

# Persian Ranch

**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

337.48 +/- Acres  
Denny Prune Orchard  
Corning, CA



**CHARTER REALTY**



[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)

**(530) 666-7000**

# Persian Ranch



337.48 +/- Acres  
Denny Prune Orchard  
Corning, CA

## Property Information

Location:	From Interstate 5 in Corning, CA. Take the Corning Road Exit. Go West for 7.5 miles. Property is on the south side of the road behind a locked gate.
APN#:	Tehama County Assessor Parcel Number: 061-260-011
Orchard:	Denny Prune Orchard. The plantings are as follows: 1/2 Ranch Planted Potted Trees Oct 2014: Denny Prunes, M40 rootstock 17x14 Spacing 1/2 Ranch Planted Potted Trees Nov 2015: Denny Prunes, 29C rootstock 17x12 Spacing Yield History is Available to Qualified Buyers Upon Request.
Soils:	The soils are suitable for prunes. Please review the attached soils map.
Irrigation:	The orchard is irrigated by 2 deep water wells. The following are the well specs: Well #1: 564 feet deep, 240 Horse Power, 1400 Gallons Per Minute Well #2: 650 feet deep, 240 Horse Power, 1800 Gallons Per Minute Well #3: 569 feet deep (not in use, for backup only) tested at 850 Gallons Per Minute Water quality and test pump results are available upon request The orchard is irrigated by drip irrigation.
Leases:	The property is farmed by the owner and there are no leases
Oil, Gas & Mineral	The oil gas & mineral rights have been retained by previous owners of this property.

# Persian Ranch

**337.48 +/- Acres**  
**Denny Prune Orchard**  
**Corning, CA**

## Property Information

Taxes:	The property is enrolled in the Williamson Act. The property taxes will remain low at the close of escrow.
Prices:	\$5,729,000 or \$17,000 per acre
Terms:	Cash at the close of escrow
Comments:	This is a great young producing prune orchard. Prunes have quietly become one of California's most profitable crops. This is a high quality orchard and is one a few Prune Orchards to come on the market. Please call Charter Realty for a private showing today!

Beautiful Uniform Producing Prune Orchard



# Persian Ranch

337.48 +/- Acres  
Denny Prune Orchard  
Corning, CA

Well#1 with Diesel Motor & Sand Media Filters



Denny Prunes Leafing Out in March of 2024



# Persian Ranch

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

**337.48 +/- Acres**  
**Denny Prune Orchard**  
**Corning, CA**

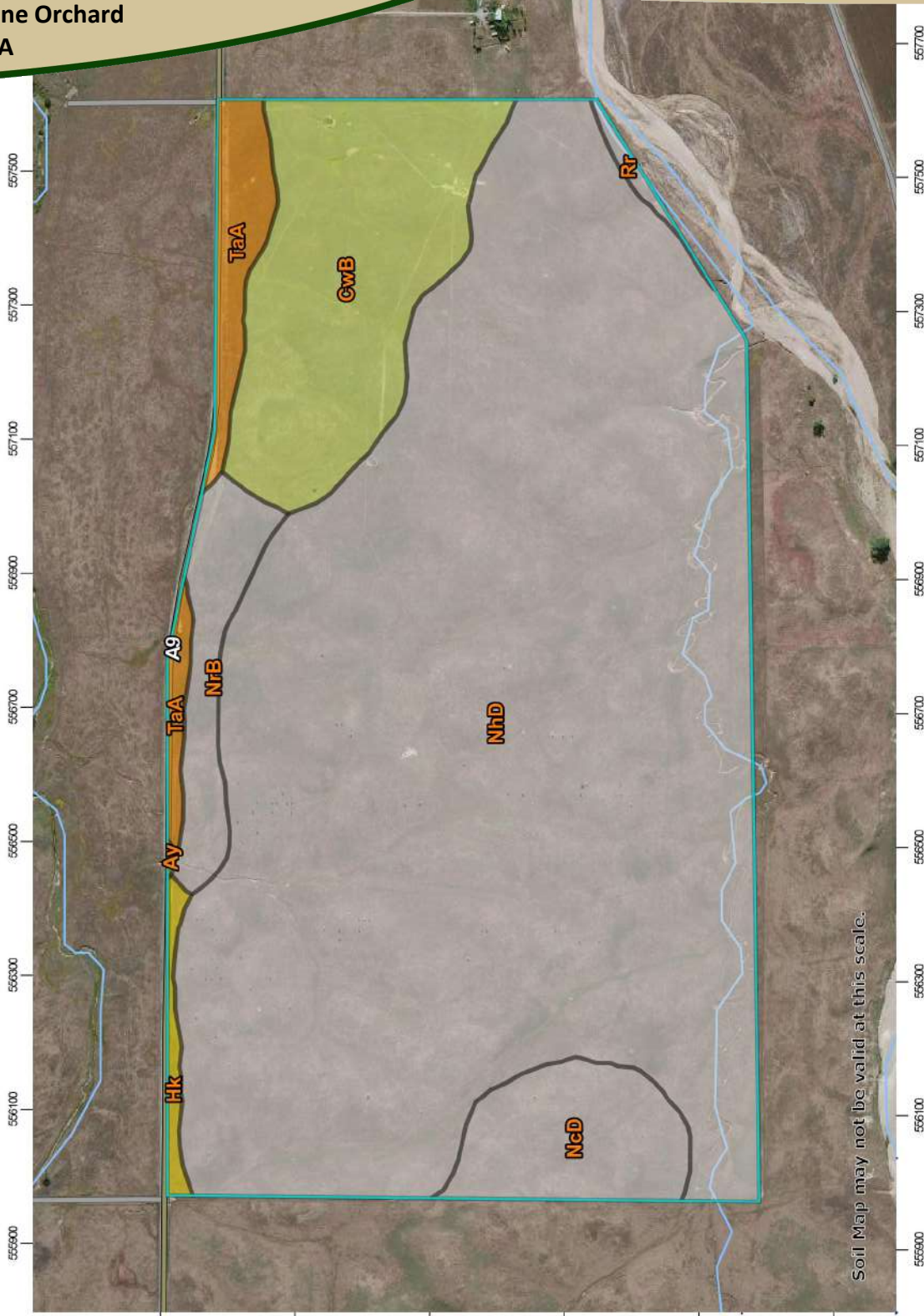


John Deere Diesel motor at one of the well sites. 1st class setup includes filter and fertilizer injection

# Persian Ranch

337.48 +/- Acres  
Denny Prune Orchard  
Corning, CA

Irrigated Capability Class—Tehama County, California



Soil Map may not be valid at this scale.

Map Scale: 1:9,040 if printed on A landscape (11" x 8.5") sheet.



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




































Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

# Persian Ranch

**337.48 +/- Acres**  
**Denny Prune Orchard**  
**Corning, CA**

Irrigated Capability Class—Tehama County, California

MAP LEGEND		MAP INFORMATION
<p><b>Area of Interest (AOI)</b></p> <p> Area of Interest (AOI)</p> <p><b>Soils</b></p> <p><b>Soil Rating Polygons</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Lines</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> <li> Capability Class - III</li> <li> Capability Class - IV</li> <li> Capability Class - V</li> <li> Capability Class - VI</li> <li> Capability Class - VII</li> <li> Capability Class - VIII</li> <li> Not rated or not available</li> </ul> <p><b>Soil Rating Points</b></p> <ul style="list-style-type: none"> <li> Capability Class - I</li> <li> Capability Class - II</li> </ul>		<p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p><b>Water Features</b></p> <p> Streams and Canals</p> <p><b>Transportation</b></p> <ul style="list-style-type: none"> <li> Rails</li> <li> Interstate Highways</li> <li> US Routes</li> <li> Major Roads</li> <li> Local Roads</li> </ul> <p><b>Background</b></p> <p> Aerial Photography</p>
		<p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <p><b>Warning:</b> Soil Map may not be valid at this scale.</p> <p>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.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service                  Web Soil Survey URL:                  Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Tehama County, California                  Survey Area Data: Version 10, Sep 13, 2016</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Jun 12, 2010—Jun 15, 2011</p> <p>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.</p>

# Persian Ranch



337.48 +/- Acres  
 Denny Prune Orchard  
 Corning, CA

## Irrigated Capability Class

Irrigated Capability Class— Summary by Map Unit — Tehama County, California (CA645)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	0.1	0.0%
CwB	Corning gravelly loam, 3 to 8 percent slopes	4	39.9	12.0%
Hk	Hillgate gravelly loam, 0 to 3 percent slopes	3	2.2	0.7%
NcD	Nacimiento-Altamont complex, 10 to 30 percent slopes		15.4	4.6%
NhD	Nacimiento-Newville complex, 10 to 30 percent slopes		252.2	76.1%
NrB	Newville gravelly loam, 3 to 10 percent slopes		10.6	3.2%
Rr	Riverwash		1.1	0.3%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	10.0	3.0%
<b>Totals for Area of Interest</b>			<b>331.4</b>	<b>100.0%</b>



# Persian Ranch

**337.48 +/- Acres**  
**Denny Prune Orchard**  
**Corning, CA**

## 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

49

Block #1 17x14 Spacing  
Planted in 2014

Well#1

Block #2 17x12 Spacing  
Planted in 2015

Well#2

# Persian Ranch

**CHARTER REALTY**

www.CharterFarmRealty.com

**(530) 666-7000**

**337.48 +/- Acres**  
**Denny Prune Orchard**  
**Corning, CA**

