:	<p>3 bedroom 1.5 bathroom 1,080 Sqft Home that has been recently remodeled</p> <p>Shop has electricity and a separate room to store chemicals.</p>
Leases:	The orchard is operated by the owner and custom farmers. There are no leases on the property, but the buyer can operate this orchard remotely with the help of some local custom farmers.
Oil, Gas, & Mineral Rights:	Any 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 taxes will be approximately 1% of the sales price.
Price:	\$2,755,400
Terms:	Cash at the close of escrow
Comments:	1st class almond orchard with upside residential development potential. This orchard is entering its 6th leaf and the beginning of its economic life. The trees are in very good shape, the orchard drains properly, and is uniform. This is one of few high quality almond orchards to come on the market. In addition to the orchard the home & shop can either add additional income or give the new buyer a place to stay. Please call Charter Realty for a private showing today!

Almond Orchard in February of 2022



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1,080 Sqft Home With A Recent Interior Remodel



Shop, Chemical Storage & Lien Tu



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Well, Filter, Fertilizer Injection System, and Wiseconn Remote Technology

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Irrigated Capability Class—Tehama County, California
(Blackburn Ranch)




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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.

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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.

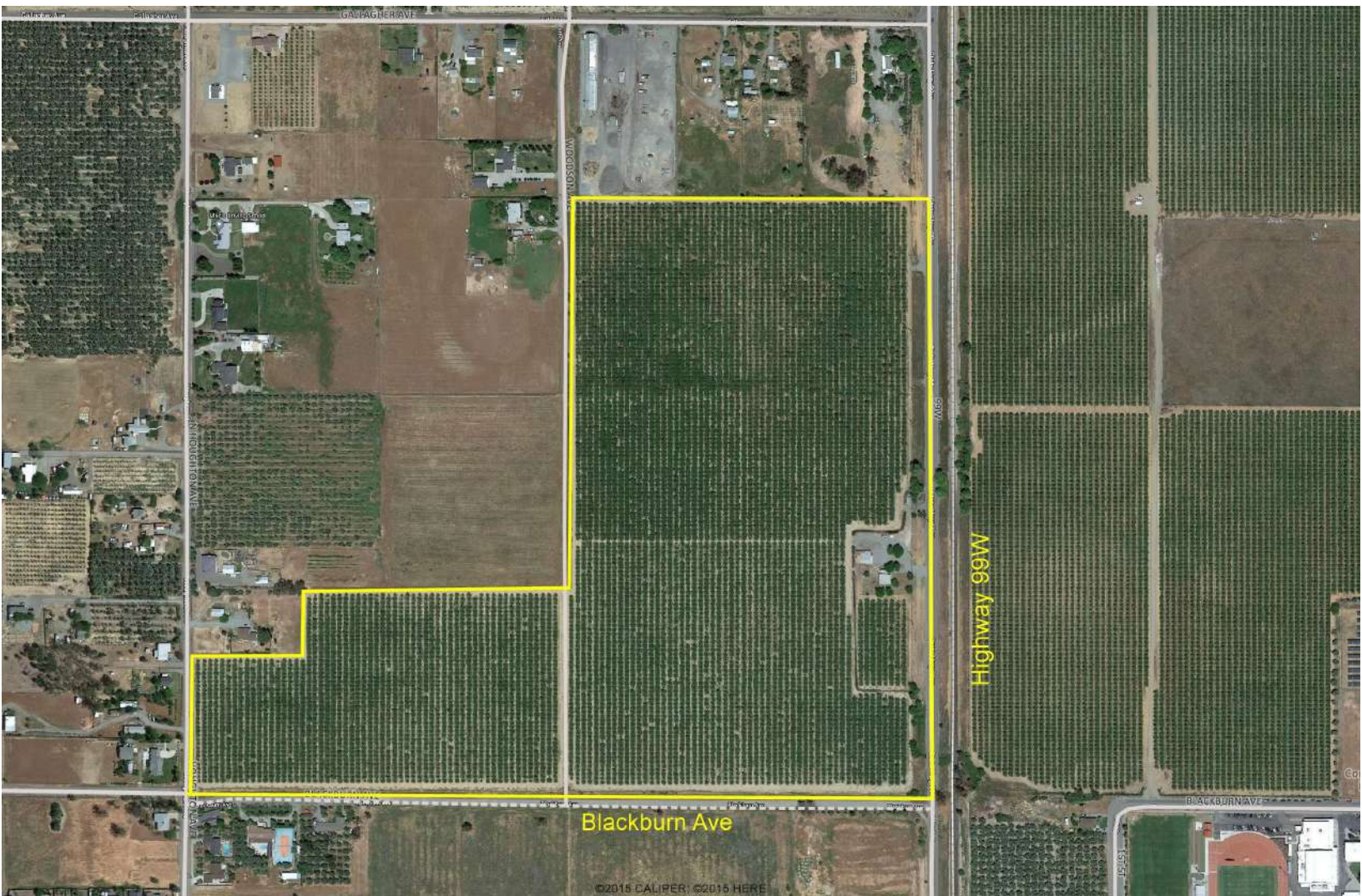
Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial

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