Corning 35

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

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

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

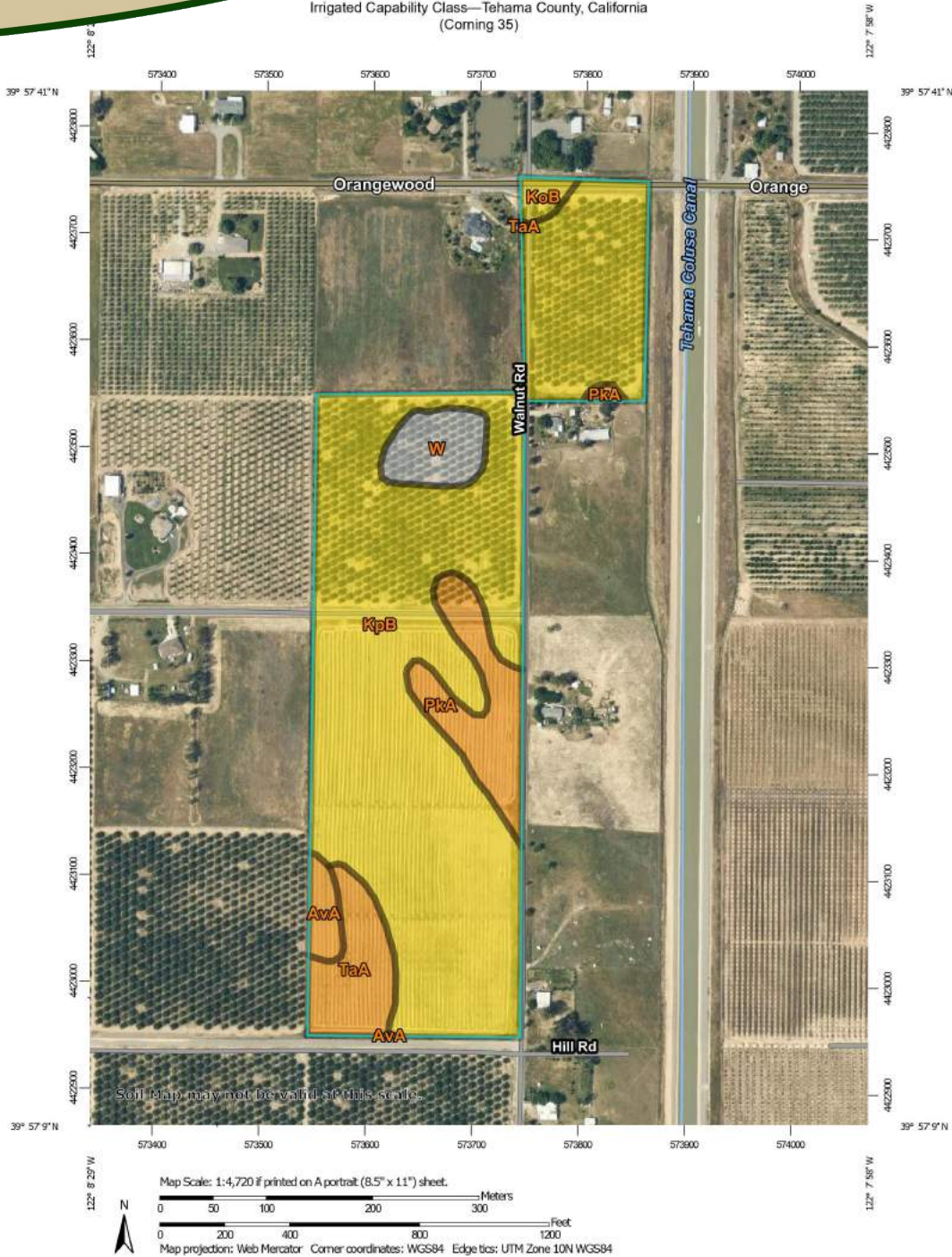**39.59+/- Acres**
Almond & Walnut Orchard
Corning, CA

Property Information

Location:	From Interstate 5 North of Corning, CA take Exit 633 for Finnell Ave. Go East on Finnell Ave for 1.0 miles. Make a left on Hwy 99W for 0.3 Miles. Go Right on Orangewood Road for 2.3 miles. The subject property will be on the right hand side of the road at the intersection of Orangewood Road and Walnut Road.
APN#:	Tehama County APN#'s: 067-270-070, 067-270-056, 067-270-086, 067-270-069
Use:	15.59+/- Acres 8th Leaf Chandlers on Paradox rootstock 26 x 26 Spacing 20+/- Acres 1st Leaf Independent Almonds on Krymsk Rootstock 20 x 13 Spacing 4 Legal Parcels
Soils:	The entire farm is comprised of primarily Class II & III Soils. Please review the attached soils map for more information.
Water:	There is 1 deep water well on the subject property. The walnut orchard is irrigated via a solid set sprinkler system. The almond orchard is irrigated via micro-sprinklers.
Leases:	There are no leases on the subject property
Oil, Gas & Mineral Rights:	The oil, gas, and mineral rights on the subject property owned by the seller will transfer to the buyer at the close of escrow.

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

Property Information

Taxes:	The property is NOT enrolled in the Williamson Act. The property taxes will be approximately 1% of the sales price at the close of escrow.
Prices:	$978,725 or $27,500 per acre
Terms:	Cash at the close of escrow
Comments:	Producing Chandler Walnut Orchard and a 1st leaf Independent Almond Orchard. This orchard is at the beginning of its economic life! With 4 legal parcels it also has the potential for a couple of nice homesites. Orchards of this quality and price range rarely come on the market! Please call Charter Realty for more info!

1st Leaf Independent Almond Orchard

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

Deep Water Well

8th Leaf Walnut Orchard

Corning 35

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

8th Leaf Walnut Orchard With Aggressive New Growth

Corning 35

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

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

Irrigated Capability Class—Tehama County, California
(Corning 35)

Map Scale: 1:4,720 if printed on A portrait (8.5" x 11") sheet.

Meters
0   50   100   200   300

Feet
0   200   400   800   1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/7/2020
Page 1 of 5

Corning 35

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

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

Irrigated Capability Class—Tehama County, California
(Corning 35)

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 14, Jun 1, 2020

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

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

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.

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

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	0.6	1.8%
KoB	Kimball gravelly loam, 3 to 8 percent slopes	3	0.4	1.1%
KpB	Kimball loam, 3 to 8 percent slopes	3	27.8	78.2%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	2.9	8.3%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	2.2	6.3%
W	Water		1.5	4.3%
Totals for Area of Interest			**35.5**	**100.0%**

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

Corning 35

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

15.59+/- Acres 8th Leaf Chandler Walnuts

20+/- Acres 1st Leaf Independent Almonds

Corning 35

39.59+/- Acres
Almond & Walnut Orchard
Corning, CA

©2015 CALIPER, ©2015 HERE