



TURNER RANCH CORNING OLIVE ORCHARD

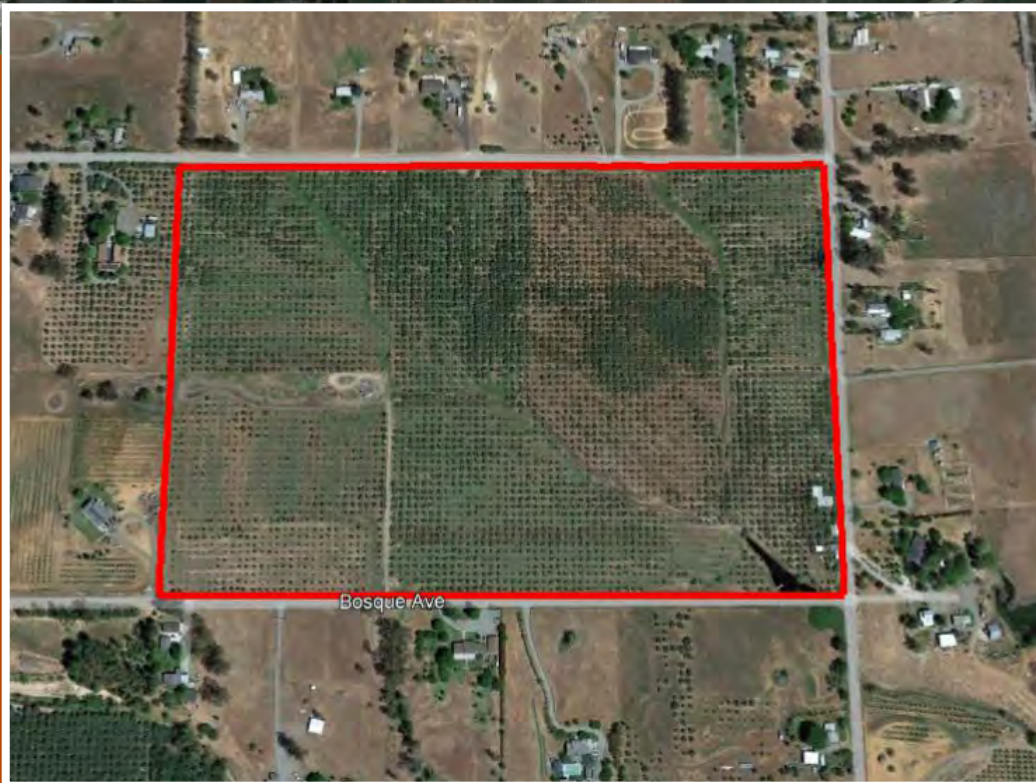
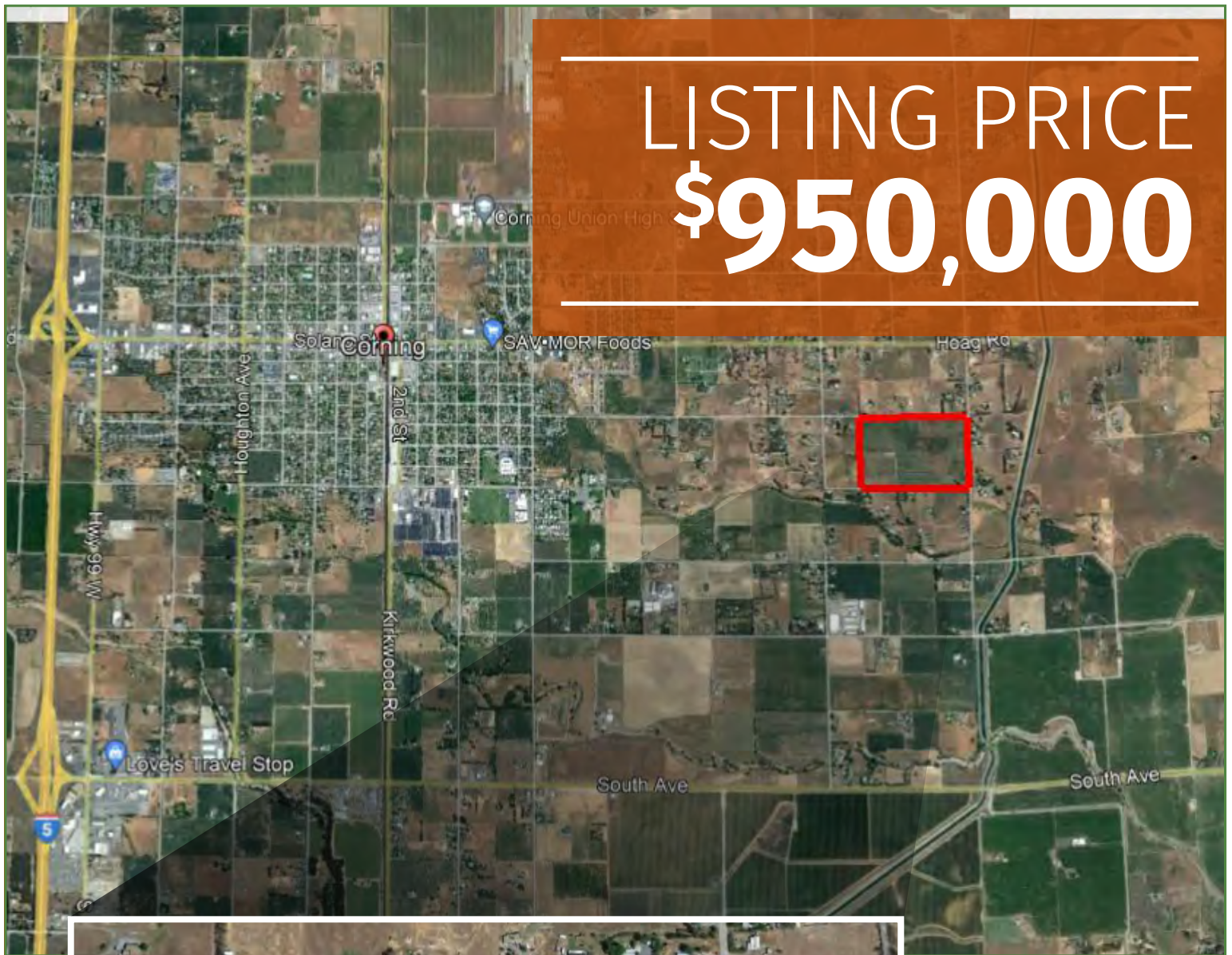
**60± Total
Acres**

The subject property is comprised of 60 acres of planted olive trees. The varieties of the olives are, 91% Sevillano, 6% Manzanillo, 3% Mission. The bulk of the Orchard was planted in the 1920's with a smaller portion planted in 1963. There is also a 2-bedroom home on the property currently rented to tenants. There is also a small Barn and equipment shop on the property.

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530-701-1068

LISTING PRICE
\$950,000



TURNER RANCH, CORNING OLIVE ORCHARD

4271 EAST AVE, CORNING CA, 96021

60± Total Acres

Location:

The subject property is located at 4271 East Ave, Corning Ca, 96021

Directions:

from Corning: Take Hoag Rd East, turn South on East Ave for ¼ mile. Property is on West side of East Ave.

Description:

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Water:

The property is irrigated by one well which flood irrigates the North and East portions of the Orchard, tail water collects in a catch basin then pumped to irrigate the West and South portions of the Orchard.

Well:

The well is twelve inches in Diameter, 450 ft deep. 20 Horsepower Pump producing an estimated 500 GPM.

Soils:

The Ranch is comprised of Class 2 and 3 soil according to the California Story Index.

Subdivision Map:

The property has an underlying subdivision map dividing the current parcel into 10-acre parcels. Contact Tehama Co. for additional information.

Note:

Please do not disturb tenants. Call listing agent for all showings.

Dom Belza

AGENT

(530) 701-1068

BRE Lic. #01704405



SOIL MAP

4271 EAST AVE, CORNING CA, 96021

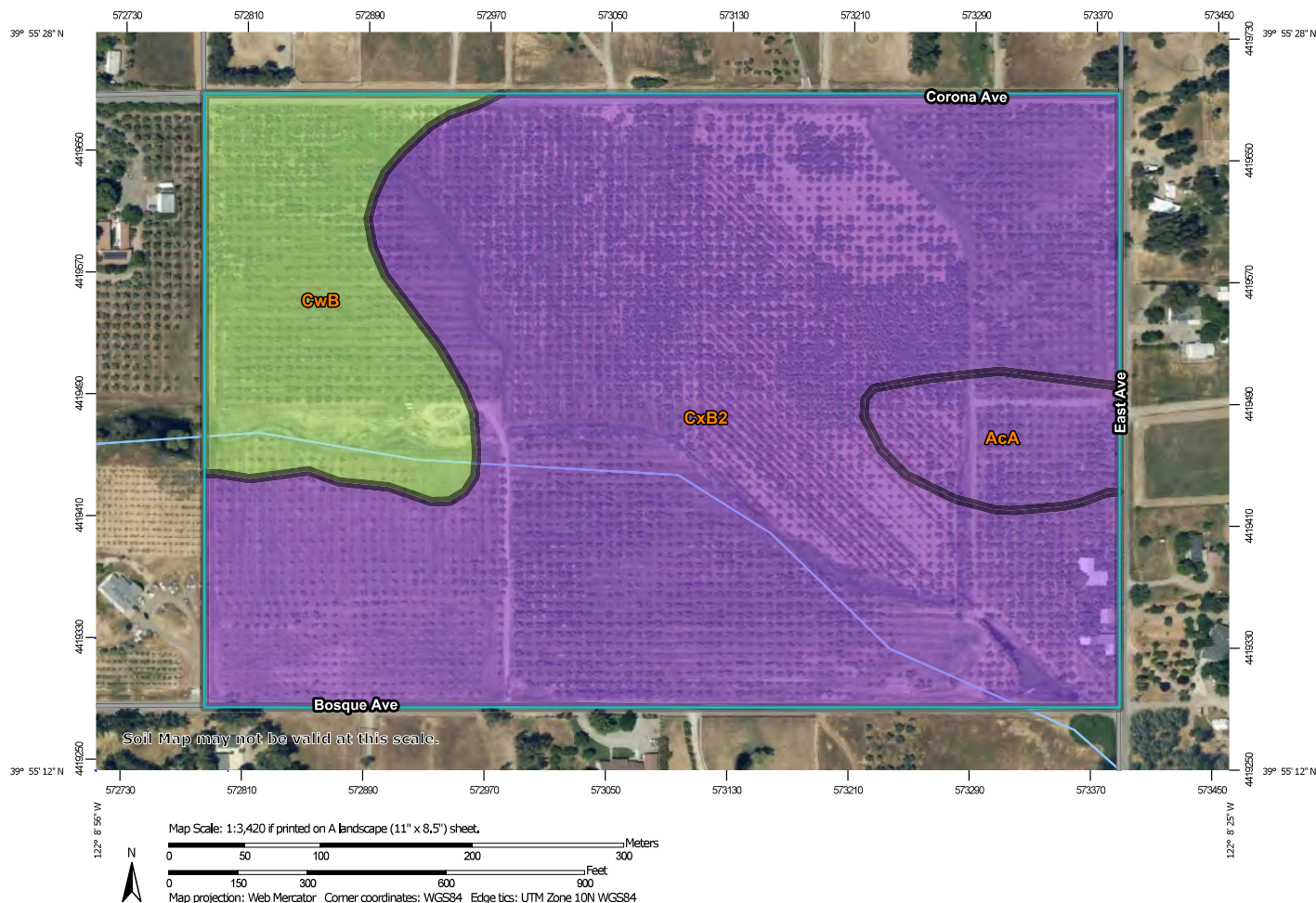


Table-California Revised Storie Index (CA)

Map Unit Symbol	Mapu unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
AcA	Altamont clay, tarrace, 0 to 3 percent slopes	Grade 3 - Fair	Altamont (85%)	3.1	5.1%
CwB	Corning gravelly loam, 0 to 6 percent slopes, MLRA 17	Grade 2 - Good	Corning (85%)	9.2	15.3%
CxB2	Corning-Newville gravelly loams, 3 to 10 percent slopes, eroded	Grade 3 - Fair	Corning (41%)	48.0	79.5%

Total Areas of Interest

60.4

100.0%

Rating Options-California Revised Storie Index (CA)

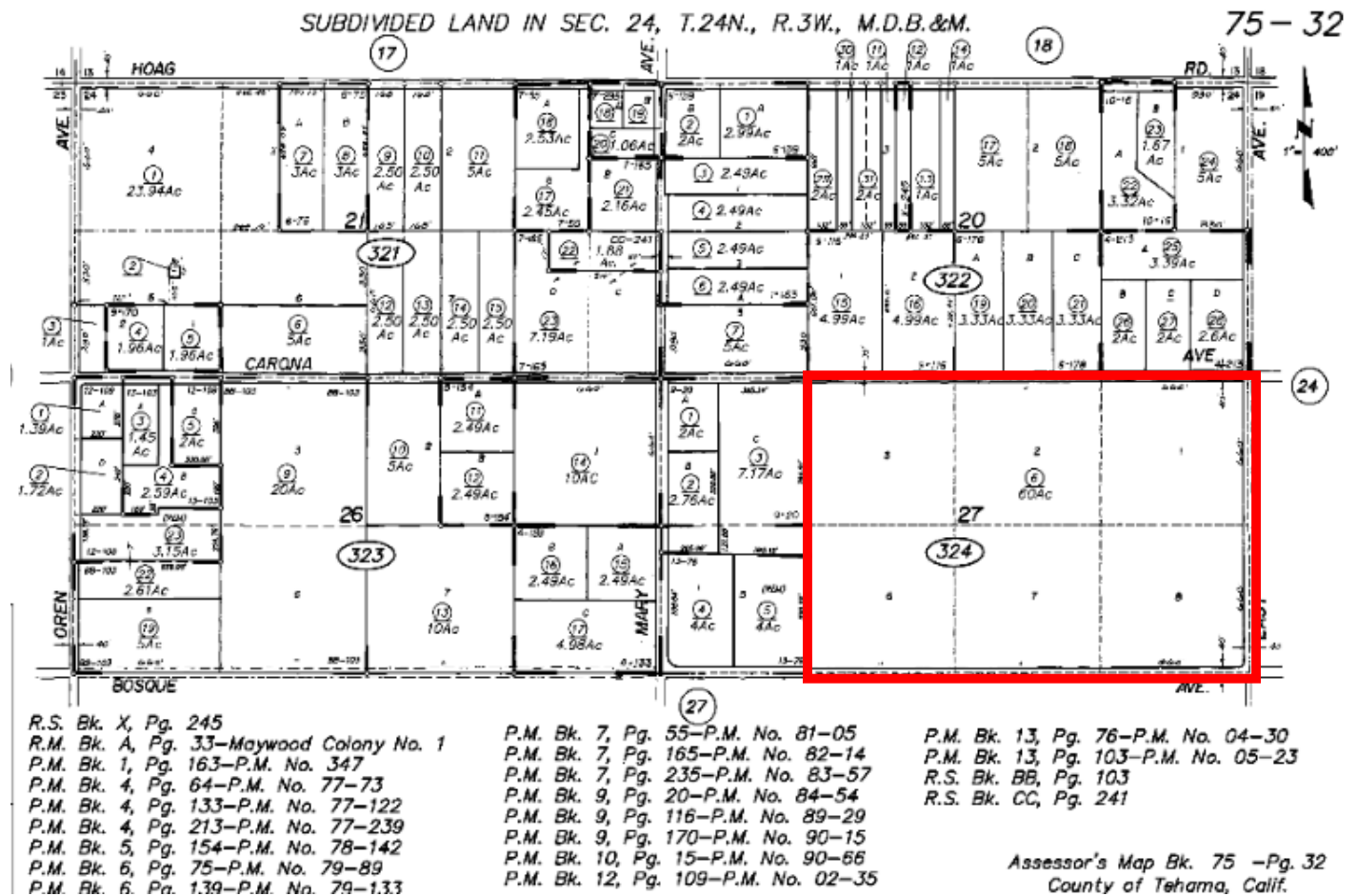
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

PLOT MAP

4271 EAST AVE, CORNING CA, 96021



Dom Belza | Agent

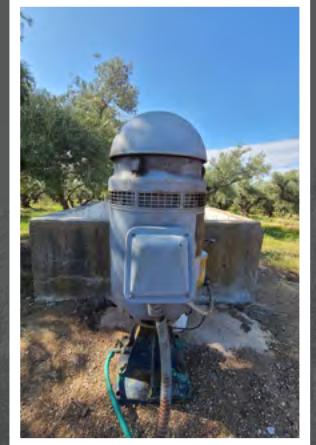
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Dom understands the life blood of our community and comprehends what farmers and ranchers are looking for in a Real Estate Professional



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