



Farm Land * Income Property * Commercial * Vacation Property * Residential * Ranches * Duck Clubs * Industrial

Stunning Home On 40 Acres



DESCRIPTION: This gorgeous 40 acre parcel consists of 25+/- Acres of 6th Leaf Almonds (Non-Pereil) and 10+/- acres of Manzanillo Olives.

LOCATION: The property is well located about 1+ mile West of Interstate 5 just before Rawson Road North of Corning.
22085 Finnell Ave Tehama County, CA 96201

ZONING & APN: 069-070-059

WATER: Great water source. The property belongs to the Corning Irrigation District and is irrigated through Micro-sprinklers at \$70/acre foot. There is a domestic well for the house.

SOIL: Various soils from Class 1 to Class 3. See attachment for soils map.

HOUSE: This 4Br/2.5 Ba Two-Story home consists of 3,400+/- square feet with an open floorplan. If you've been dreaming of owning a impressive house with your own orchard and plenty of outdoor space for playing or entertaining, come check this beauty out.

Want a house that's perfect for entertaining, look no further. It comes complete with a 600+/- sqft game room with a full wet bar, In-ground swimming pool (with diving board and slide), hot-tub and plenty of lawn front and back for outdoor activities. Within the pool area is the outdoor kitchen, plus a full bathroom on its own septic system for the potential of adding a granny unit, plus an added bonus room. The primary suite is spacious and has its own fireplace, a large walk-in closet, and a makeup vanity.

IMPROVEMENTS: Nice in-ground pool and 2.5 acre horse riding arena. Four stall metal stable/barn and much more.

EXTRAS: Plenty of outdoor space for playing or entertaining, come check this beauty out. Want a house thats perfect for entertaining, look no further. It comes complete with a 600+/- sqft game room with a full wet bar, In-ground swimming pool (with diving board and slide), hot-tub and plenty of lawn front and back for outdoor activities. Within the pool area is the outdoor kitchen, plus a full bathroom on its own septic system for the potential of adding a granny unit, plus an added bonus room.

Plenty of storage space with a huge oversized 4-car garage and numerous outbuildings. Behind the pool is a 2.5 acre vinyl fenced arena, perfect for horses or any other animals you'd like, with a well built 4 stall metal barn. The 30 owned solar panels provide all the power you need to run a house of this size and are only a few years old. The house has brand new siding. The entire downstairs has new flooring and is freshly painted. The kitchen has been updated and most appliances are less than 3 years old.

LIST PRICE: **\$1,325,000**

For More Information, Contact Listing Agent

Kory Hamman

Hamman Real Estate, Broker/EMS

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Gridley, CA 95948

(530) 228-1940 cell

koryhamman@yahoo.com

OVER ½ BILLION DOLLARS IN SALES AND GROWING!!!







Soil Map—Tehama County, California



Soil Map may not be valid at this scale.

Map Scale: 1:3,120 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84







































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/14/2023
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MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
 Survey Area Data: Version 18, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

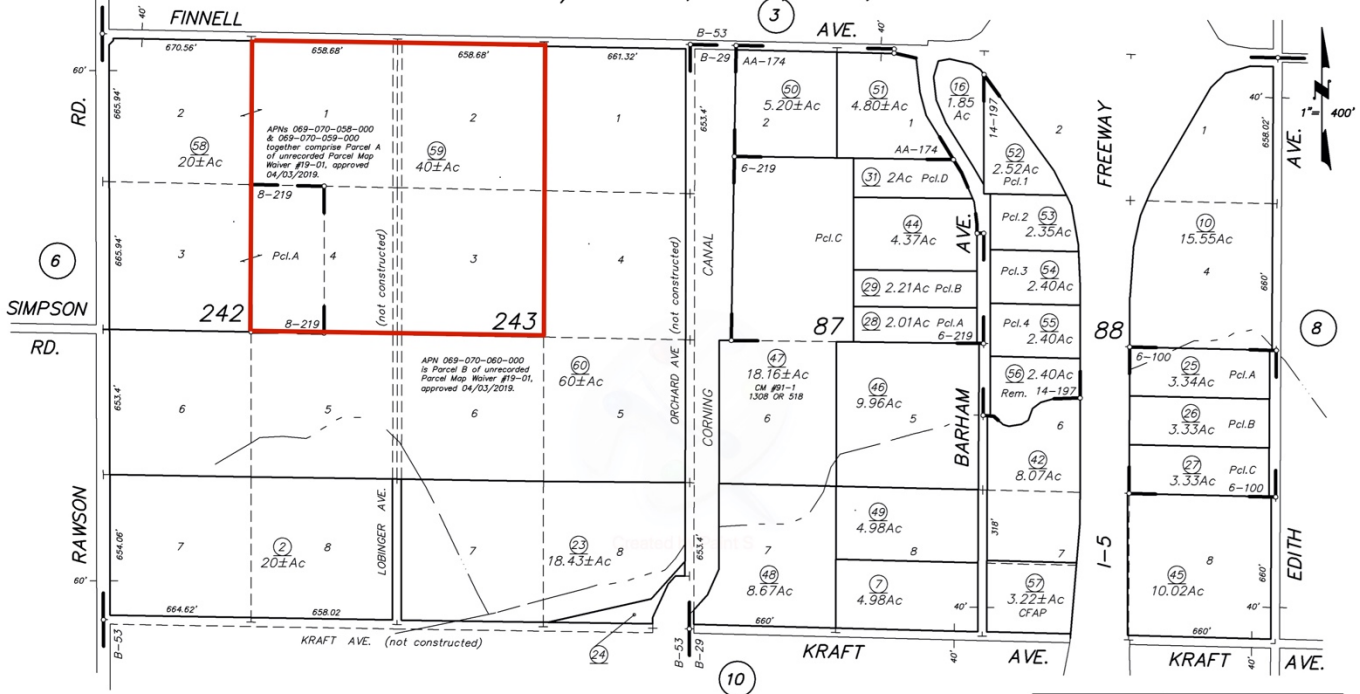
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KoA	Kimball gravelly loam, 0 to 3 percent slopes	5.5	13.7%
KpA	Kimball loam, 0 to 3 percent slopes	3.8	9.4%
KpB	Kimball loam, 3 to 8 percent slopes	5.3	13.2%
Mx	Moda loam, 0 to 3 percent slopes, MLRA 17	7.6	18.8%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	11.3	28.0%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	6.8	16.9%
Totals for Area of Interest		40.3	100.0%

SUBDIVIDED LAND IN N1/2 SEC. 9, T.24N., R.3W., M.D.B. & M.

69-07



R.M. Bk. B, Pg. 29 - Maywood Colony No. 10
 R.M. Bk. B, Pg. 53 - Maywood Colony No. 31
 R.S. Bk. AA, Pg. 174
 P.M. Bk. 6, Pg. 100 - P.M. No. 79-65
 P.M. Bk. 6, Pg. 216 - P.M. No. 79-103
 P.M. Bk. 8, Pg. 219 - P.M. No. 87-31
 P.M. Bk. 14, Pg. 197 - P.M. No. 18-08

R.S. Bk. N, Pg. 39
 - Survey of Control Line
 R.M. Bk. Hwy1, Pgs. 104 & 105
 - Monument Map Highway 5

ASSESSOR'S CADASTRAL MAP	
REVISED	1. THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY.
01/10/2020 tkh	2. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN.
01/15/2021 tkh	3. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT-SPLIT OR BUILDING SITE ORDINANCES.

Assessor's Map Bk. 69 -Pg. 07
 County of Tehama, Calif.

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles