



PRESENTED BY



1,686 ACRES – EUCALYPTUS, ALMONDS, IRRIGATION WELLS
BLACK BUTTE ROAD, CORNING, CA 96021



- » 1,686 deeded acres.
- » Located within an Opportunity Zone.
- » 112 acres planted to almonds in 2018.
- » Varieties include Nonparell, Monterey and Bennet.
- » Almond productions is estimated at 2,500 lbs per acre.
- » Multiple outbuildings and various improvements.
- » 5 contiguous parcels, 9 irrigation wells.

1,686 +/- Acres Eucalyptus - Almonds - Irrigation Wells

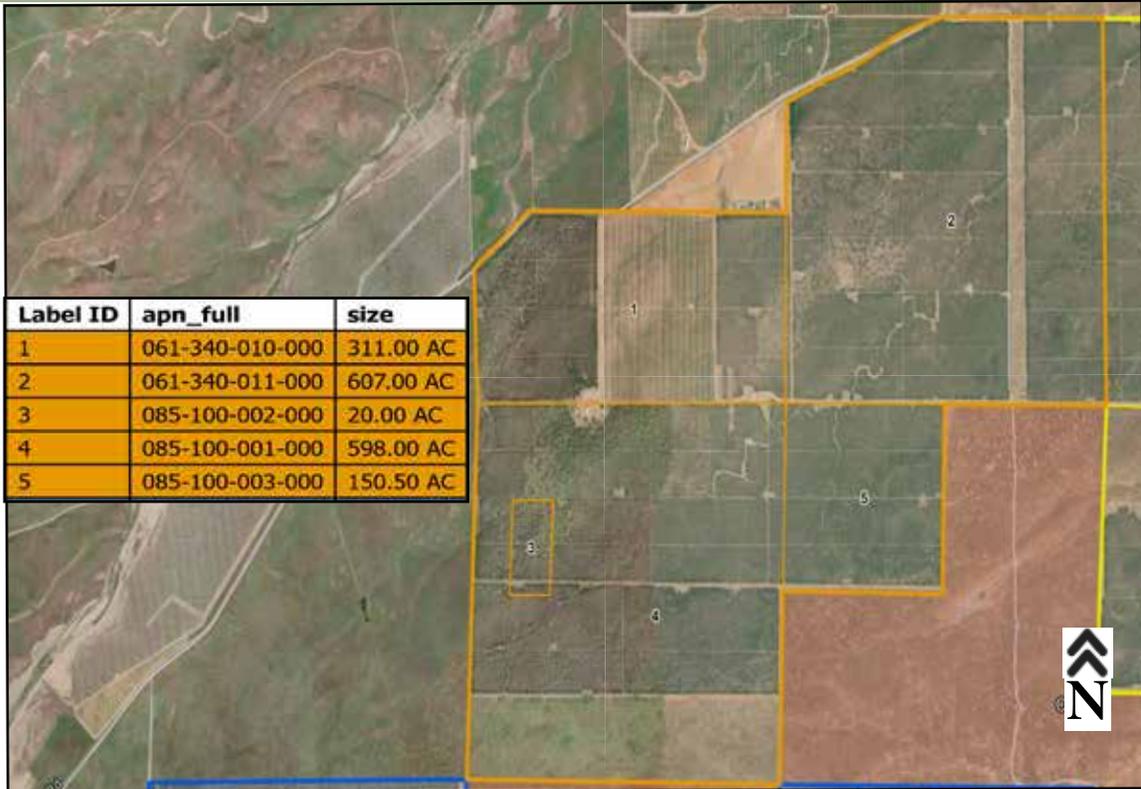


1,686 +/- Acres Eucalyptus - Almonds - Irrigation Wells

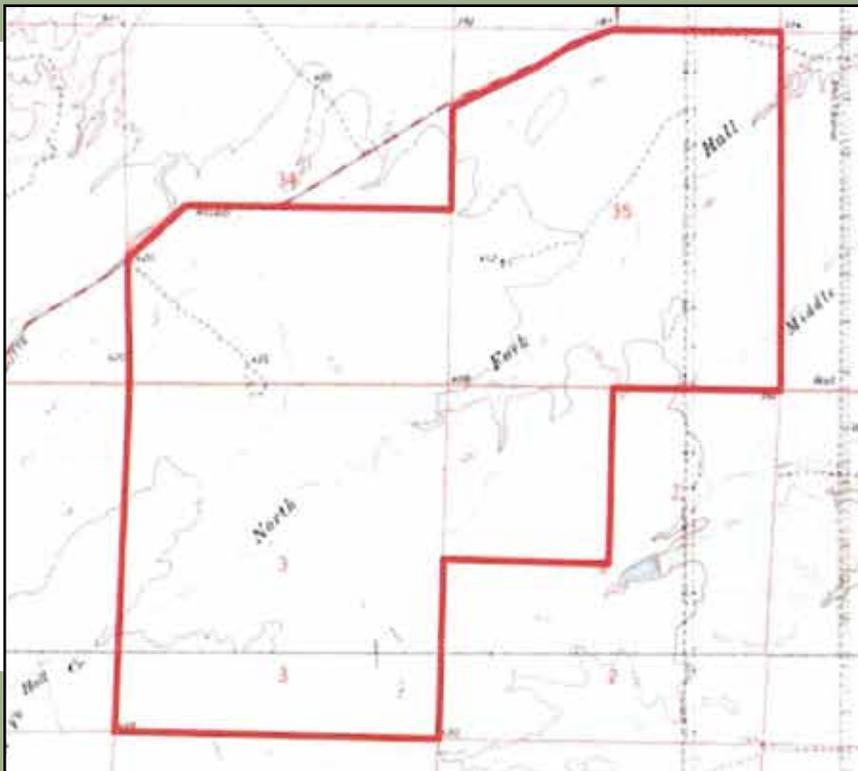


Property Maps

Parcels location has access to nearly 1/2 mile of Black Butte Road Frontage.



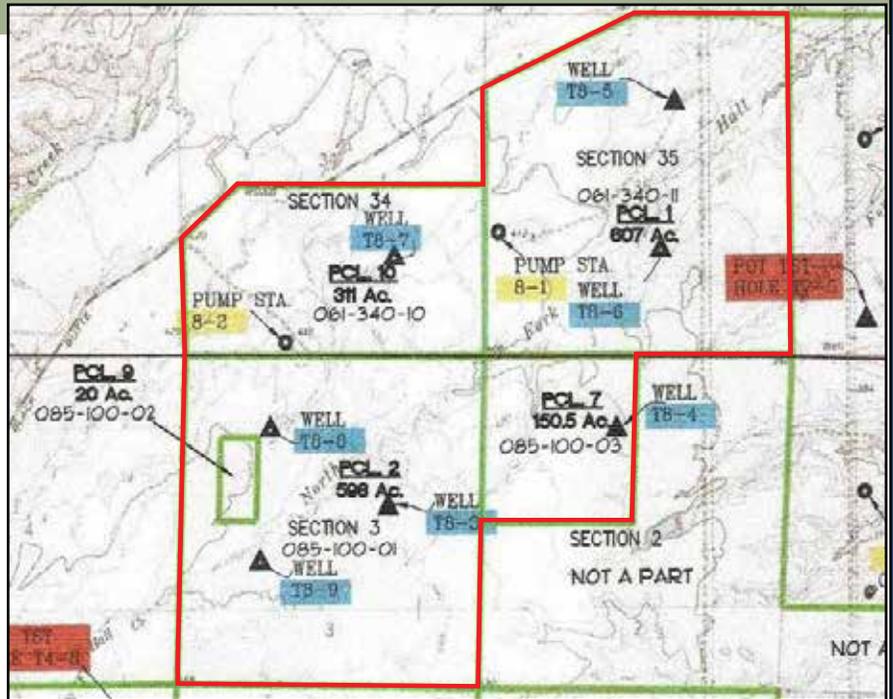
Parcel Map



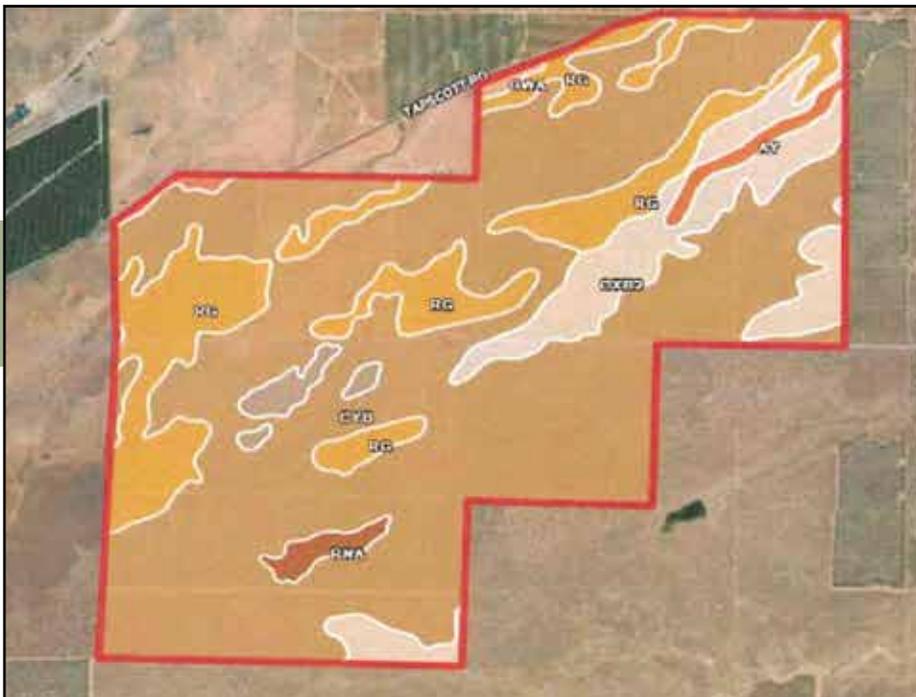
Topography Map

Well Map

- » 9 Irrigation Wells
- » 2 Pump Stations
- » 8-1 Supplies Orchard



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CyB	Corning-Redding gravelly loams, 0 to 5 percent slopes	1146.56	68.09	0	24	4e
Rg	Red Bluff gravelly loam, 0 to 3 percent slopes	293.78	17.45	0	42	3s
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	174.37	10.36	0	25	4e
Rb	Red Bluff loam, 0 to 3 percent slopes, MLRA 17	21.51	1.28	0	36	3s
Ay	Arbuckle gravelly loam, clayey substratum, channeled	19.65	1.17	0	26	3s
RnA	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	16.48	0.98	0	25	4s
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	6.37	0.38	0	34	3s
CwA	Corning gravelly loam, 0 to 3 percent slopes, MLRA 17	5.1	0.3	0	30	4e

**WESTERN AGRICULTURAL SERVICES
AND
AG-LAND INVESTMENT BROKERS**

**1,686 Acres – Eucalyptus, Almonds, Irrigation Wells
Black Butte Road, Corning, CA 96021**

Property: 1.686 contiguous acres located off Black Butte Road, about 5 miles southwest of the Corning City limits, within the unincorporated Tehama County. The property consists of irrigated land primarily planted to Eucalyptus with a portion planted to producing almond orchard.

Location: This parcel group is located about 5 miles southwest of Corning with access to nearly 1/2 mile of Black Butte Road frontage.

Water: The land is within the Corning sub-basin of the Sacramento Valley groundwater basin designated as a high priority basin. It has 9 irrigation wells, 2 with pump stations. See attached irrigation well map.

Soils: Per Natural Resource Conservation Services nearly 80% of the soils are rated Class 4, the balance of the soils are rated as Class 3. The primary soil type is Corning-Redding gravelly loams, 0 to 5 percent slopes. See attached soils map.

Almonds: The orchard is planted on a 311 acre parcel, APN 061-340-010 located in the north west portion of this parcel group with frontage along Black Butte Road, a paved County road. Approx. 112 acres were planted in 2018, 50% Nonpareil, 25% Monterey, 25% Bennet all on Krymsk rootstock. Tree spacing is 14' x 24', 129 trees per acre on a U-hook trellis system, irrigation is by micro sprinkler. The almonds are planted on land formally used for eucalyptus production (eucalyptus removed in 2013). 2023 production is estimated at 2,500 meat pounds per acre.

Zoning: This parcel group is comprised of (5) contiguous assessor parcels. Zoning is AG-2, Agricultural – 20 acre minimum. Except for parcel number 085-100-003, the parcels are enrolled in the Williamson Act. Parcel number 061-340-011 located in the northeast portion of the group has frontage along Black Butte Road. See attached schedule of Assessor Parcel Numbers.

Opportunity Zone: 1 of 5 parcels within this group is currently within an Opportunity Zone. Buyers are advised to research if other parcels could be added to the Opportunity Zone and should consult with their tax advisor for potential benefits.

**WESTERN AGRICULTURAL SERVICES
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Mineral Rights: Oil, gas, mineral & water rights owned by Seller to transfer to Buyer.

Depreciation: Improvements such as the trees, wells and irrigations systems may offer prospective Buyer's deprecation advantages.

Comments: Sellers require all Buyers to be prequalified and sign Confidentiality and Non-Disclosure and Property Access Agreement. Additional acreage also available.

Showing: Call Listing Broker, 24-hour notice, Listing Broker to accompany

Listing Price: \$16,209,000 cash to Seller, \$ 9,611 /acre using 1,686 deeded acres

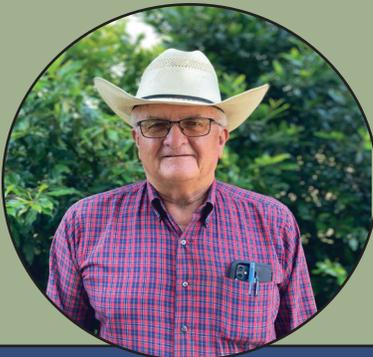
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