

PROPERTY HIGHLIGHTS

- Excellent Young Bearing Almond Plantation
- Executive Main Residence, Rental Homes, Outbuildings
- Western Yolo County Location
- Prime Class 1 and 2 Silty Clay Loams
- Two Developed Ag Well Pumping Plants
- Augmented By District Water
- Has Open Ground Suitable For Planting
- Multiple Williamson Act Contracts
- Parcels Priced Separately

ESPARTO ALMOND RANCH

17677, 17795 & 17899 COUNTY ROAD 86, ESPARTO, CA 95627



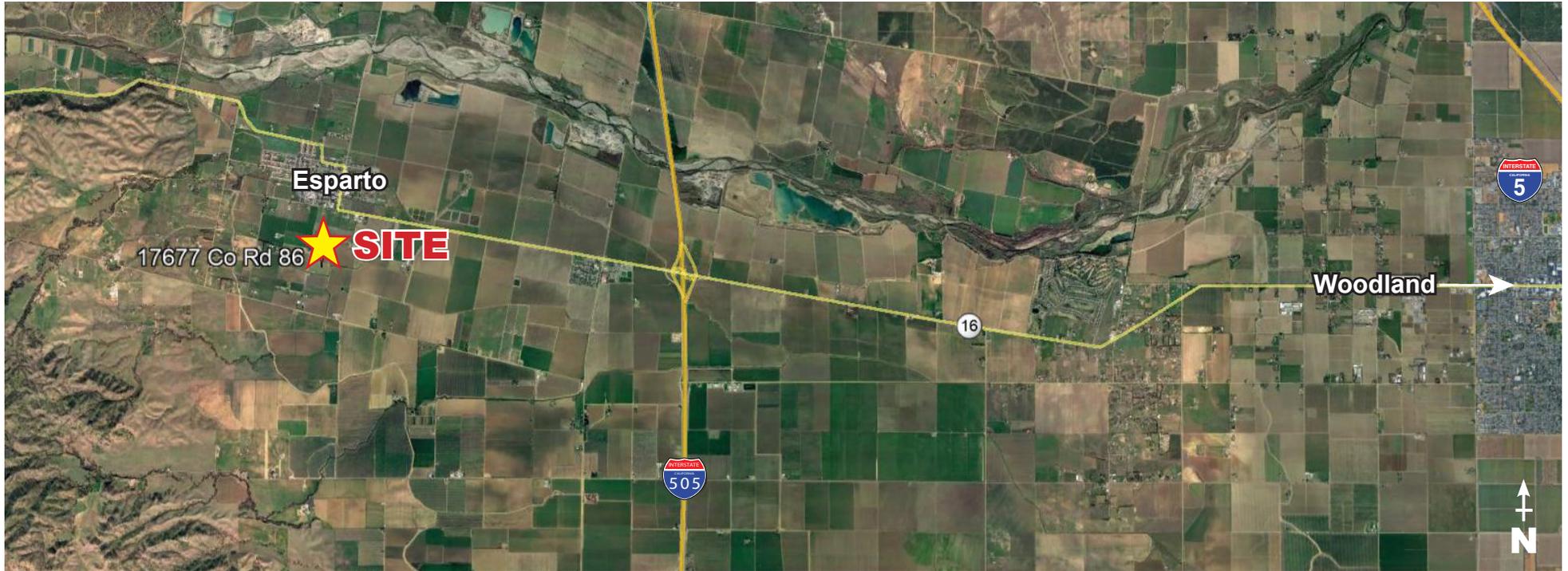
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Esparto Almond Ranch - Yolo Co.

Location Details



DESCRIPTION: This is a unique blend between rural living with a cash flowing almond plantation. Esparto Almond Ranch is an assemblage of multiple legal parcels which allows us to offer the blocks in separate combinations. Comprised of prime irrigated soils, with 85 net acres planted to prime bearing almonds, with developed groundwater resources and district surface water as a backup source of water. The ranch is further improved with multiple rural residences and farm utility structures.

LOCATION: With deep agricultural roots, Esparto is a gateway to the Capay Valley in western Yolo County. Situated along State Highway 16, a major thoroughfare that runs the length of the Valley, Esparto is a revitalizing town of 3,200 residents and is the education hub of the region, with a high school, middle school and an elementary school, a county library and new community park and aquatic pool center (opening in 2019).

Esparto is 20 miles from Woodland; 40 miles from Sacramento and San Francisco is 80 miles distant, linked by the I-505 and I-80 corridors.

Esparto Almond Ranch is situated just S. of the southern edge of town formed by County Road 21A. The blocks all have frontage along County Road 86, a paved county-maintained road, providing excellent vehicular access to the farm and it's multiple homesites.

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Land Summary



ACREAGE:

Blocks	APN's	Acres	Taxes
A1 & A5	049-170-017	33.00	\$5,152
A2, A3, A4	049-170-016	18.37	\$2,071
	049-170-024	30.70	\$1,766
	049-170-033	17.73	\$1,266
A6	049-170-021	37.90	\$2,309
Total		137.70	\$11,564*

* Property Taxes Subject to Increase per PROP. 13

LAND USE ZONING: All of the parcels are zoned A-N (Intensive Agricultural). All of the parcels are covered under Williamson Act contracts (three total). Blocks A2, A3 and A4 are combined under one WA contract and must be sold together unless adjusted.

ORCHARDS:

<u>Variety Key:</u>
NP – Nonpareil
WC – Wood Colony
W – Winters
M – Monterey

BLOCK	ACRES	VARIETIES	SPACING	YR.
A1 Almonds	26.00	50% NP; 25% WC; 25% M	15' x 20'	2011
A2 Almonds	14.00	50% NP; 25% WC; 25% M	15' x 22'	2015
A3 Almonds	15.00	66% NP; 17% W; 17% M	15' x 22'	2010
A4 Open	28.00			
A5 Walnuts	3.00	Tulare	33' X 33'	2001
A6 Almonds	30.00	50% NP; 25% W; 25% M	15' x 22"	2014

Note: All almonds on Krymsk rootstock; walnuts on Paradox

PRODUCTION:

Pounds / Acre

Block	2013	2014	2015	2016	2017	2018
A1	-	595.76	2,017.80	1,851.69	2,442.24	1,131.96
A2	-	-	-	-	-	331.07
A3	971.20	1,601.86	2,544.61	2,060.53	2,616.71	442.73
A6	-	-	-	335.93	1,629.67	285.90

Note: 2018 impacted by severe regional freeze at critical bloom stage

MANAGEMENT:

The orchards are owner-operated, excepting Block A4, which is an open irrigated field (former orchard) and currently leased on a yr. to yr. basis for \$250/acre. The main residence is owner-occupied and one of the other dwellings is rented for \$1,600/month and the third is occupied by an employee.

TOPOGRAPHY:

The elevation of the property is around 185 feet above sea level, which is typically above the Tule fog conditions closer to the Sacramento River. The land is generally flat with a slight grade from W to E and the main topographic feature is Townsend Drain, which is a drainage canal that feeds into the South Fork of Willow Slough.

DRAINAGE:

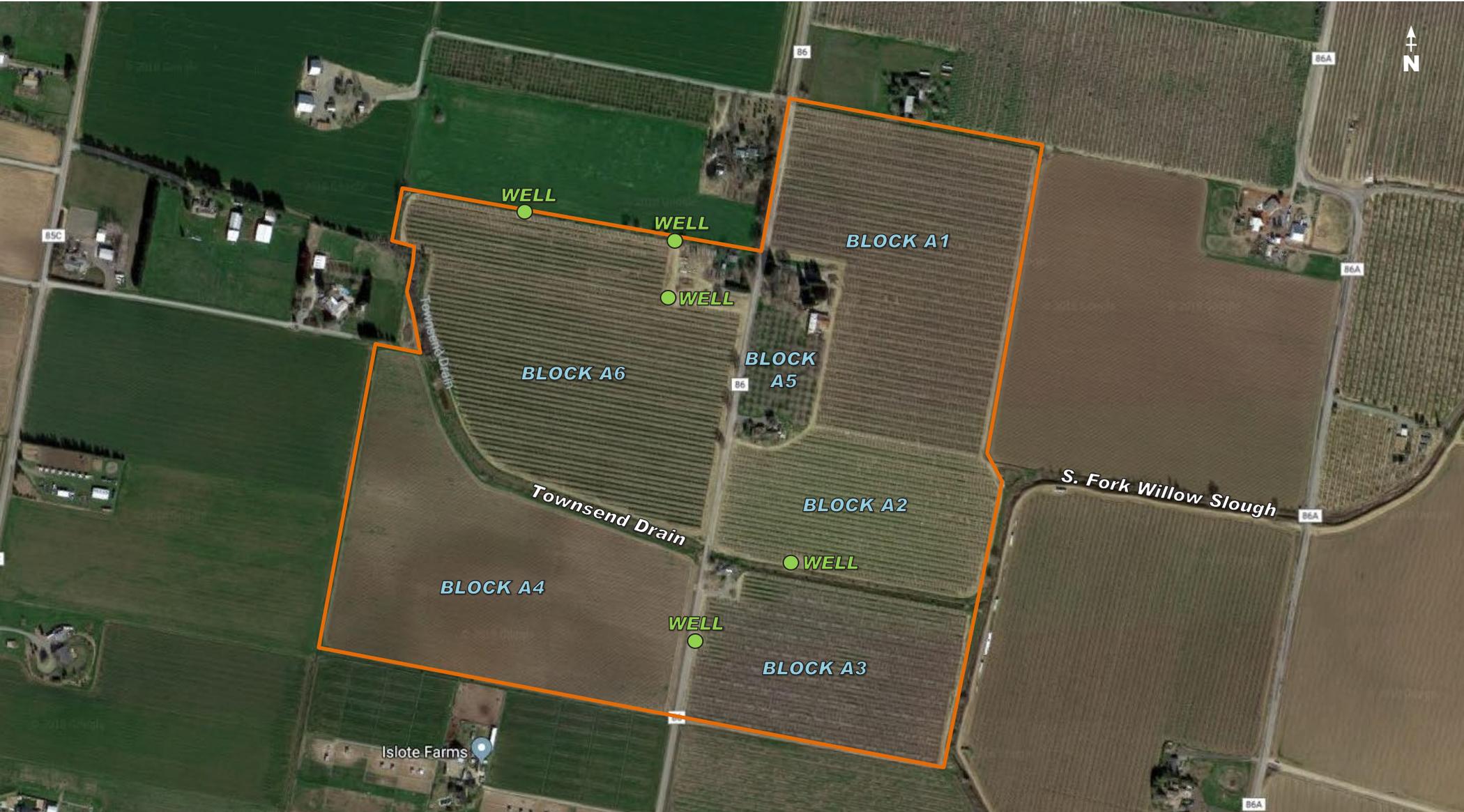
Excellent natural drainage is a hallmark of the subject's soils. Townsend Drain handles seasonal run-off flows from local fields, which is nominal. The property is in Flood Zone X, an area of minimal risk.

SOILS:

Mostly comprised of Class 1 and 2 loams, silty loams and silty clay loams. The predominate soil type (about 56%) is Rincon silty clay loam with Class 2 capabilities and a Storie Index Rating of 73%.

Esparto Almond Ranch - Yolo Co.

Aerial Map



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Esparto Almond Ranch - Yolo Co.

Land Summary Continued



WATER RESOURCES: Currently the blocks rely upon two developed wells with electric motors that yield 600 GPM each. The wells are located on Blocks A2 and A3. There are two smaller older wells on A6 and a new well that is not equipped. Lab analysis of the well water indicates low boron.

In addition, the farm is within Yolo County Flood Control and Water Conservation District. A new turnout gate in Winters Canal will allow gravity flow distribution into Townsend Drain. This water would be available by portable lift pump diversion to the individual blocks. District water costs for 2019 are fixed at \$34/acre foot. This source is not tied into the orchard irrigation system at this time.

IRRIGATION: The orchards use micro-jet sprinklers for irrigation. The system is equipped with sand media filters and fertilizer injection systems at both well sites.

RESIDENCES: Main Residence - 17677 CR 86 - Orig. built in 1978 (updated in 1998), comprised of 3,000 sf, 3 BR+, 3 BA, FR, sunken LR, Lg. kitchen w/dining area, zoned central HVAC, double fire place, wood stove insert, newer comp. shingle roof, attached 2 car garage, attached covered redwood deck, covered patio, mature landscaped front and rear yard.

Granny Residence - 17795 CR 86 - 1950's (est) containing 2,400 sf (est), rented for \$1,600/month

Employee Home - 17899 CR 86 - 1930's (est) containing 1,000 sf (est), occupied by owner's employee and detached shed.

Abandoned Home - 17656 CR 86 - damaged by fire and abandoned.

OUTBUILDINGS: At main residence...there is a gravel yard with 3,000 sf wood frame on slab storage building and a 4,500 wood frame on slab building. These are now used for storage of personal property and farm equipment.

MINERAL RIGHTS: Based upon review of prior transfers, we don't see any reservations so we believe the mineral rights to be intact - included w/offering. M/R's are not leased at present.

OFFERING PRICE:

Blocks A1 & A5	\$1,985,000*
Blocks A2, A3 & A4	\$2,046,500*
Block A6	\$1,045,000*

*2019 almond crop is excluded from price.

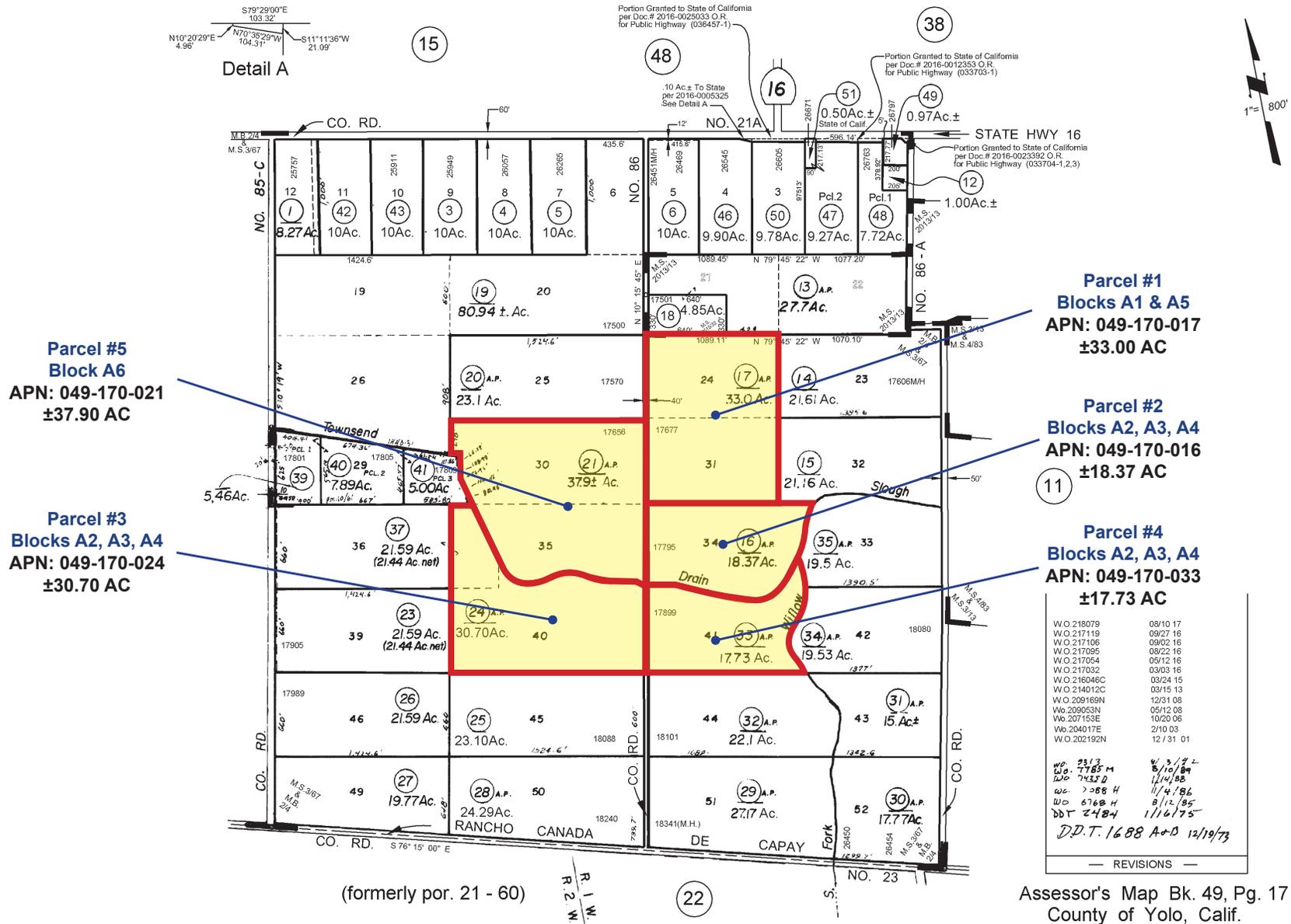
TERMS: All cash to seller at closing.



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Parcel Map



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Soil Map

Map Symbol	Description	Class	Acres	Storie %
Ca	Capay silty clay	2	25	50
HcA	Hillgate loam	4	4	54
Mf	Marvin silty clay loam	2	6	65
Ms	Myers clay	2	7	51
Rg	Rincon silty clay loam	2	73	73
TaA	Tehama loam	2	1	72
Ya	Yolo silt loam	1	22	100



Soil Map may not be valid at this scale.

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Property Pictures



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