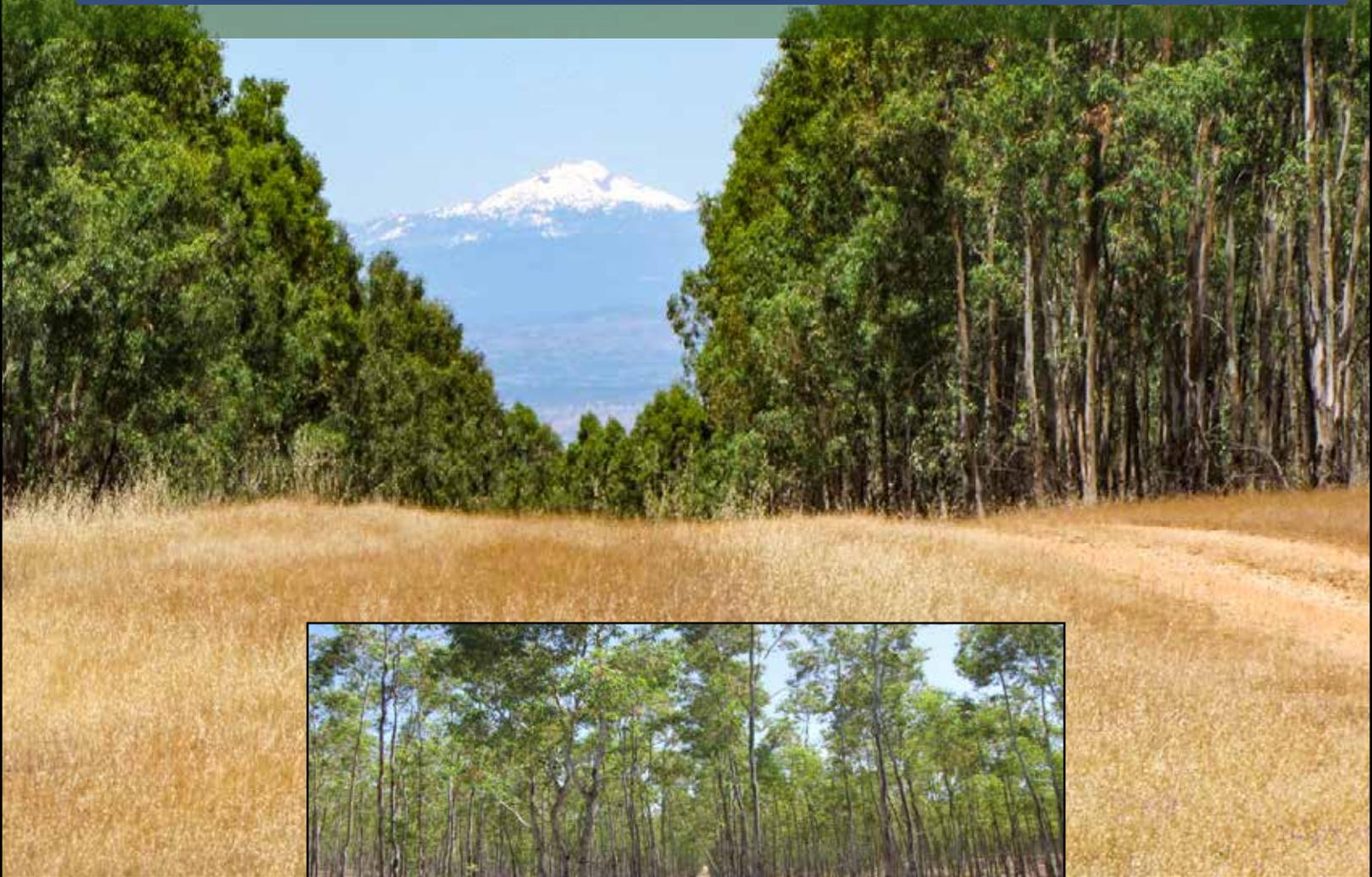




PRESENTED BY



5,069 ACRES – EUCALYPTUS, IRRIGATION WELLS  
BRANNIN ROAD, CORNING, CA 96021



- » 5,069 +/- acres of irrigated land planted to Eucalyptus.
  - » Located within an Opportunity Zone.
  - » 86% of the land is made up of class 4 soils.
- » Parcel includes 16 irrigation wells and 14 pump stations.
- » 10 out of 36 of the parcels are within the Williamson Act

# 5,069 +/- Acres Eucalyptus - Irrigation Wells



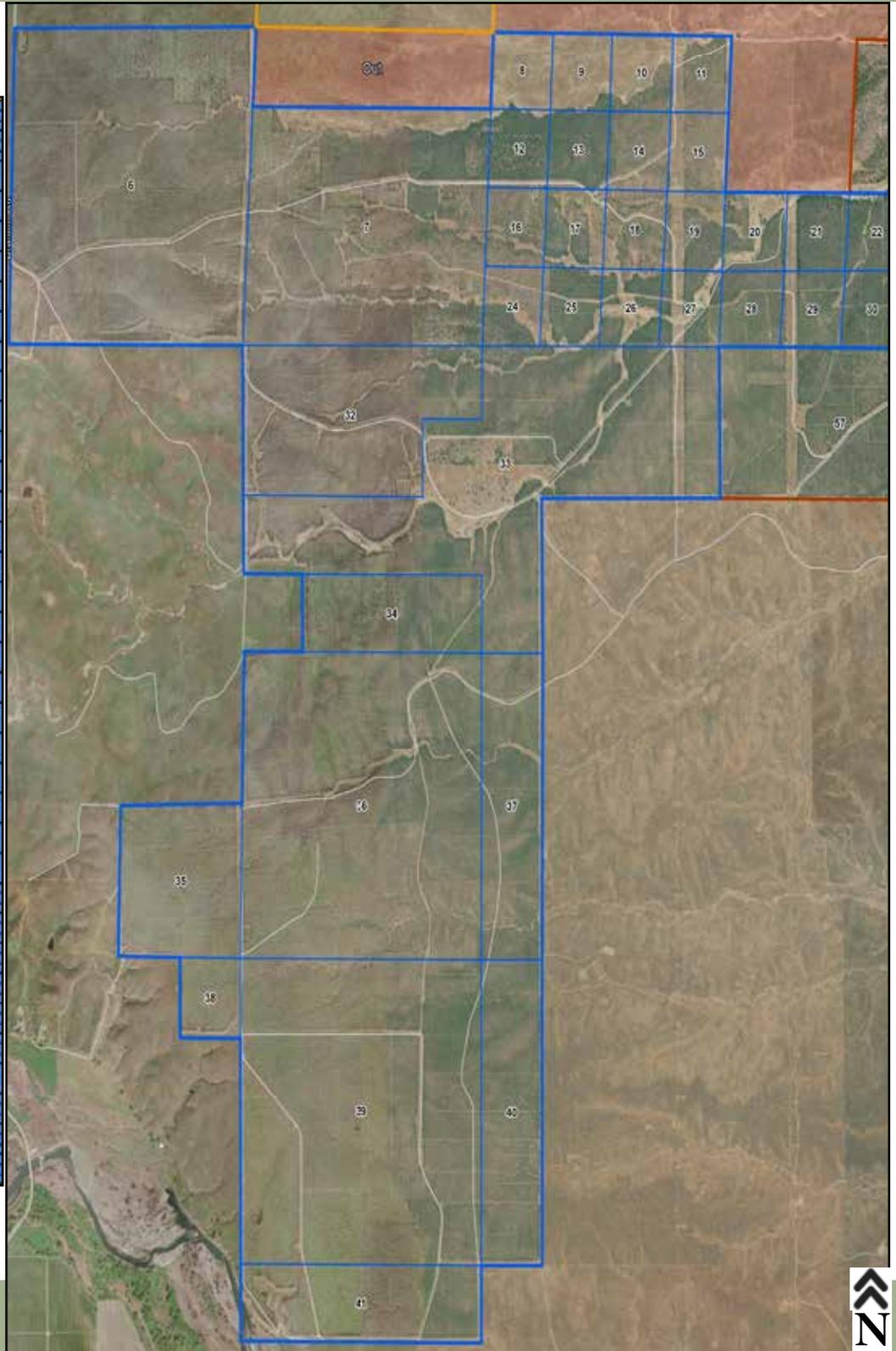
# 5,069 +/- Acres Eucalyptus - Irrigation Wells



# Property Maps

Parcels location has access to Brannin Rd and Black Butte Rd.

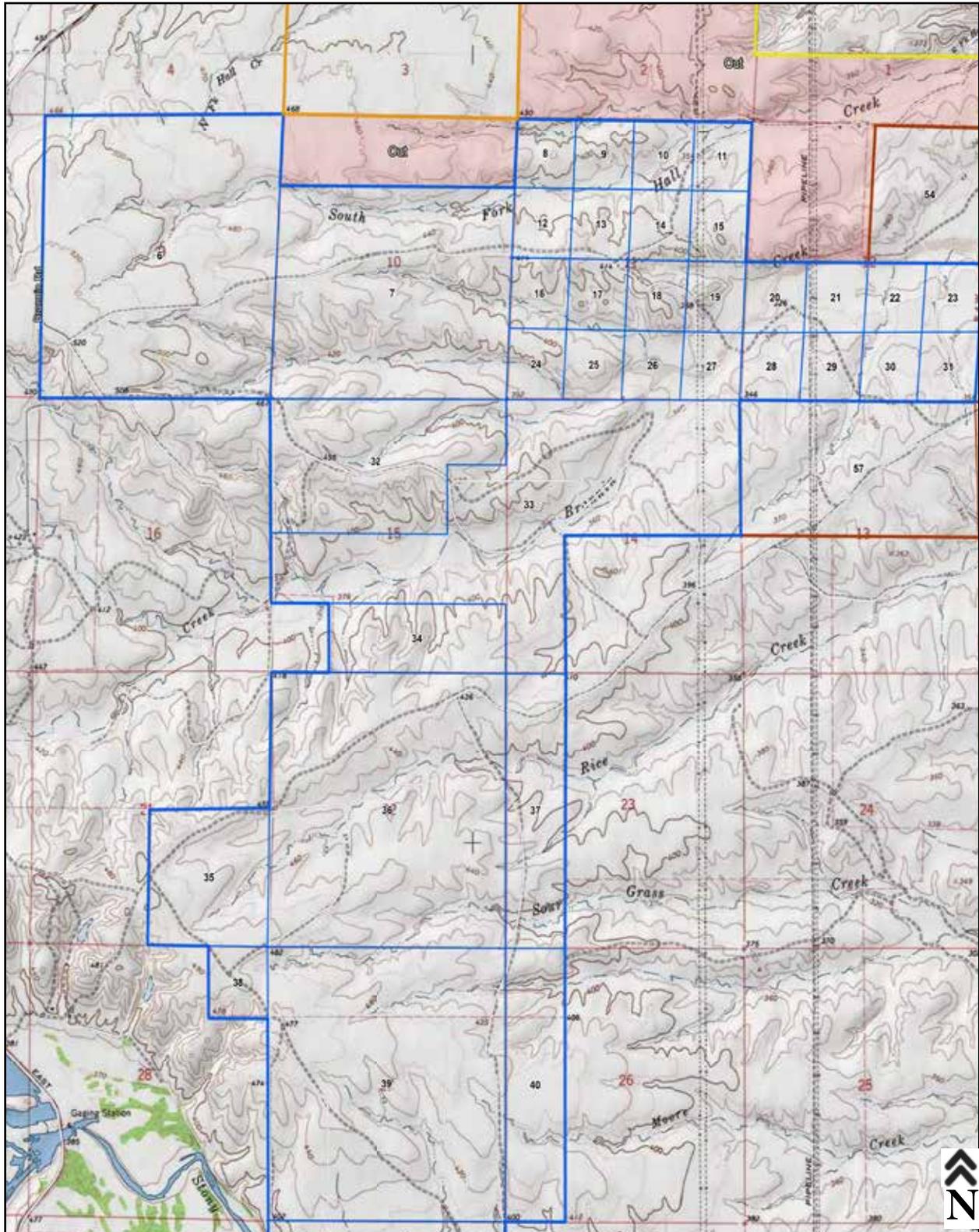
6	085-090-012-000	650.39 AC
7	085-100-008-000	488.04 AC
8	085-100-022-000	40.21 AC
9	085-100-030-000	40.21 AC
10	085-100-024-000	40.26 AC
11	085-100-033-000	40.26 AC
12	085-100-014-000	40.21 AC
13	085-100-018-000	40.21 AC
14	085-100-015-000	40.26 AC
15	085-100-026-000	40.26 AC
16	085-100-023-000	40.20 AC
17	085-100-031-000	40.20 AC
18	085-100-025-000	40.34 AC
19	085-100-036-000	40.35 AC
20	085-100-019-000	40.70 AC
21	085-100-021-000	40.70 AC
22	085-100-020-000	41.00 AC
23	085-100-029-000	41.01 AC
24	085-100-016-000	40.20 AC
25	085-100-032-000	40.20 AC
26	085-100-017-000	40.34 AC
27	085-100-037-000	40.35 AC
28	085-100-027-000	40.70 AC
29	085-100-034-000	40.70 AC
30	085-100-028-000	41.00 AC
31	085-100-035-000	41.01 AC
32	085-160-001-000	280.00 AC
33	085-160-002-000	600.00 AC
34	085-160-003-000	120.00 AC
35	085-150-014-000	160.00 AC
36	085-160-009-000	640.00 AC
37	085-160-010-000	160.00 AC
38	085-230-006-000	40.00 AC
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41	085-250-008-000	160.00 AC



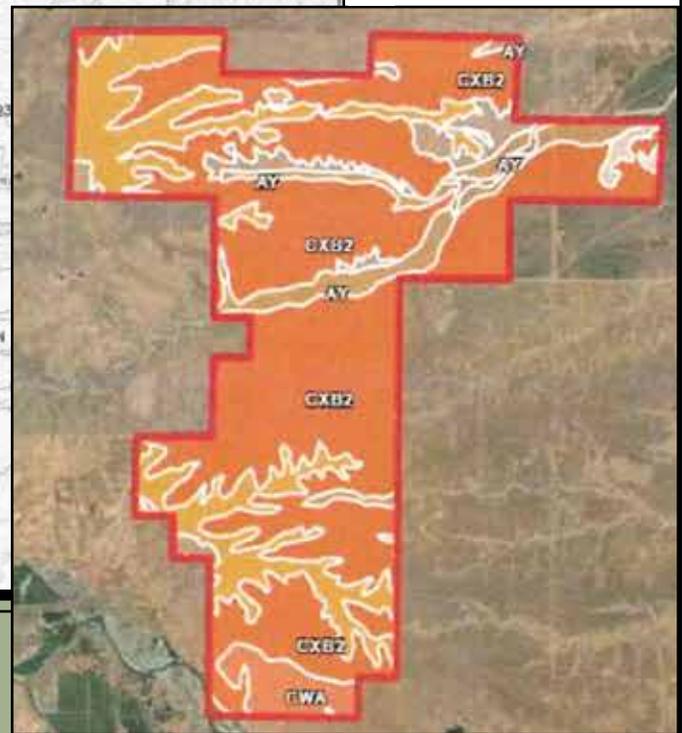
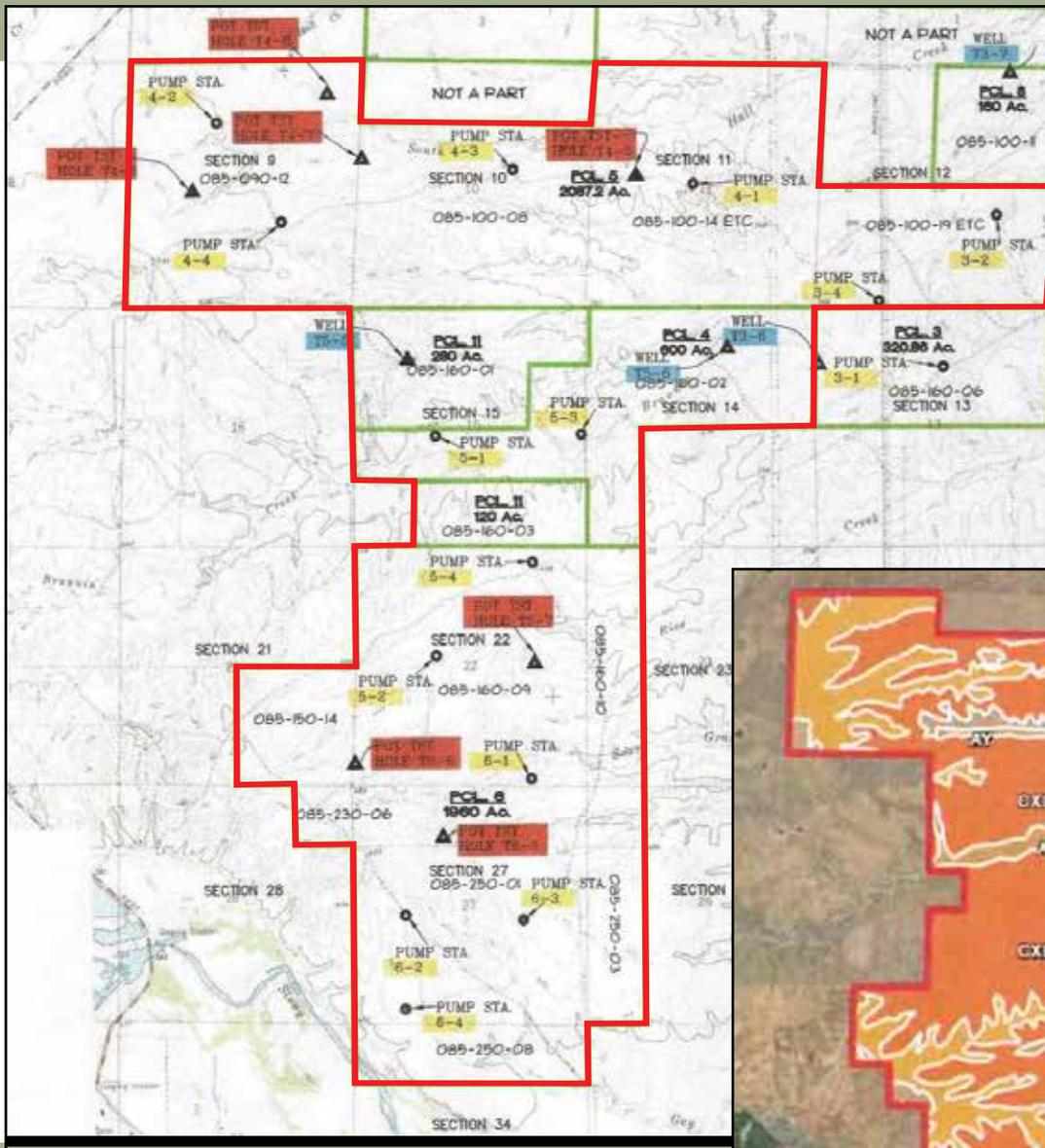
Parcel  
Map



# Topography Map



# Well Map



# Soils Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	3300.27	65.02	0	25	4e
Cy11	Corning-Redding gravelly loams, 0 to 5 percent slopes	908.86	17.91	0	24	4e
Ay	Arbuckle gravelly loam, clayey substratum, channeled	345.91	6.81	0	26	3s
NxD2	Newville gravelly loam, 10 to 30 percent slopes, eroded	257.38	5.07	0	17	6e
CwA	Corning gravelly loam, 0 to 3 percent slopes, MLRA 17	166.21	3.27	0	30	4e
Rb	Red Bluff loam, 0 to 3 percent slopes, MLRA 17	43.25	0.85	0	36	3s
Rv	Riverwash	33.39	0.66	0	-	6
Rg	Red Bluff gravelly loam, 0 to 3 percent slopes	8.48	0.17	0	42	3s
NxB2	Newville gravelly loam, 3 to 10 percent slopes, eroded	6.71	0.13	0	21	4e
NrE2	Newville gravelly loam, 30 to 50 percent slopes, eroded	5.38	0.11	0	5	6e

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

**5,069 Acres – Eucalyptus, Irrigation Wells  
Brannin Road, Corning, CA 96021**

**Property:** 5,069 contiguous acres located off Brannin Road of the Corning City limits, within the unincorporated Tehama County. The property consists of irrigated land primarily planted to Eucalyptus.

**Location:** This parcel group is located about 5 miles southwest of Corning.

**Water:** The land is within the Corning sub-basin of the Sacramento Valley groundwater basin designated as a high priority basin. It has 16 irrigation wells, 14 with pump stations. See attached well map.

**Soils:** Per Natural Resource Conservation Services nearly 86% of the soils are rated Class 4, 8% rated Class 3 soils with the balance rated Class 6 or higher. The primary soil type is Corning-Newville gravelly loams, 3 to 10 percent slopes. See attached soils map.

**Zoning:** This parcel group is comprised of (36) contiguous assessor parcels. Zoning is AG-2, Agricultural – 20 acre minimum. 10 of 36 parcels are enrolled with the Williamson Act. See attached schedule of Assessor Parcel Numbers.

**Opportunity Zone:** A portion of 1 of 36 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.

**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 depreciation advantages.

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

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

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

**Listing Price:** \$28,489,500 cash to Seller, \$5,619/acre using 5,069 deeded acres

**Listing Brokers:** *Western Agricultural Services*

P. O. Box 817, Fall River Mills, CA 96028

Jim Rickert, DRE 00476528, (530)949-1078

Kasey Stewart, DRE 01399535, (530)510-2150

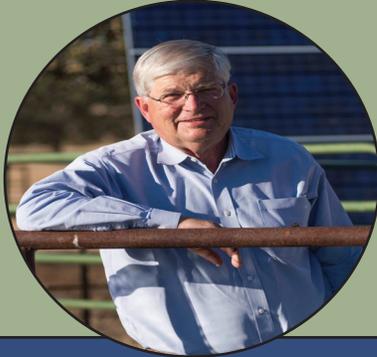
*AG-LAND Investment Brokers*

P. O. Box 896, Red Bluff, CA 96080

Bert Owens, DRE 01707128, (530)524-4900

Sam Mudd, DRE 01710463, (530)949-4054

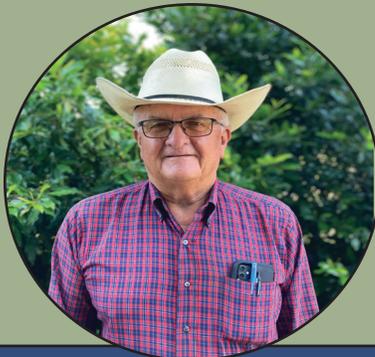
- CONTACT US TODAY -



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