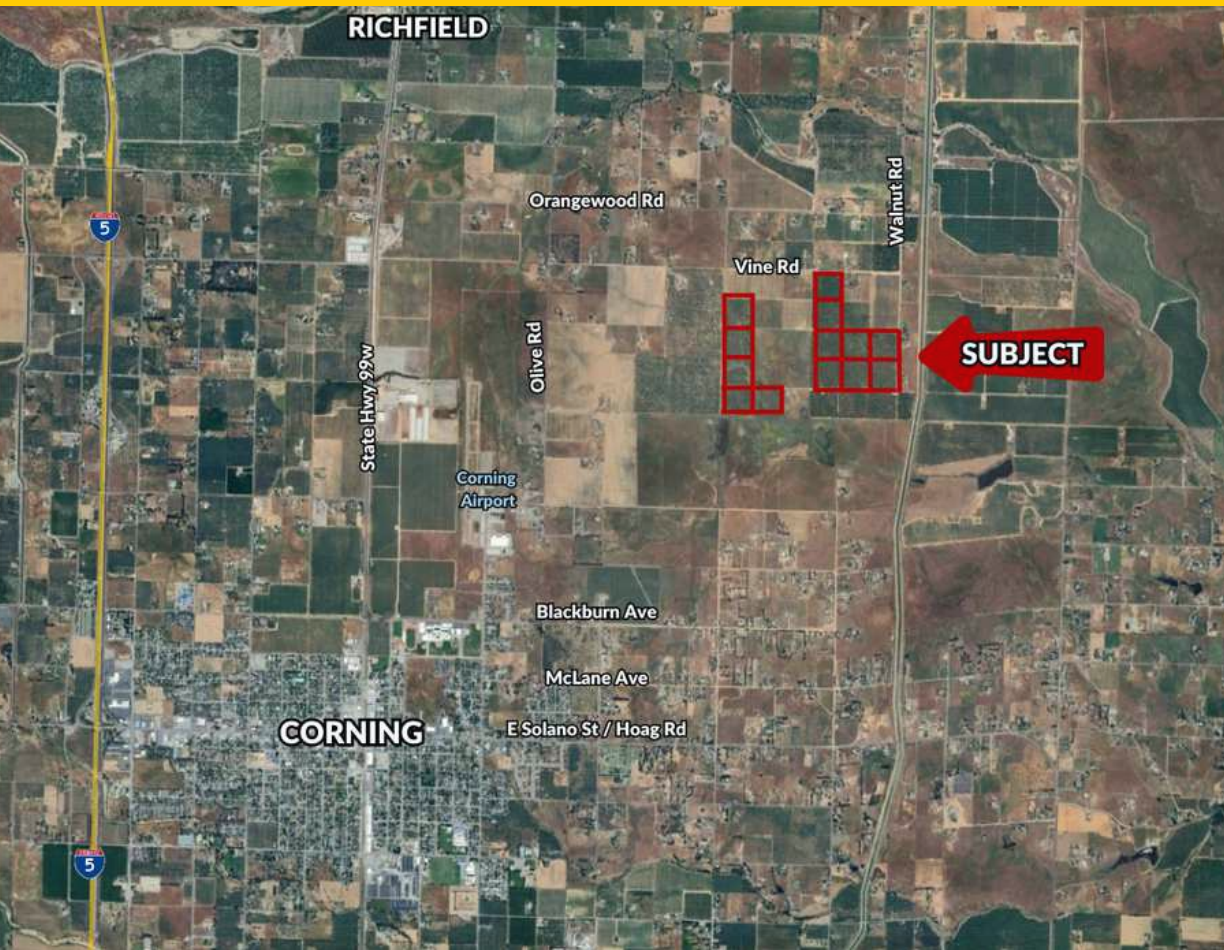


ORANGEWOOD OPEN LOTS

140.07± ACRES | TEHAMA COUNTY, CALIFORNIA

\$1,680,840
(\$12,000/Acre)



PROPERTY HIGHLIGHTS

- (14) 10± AC PARCELS
- POTENTIAL FOR HOMESITES & OTHER CROPS
- CLOSE PROXIMITY TO CORNING



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FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

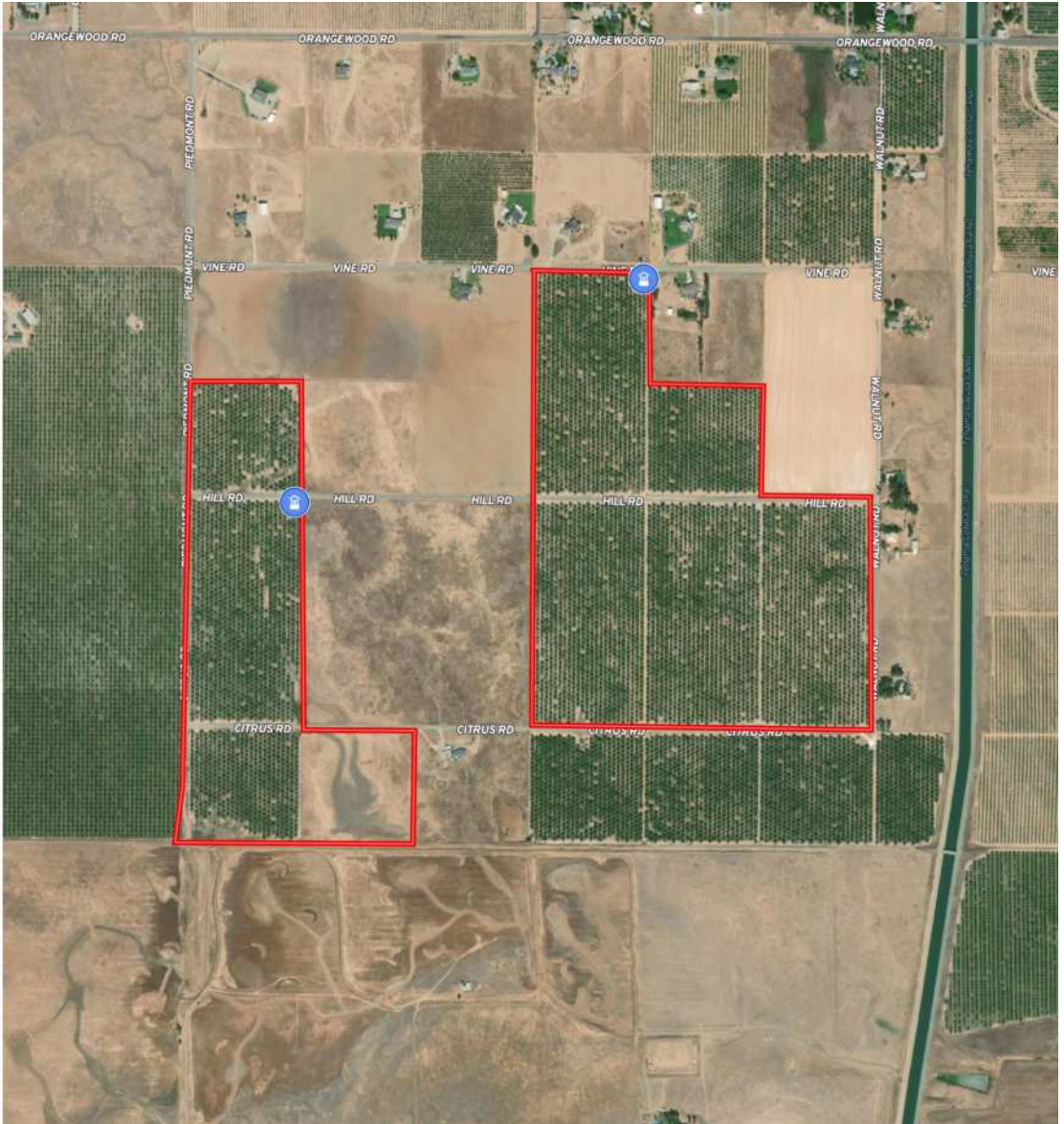
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

ORANGEWOOD OPEN LOTS

140.07± ACRES | TEHAMA COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

The property was previously planted to walnuts, which were removed and ready to be burned or chipped this winter. There are (14) 10± acre parcels which may be purchased together or individually. There are multiple homes built on neighboring parcels with potential for growing other crops. The property is about 1± mile from the city of Corning and about 20± miles from the city of Red Bluff.

LOCATION

The property is located off Piedmont Road and Hill Road in Corning, Ca 96021.

ZONING

AG-2 Agriculture. The property is not enrolled in the Williamson Act.

WATER

There are two irrigation wells on the property, (1) submersible well and the other well will need a new turbine motor installed. Buyer to verify condition of wells and any irrigation system. The property is located within Tehama County Flood Control & Water Conservation District GSA - Corning (Point of Contact: Justin Jenson (530)385-1462).

BUILDINGS

None.

PLANTINGS

Open farmland. Other crops grown in the area include almonds, olives, pistachios, walnuts, prunes, and many different annular crops.

PRICE/TERMS

\$1,680,840 (\$12,000/acre) all cash at the close of escrow. Buyer to purchase property in "as-is" condition with no warranties or guarantees by the Seller.

*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

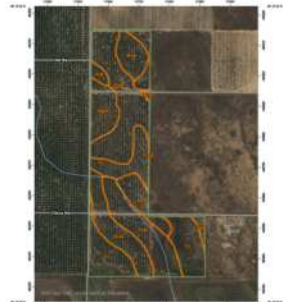
ORANGEWOOD OPEN LOTS

140.07± ACRES | TEHAMA COUNTY, CALIFORNIA

SOILS INFORMATION

Map Unit Legend

Map Unit Symbol	Map Unit Name
101	Alameda fine loam, 0 to 8 percent slopes
102	Adelanto generally loam, 0 to 8 percent slopes, MLRA 17
103	Adelanto generally loam, 0 to 8 percent slopes, MLRA 17
104	Adelanto generally loam, slope modifications, 0 to 8 percent slopes
105	Clear Lake clay 0 to 8 percent slopes, MLRA 17
106	Delgado loam, 0 to 2 percent slopes
107	Paloma clay, 1 to 2 percent slopes
108	Tehama loam, 0 to 2 percent slopes, MLRA 17
109	Tuleman loam, 1 to 2 percent slopes



PARCEL INFORMATION

LEGAL

APNs: 067-270-002, 004, 005, 007, 067, 071-078, & 084

Located in a portion of Section , Township S, Range E, M.D.B.&M.



R.M. 20, E. Pg. 15-Richfield Lands
 P.M. 20, E. Pg. 27-P.M. No. 558
 P.M. 20, E. Pg. 150-P.M. No. 708
 P.M. 20, E. Pg. 173-P.M. No. 28-15

PROPERTY PHOTO







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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