

# Corning Rd Ranch

**CHARTER REALTY**  
  
[www.CharterFarmRealty.com](http://www.CharterFarmRealty.com)  
**(530) 666-7000**

**337.48 +/- Acres**  
**French Prune Orchard**



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## 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:                   | Property is planted to a young prune orchard. The plantings are as follows:<br><br>1/2 Ranch Planted Potted Trees Oct 2014: Denny Prunes, M40 rootstock 17x14 Spacing<br><br>1/2 Ranch Planted Potted Trees Nov 2015: Denny Prunes, 29C rootstock 17x12 Spacing<br><br>Property was deep ripped 2 ways and incorporated compost & lime into tree rows prior to planting. Full development procedures are available 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:<br><br>Well #1: 564 feet deep, 240 Horse Power, 1400 Gallons Per Minute<br><br>Well #2: 650 feet deep, 240 Horse Power, 1800 Gallons Per Minute<br><br>Well #3: 569 feet deep (not in use, for backup only) tested at 850 Gallons Per Minute<br><br>Water quality and test pump results are available upon request<br><br>The orchard is irrigated by drip irrigation. |
| Leases:                    | The property is farmed by the owner and there are no leases                                                                                                                                                                                                                                                                                                                                                                                              |
| Oil, Gas & Mineral Rights: | The oil gas & mineral rights have been retained by previous owners of this property.                                                                                                                                                                                                                                                                                                                                                                     |

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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:   | \$5,500,000 or \$16,298 per acre                                                                                                                                                                                                                         |
| Terms:    | Cash at the close of escrow                                                                                                                                                                                                                              |
| Comments: | This is a great young 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! |

These young trees are interplanted with a cover crop. This helps prevent erosion during the winter months



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1/2 the orchard was planted in the fall of 2015. They were pruned shortly before this photo was taken



The other half of the orchard was planted in the fall of 2014. These tree are uniform, vigorous and will soon be coming into production



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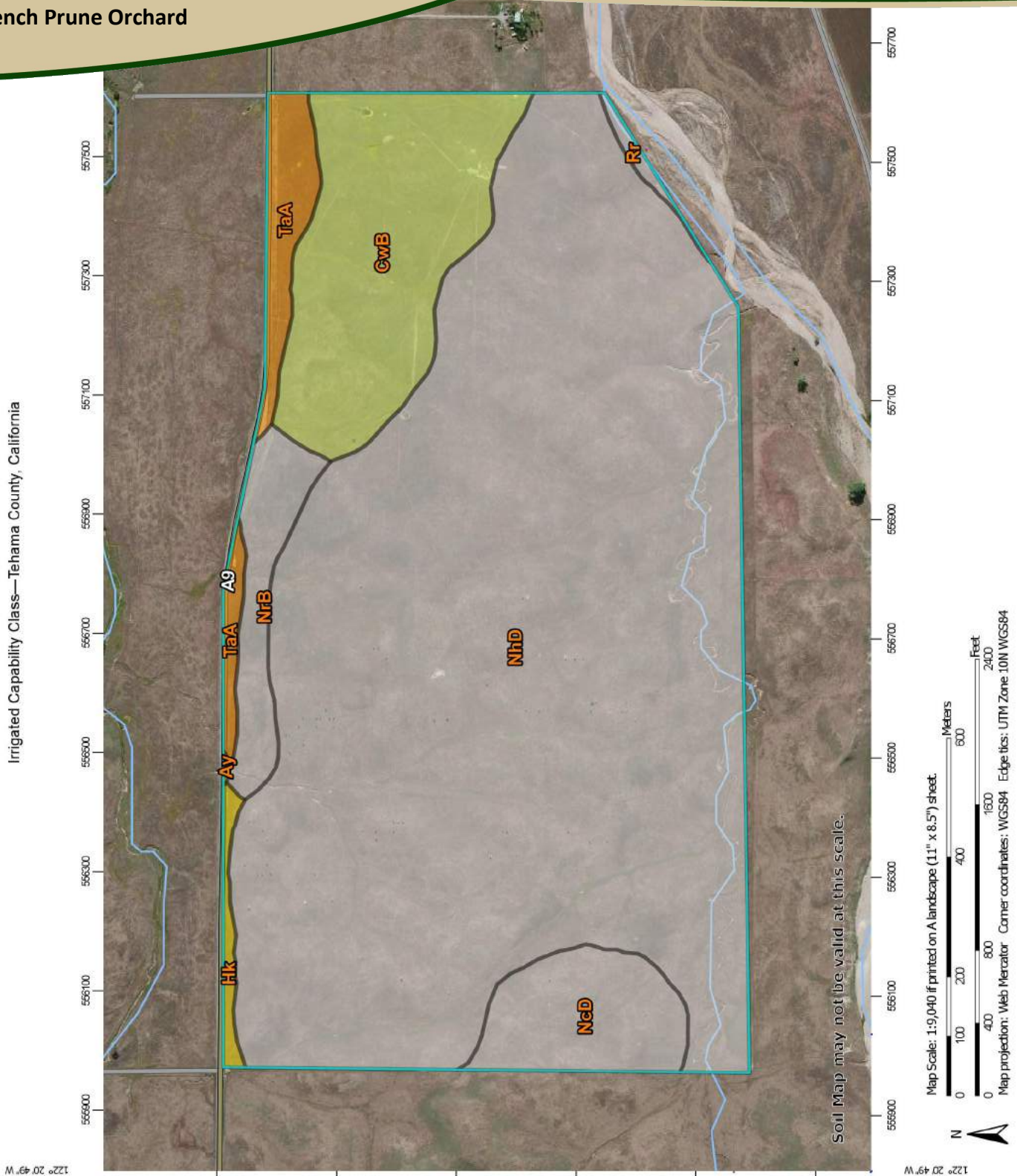


New John Deere Diesel motor at one of the well sites. 1st class setup includes filter and fertilizer injection.

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Irrigated Capability Class—Tehama County, California



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Irrigated Capability Class—Tehama County, California

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

## 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 10, Sep 13, 2016

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

Date(s) aerial images were photographed: Jun 12, 2010—Jun 15, 2011

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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## 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>  |

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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.

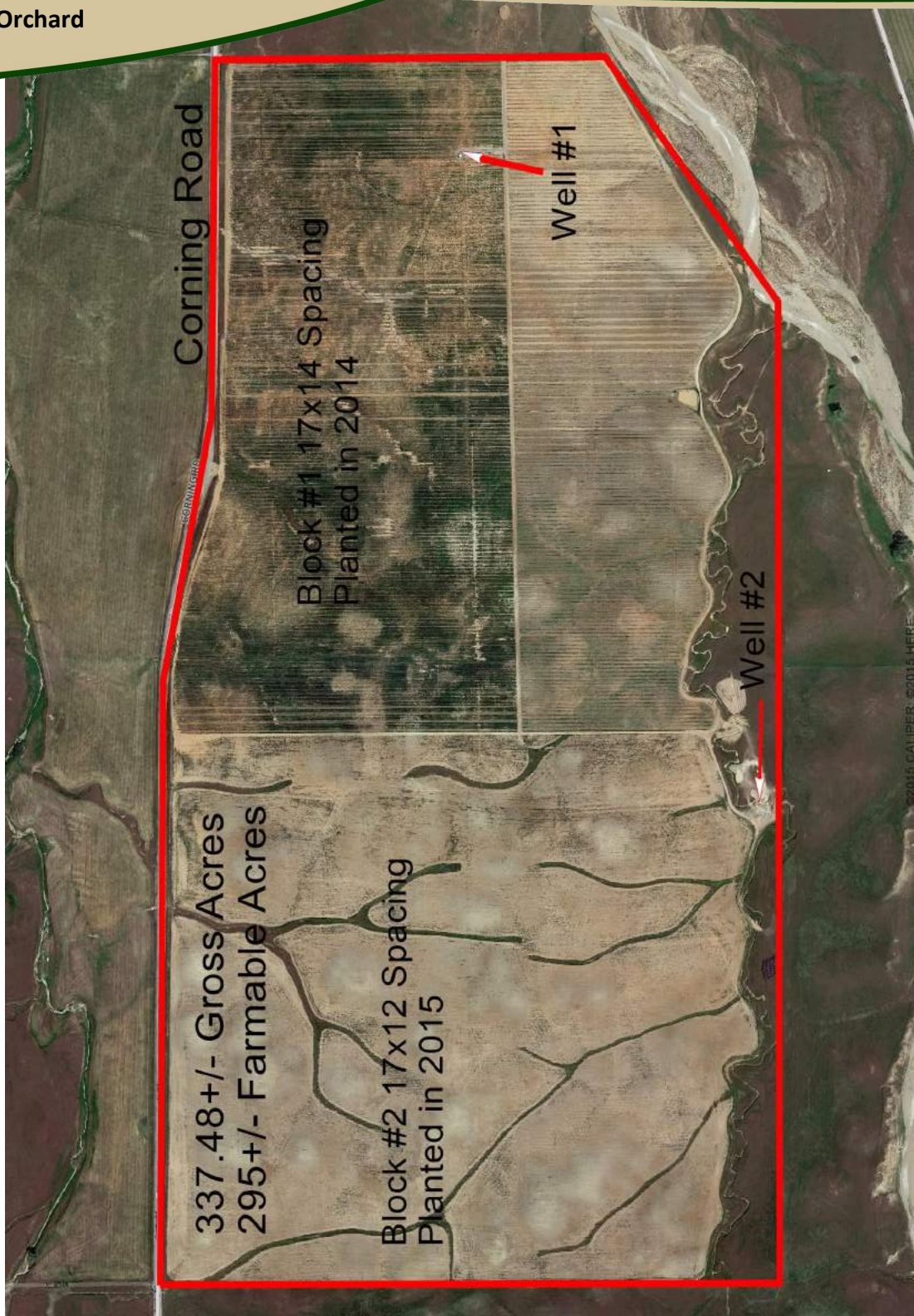
## Rating Options

*Aggregation Method:* Dominant Condition

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