THE WESTERN BLIVE RANGH

PRIME GROUND IN THE HEART OF OLIVE COUNTRY CORNING AREA - TEHAMA COUNTY - CALIFORNIA

PRICE: \$7,500,000 (±\$2,032/ACRE)

THE LOCATION

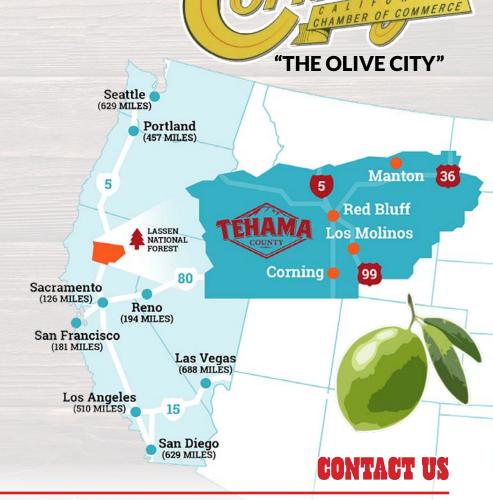
The Western Olive Ranch is located on the west side of Interstate 5 near the town of Corning in a hot and dry summer climate ideal for olives.

THE OPPORTUNITY

The Western Olive Ranch represents an opportunity to take down a sizable ranch in the heart of what is arguably the best olive ground in the world - at near grazing land pricing!

THE WATER

The Corning subbasin is a portion of the larger Sacramento Valley Groundwater Basin that encompasses ±207,342 acres, mostly in Tehama County. Although groundwater has yet to be developed on the Western Olive Ranch there are proven wells on adjacent properties, and olives require less water than other permanent crops. The timing is right for a responsible irrigation plan in advance of potential restrictions stemming from the implementation of the Sustainable Groundwater Management Act (SGMA). The Corning Subbasin Groundwater Sustainability Agency (GSA) is set to make recommendations to the State of California in 2022.





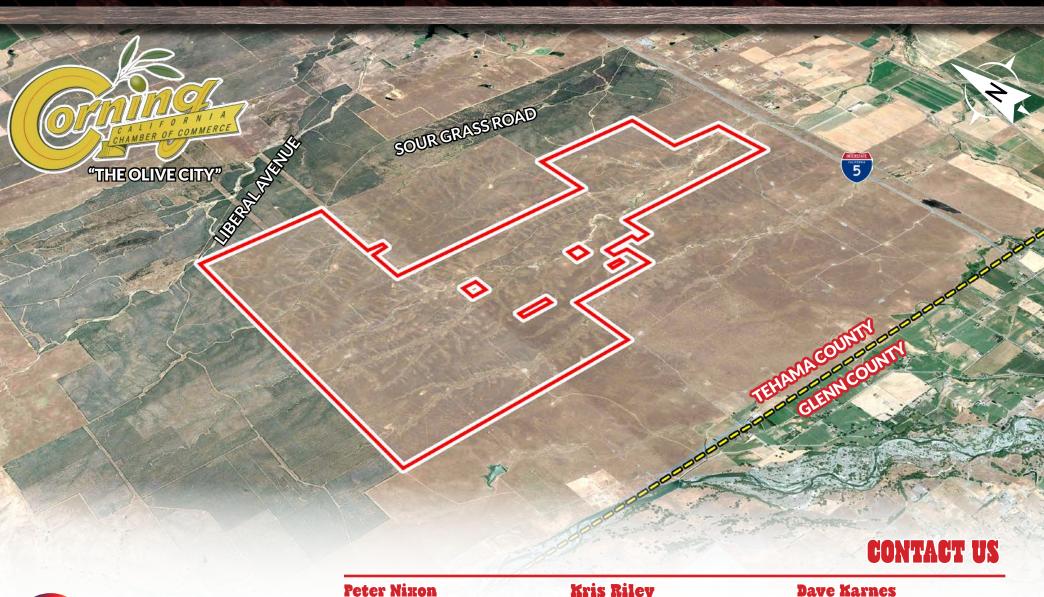
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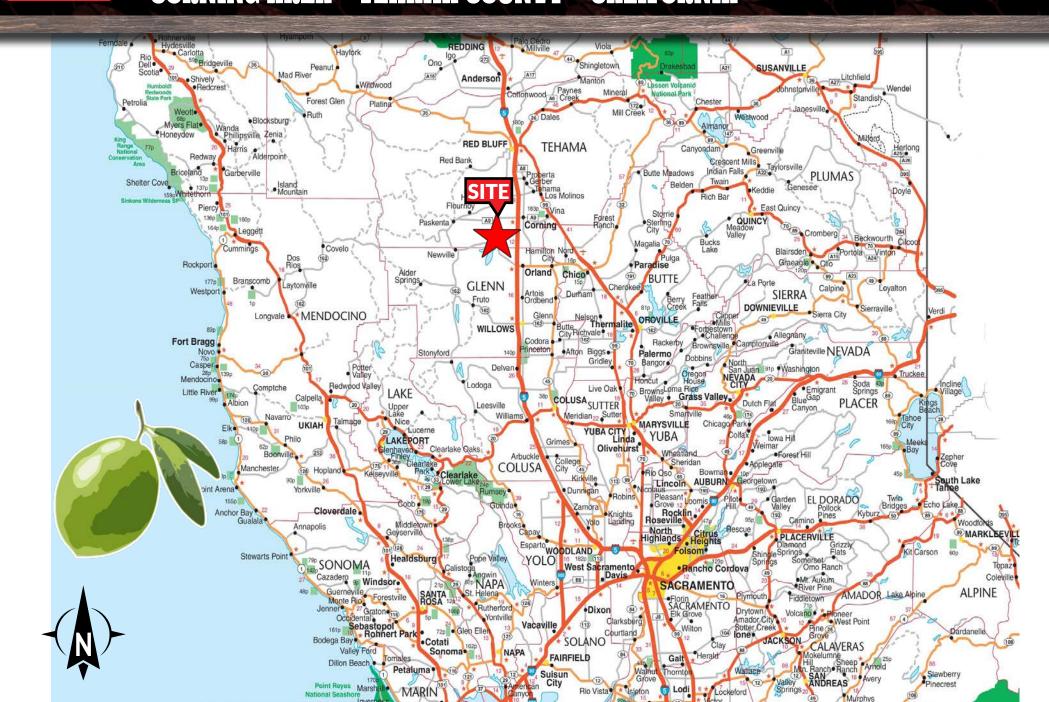


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WESTERN OLIVE RANCH

±3,648 ACRES

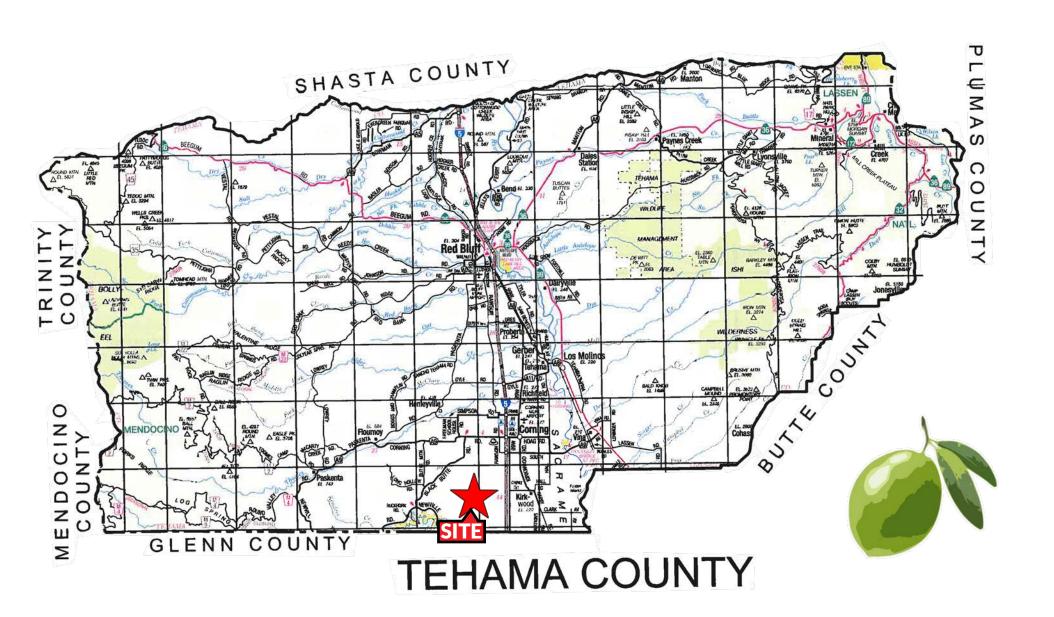
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WESTERN OLIVE RANCH

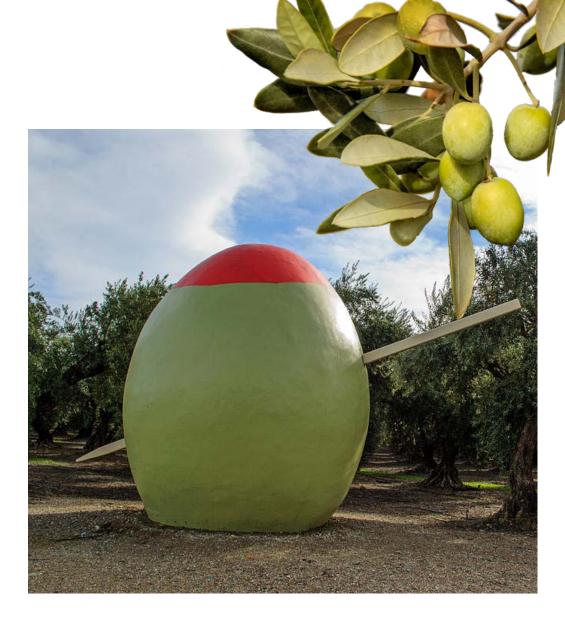
PRIME GROUND IN THE HEART OF OLIVE COUNTRY CORNING AREA - TEHAMA COUNTY - CALIFORNIA







The City of Corning, known as the "Olive Capital" is located 110 miles north of Sacramento in a fertile valley of Northern California right off Interstate 5. An agriculturally based community with "small town" charm, Corning is home to the largest olive processing plant in the United States as well as award winning olive oil producers and olive product retailers. Though olives are the main crop, other important crops are walnuts, almonds, prunes and figs. The city is located about 19 miles south of Red Bluff, 5 miles from the Woodson Bridge State Recreation Area at the Sacramento River and near Lassen Volcanic National Park. Corning has three excellent travel centers, many first-class motels, RV accommodations, and the Rolling Hills Casino & Resort, including a golf course and hunting club, making Corning an ideal destination for West Coast travelers. The estimated 2019 population in Corning was 7,479.





PRIME GROUND IN THE HEART OF OLIVE COUNTRY CORNING AREA - TEHAMA COUNTY - CALIFORNIA



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ACRES



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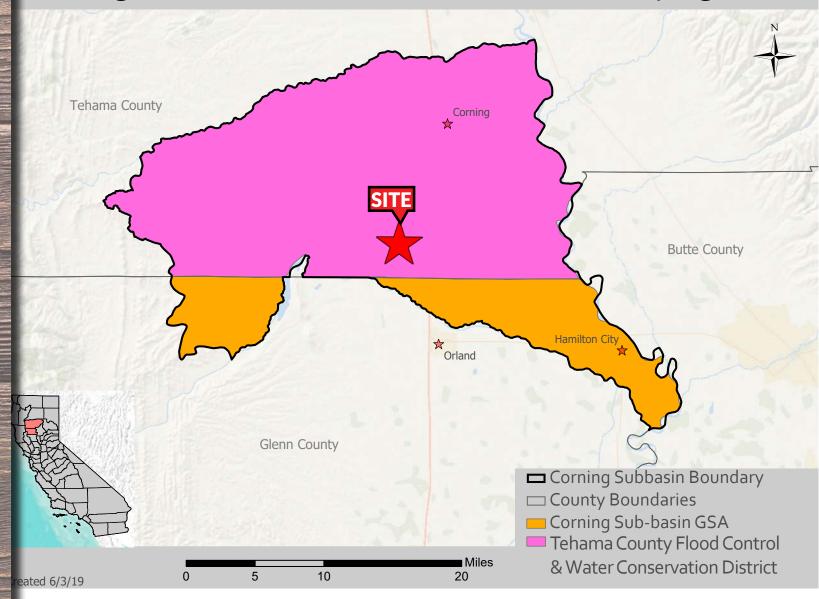
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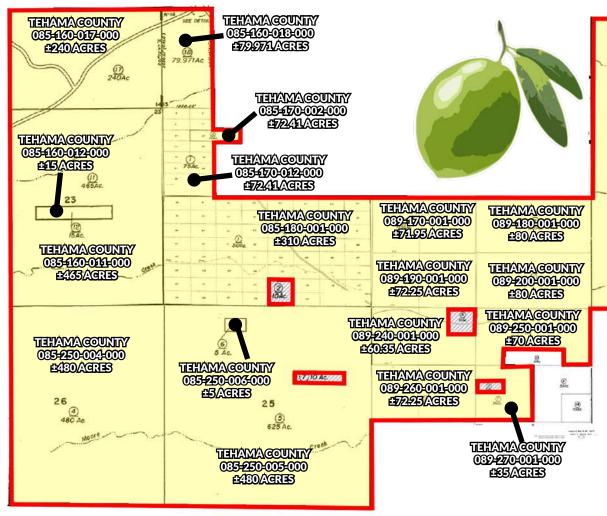


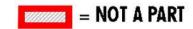
Corning Subbasin Groundwater Sustainability Agencies



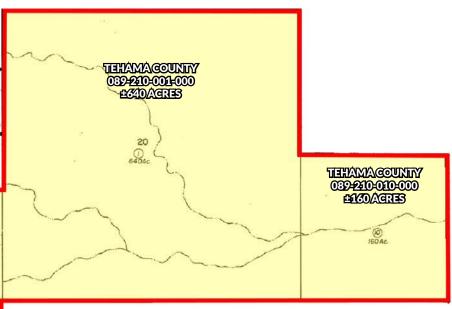
NRES SOILS MAP WESTERNOUNERWEET Percent of AOI Map unit symbol Map unit name Acres in AOI Arbuckle gravelly loam, 3 14.5% clayey substratum, Corning gravelly loam, 0 4 107.8 2.9% to 3 percent slopes. MLRA 17 CxB2 Corning-Newville 2,711.2 74.1% gravelly loams, 3 to 10 percent slopes, СуВ Corning-Redding gravelly loams, 0 to 5 percent slopes Maywood loam, high 18.9 0.5% terrace, 0 to 3 percent Red Bluff loam, 0 to 3 22.8 0.6% percent slopes, MLRA 17 Red Bluff gravelly loam, 6.3 0.2% 0 to 3 percent slopes Redding gravelly loam, 0.4% 3,659.4 100.0% MAP LEGEND Area of Interest (AOI) Soils Canability Class - VII Capability Class - I CONFACT US **Peter Nixon** Kris Riley **Dave Karnes** 916.259.4453 916.259.4454 916.259.4457 peter.nixon@newcastlepg.com kris.riley@newcastlepg.com dave.karnes@newcastlepg.com Capability Class - I Lic. 01290492 Lic. 00975548 Lic. 02067786 Capability Class - II

PARCEL MAP COMPOSITE









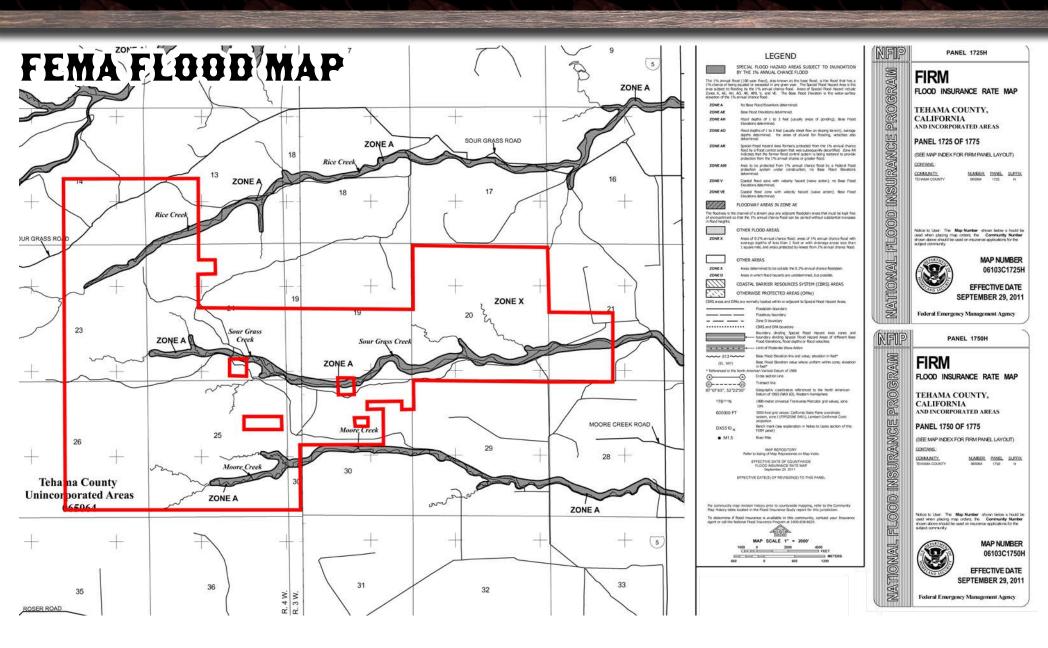
Tehama County APN	Acres ±
085-160-011-000	465
085-160-012-000	15
085-160-017-000	240
085-160-018-000	79.97
085-170-001-000	75
085-170-002-000	10
085-180-001-000	310
085-250-004-000	480
085-250-005-000	625
085-250-006-000	5
089-170-001-000	71.95
089-180-001-000	80
089-190-001-000	72.25
089-200-001-000	80
089-210-001-000	640
089-210-010-000	160
089-240-001-000	62.35
089-250-001-000	70
089-260-001-000	72.25
089-270-001-000	35
Total Acres	± 3648.77

WESTERN OLIVE RANCH

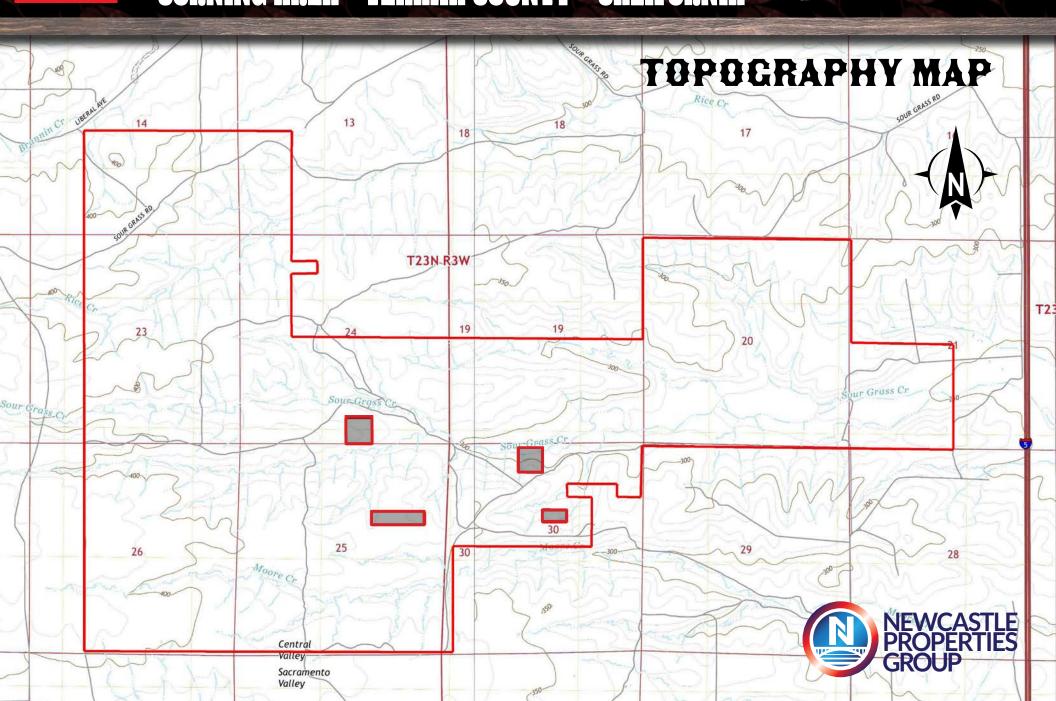
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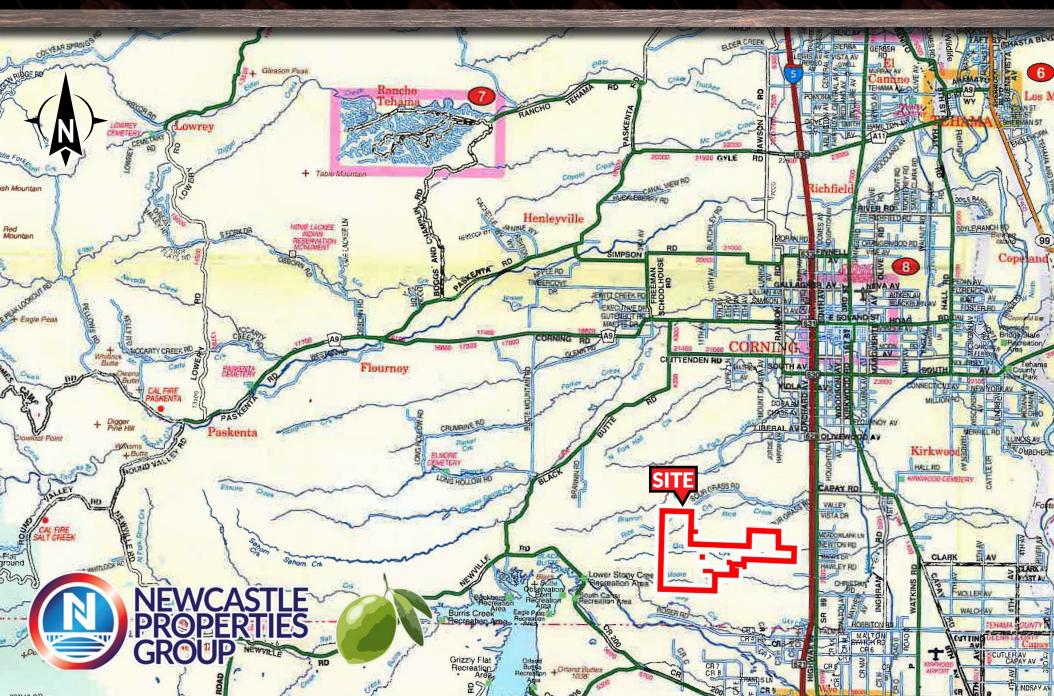


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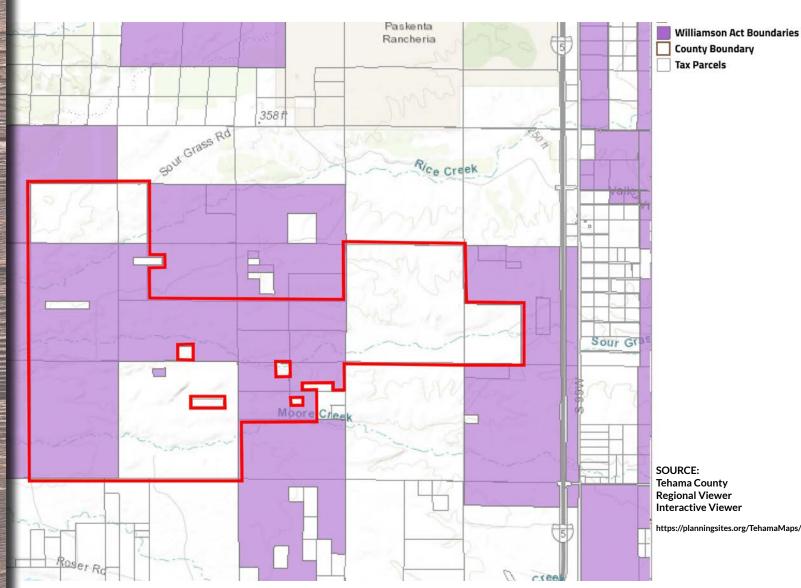
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WILLIAMSON ACT MAP





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