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**1,030 GROSS ACRES, MORE OR LESS
POTENTIAL TREE LAND
SUTTER COUNTY, CALIFORNIA**

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of California
591 Colusa Ave., Yuba City, CA 95991
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**1,030 GROSS ACRES, MORE OR LESS
POTENTIAL TREE LAND
SUTTER COUNTY, CALIFORNIA**

LOCATION: The property is located at two locations. The first parcel consisting of 184 gross acres is located on the southwest corner of Hwy 20 & Hageman Road. The second parcel consisting of 846 gross acres borders Moroni Road and Drexler Road. (See attached aerial maps)

ACRES: 1,030 gross acres, more or less.

FARMABLE ACRES: According to the FSA office, there is 172.14 acres on Hwy 20 and 783.14 acres on Moroni Road.

BUILDINGS: There are buildings on the property but the Seller is in the process of a lot line adjustment and the buildings will not be part of the sale.

WATER: The entire property is in the Meridian Farms Water District which has very secure water rights from the Sacramento River. There are no wells on the property, but this area is known to have a very good supply of ground water. (See attached costs from the district).

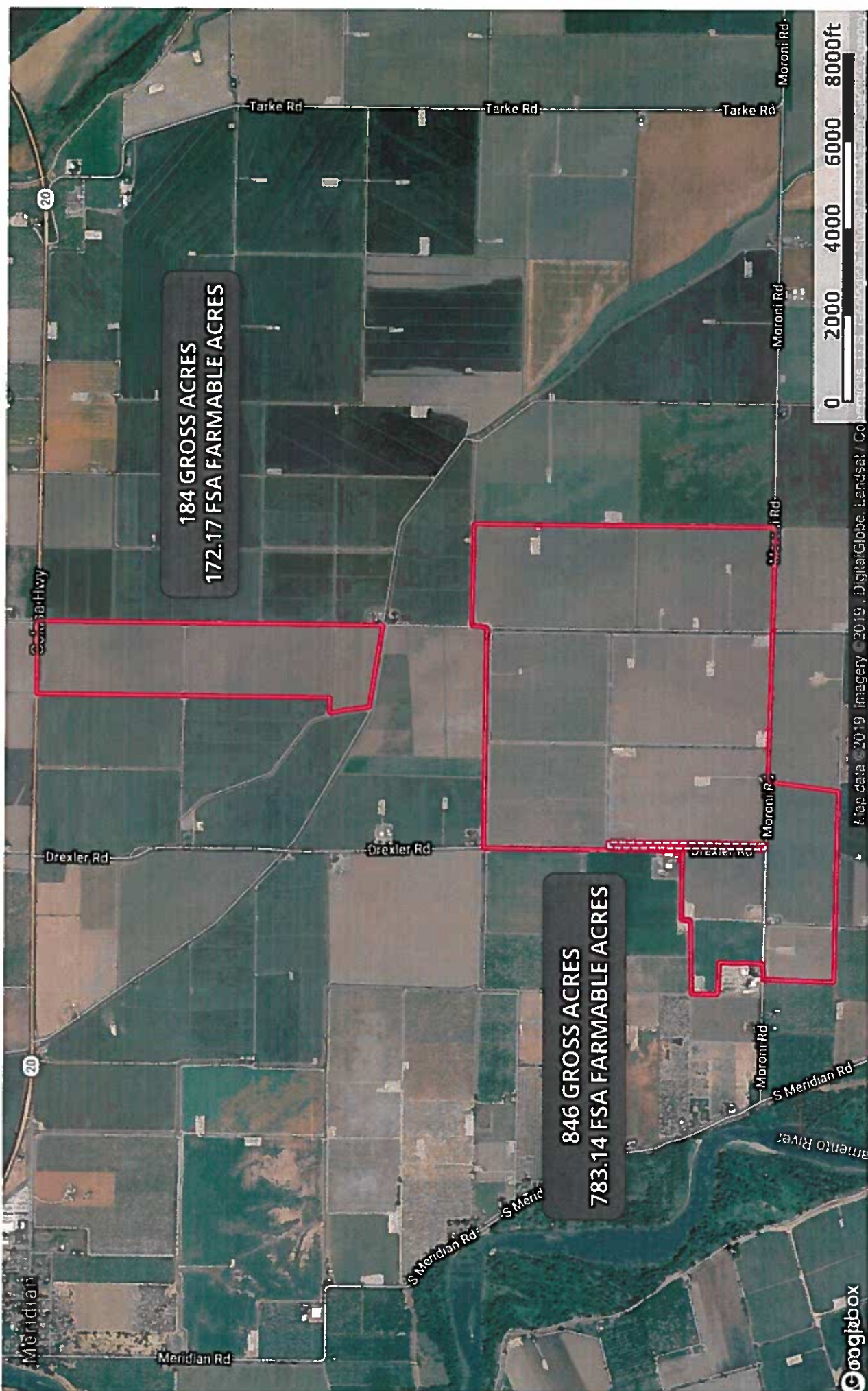
SOILS: The majority of the properties are Class II- Nueva Loam and Class III- Capay Silty Loam. (See soils maps attached.)

USE: This property has a history of being farmed to multiple row crops and rice. With the great soils and new clonal rootstocks for walnuts and almonds and with good farming practices, this property will grow great high producing tree crops.

COMMENTS: Properties of this size and quality in northern California do not come up for sale very often and especially with very secure irrigation water and soils that will accommodate tree crops. The general area in which this property lies is known to produce high quality yields of multiple crops and over the past several years there have been many tree orchards that have been planted in the area. Some newly planted walnut orchards in the area are quite exceptional and some are big producers.

PRICE: \$13,715,000 (\$13,316/gross acre).

G & D Farms- Main Ranch
Sutter County, California, AC +/-



Boundary Boundary

Randy Khagura

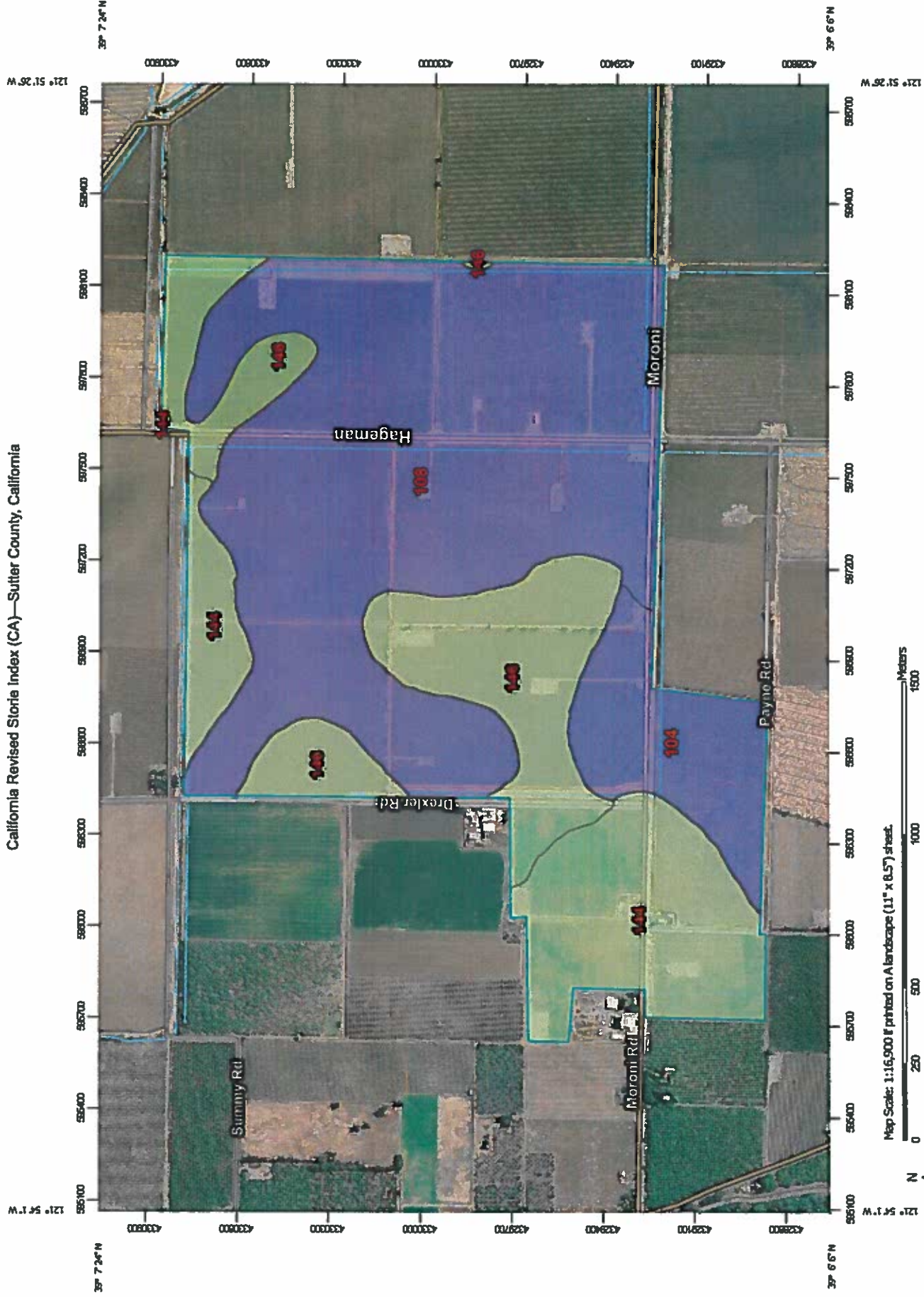
California Revised Store Index (CA)—Sutter County, California



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
144	Nueva loam, 0 to 1 percent	Grade 2 - Good	Nueva, loam (85%)	102.1	55.9%
146	Nueva loam, wet, 0 to 1 percent slopes	Grade 2 - Good	Nueva, loam, wet (85%)	80.6	44.1%
Totals for Area of Interest				182.7	100.0%

California Revised Sotrie Index (CA)—Sutter County, California



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
104	Capay silty clay, 0 to 2 percent slopes	Grade 3 - Fair	Capay, silty clay (70%)	80.6	9.4%
108	Capay silty clay, wet 0 to 2 percent	Grade 3 - Fair	Capay, silty clay, wet (80%)	468.2	54.5%
144	Nueva loam, 0 to 1 percent	Grade 2 - Good	Nueva, loam (85%)	146.3	17.0%
146	Nueva loam, wet, 0 to 1 percent slopes	Grade 2 - Good	Nueva, loam, wet (85%)	164.5	19.1%
Totals for Area of Interest				859.6	100.0%

Exhibit A

Water Unit Duties for Summer & Winter Crops

Summer Crops (1)	AF/Acre	Winter Crops	AF/Acre
Alfalfa	4.50	Chard (Seed)	3.40
Bean	2.50	Cover Crop	2.50
Corn	4.00	Grain Hay	2.00
Cotton	3.30	Oats & Oat Hay	2.00
Cover Crop	2.50	Onion (Seed)	2.50
Fallow	0.00	Non-Irrigation	
Milo	1.85	Wheat	0.32
Misc. Deciduous	4.10	Safflower	0.81
Miscellaneous Field Crops	2.50	Sunflower	0.81
Pasture	4.90		
Peas	1.00		
Prune	2.51		
Rice	6.00		
Safflower	2.20		
Small Vegetable	2.50		
Sunflower	2.20		
Tomato	2.30		
Tomato Drip	1.70		
Vetch	2.50		
Vinseed	1.60		
Vinseed Drip	1.20		
Walnut	4.40		
Walnut Drip/Sprinkle	2.50		
One Irrigation	1.00		
Second Irrigation	0.80		
(1) Water figures above for summer crops cover water use from April 1 through October 31.			

Water payments are paid in 3 payments. The first 2 payments are charged at \$9.09 per acre foot and the 3rd payment is based on the years water costs and may fluctuate a little up or down depending on final costs.

For example for Alfalfa it would be as follows:

Payment 1: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Payment 2: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Payment 3: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Total cost per acre per year = \$122.73 per acre