

MADERA ALMOND HULLER *SHELLER & ALMONDS*

Madera County, CA

\$7,995,000
67.07± ACRES
7,125± Square Foot Facility



Exclusively Presented by:



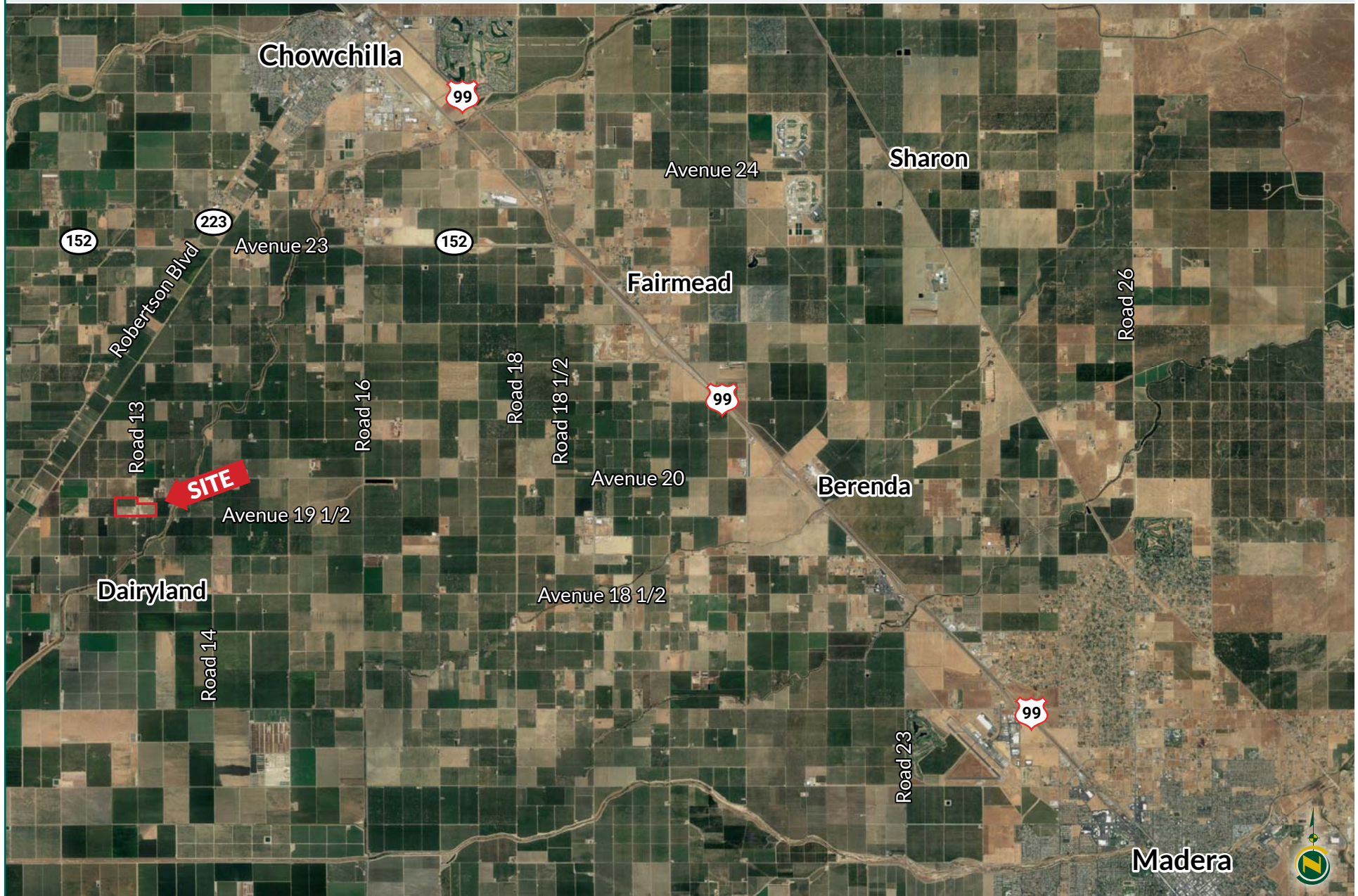
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Location Aerial



Property Details

DESCRIPTION:

The subject property collectively encompasses 3 separate contiguous parcels totaling 67.07± gross acres. This includes an almond huller and sheller along with adjacent almond orchards, office space and rental home. The well-maintained facility includes approximately 34,720 SF of structures with 13,615± SF of hulling and storage space on 4.43± acres.

LOCATION:

The producing almond orchard, huller and sheller are located approximately 11 miles west of Madera, California and 7 miles south of Chowchilla in the heart of the San Joaquin Valley midway between San Francisco and Los Angeles CA. The producing young almonds are located on the same property with the almond huller and sheller. The property is bounded on the south by Avenue 19 ½ and is bisected north and south by Road 13. The huller and sheller are located at 19514 Road 13, Chowchilla, CA.

PLANTINGS:

Total Acres	Variety	Rootstock	Age	Spacing
38±	Nonpareil-50%	Nemaguard	2017	20' x 18'
	Monterey-50%	Nemaguard	2017	20' x 18'
17±	Carmel-50%	Unknown	1997	21' x 16'
	Monterey-50%	Unknown	1997	21' x 16'

PRODUCTION:

<u>38± acres:</u>	2019	7,650 lbs. Nonpareil 14,019 lbs. Monterey
<u>17± acres:</u>	2017	48,370 lbs. / 2,845 lbs. per acre
	2018	58,881 lbs. / 3,464 lbs. per acre
	2019	53,838 lbs. / 3,166 lbs. per acre

ZONING:

ARE-20 (023-030-006 and 007) and ARE-40 (023-040-021). The properties are zoned for agriculture production and processing in the county of Madera.

LEGAL:

Madera County APN's 023-030-006, 023-030-007 and 023-040-021. Located in portions of Sections 26 and 27, T10S, R15E, M.D.B.&M.

SOILS:

Tujunga loamy sand, 0-3% slopes, Grade 2
 Grangeville fine sandy loam 0-1% slopes, MLRA 17, Grade 4
 Grangeville fine sandy loam over traver soils, 0-1% slopes, Grade 2
 Grangeville sandy loam, 0-1% slopes, Grade 2

WATER:

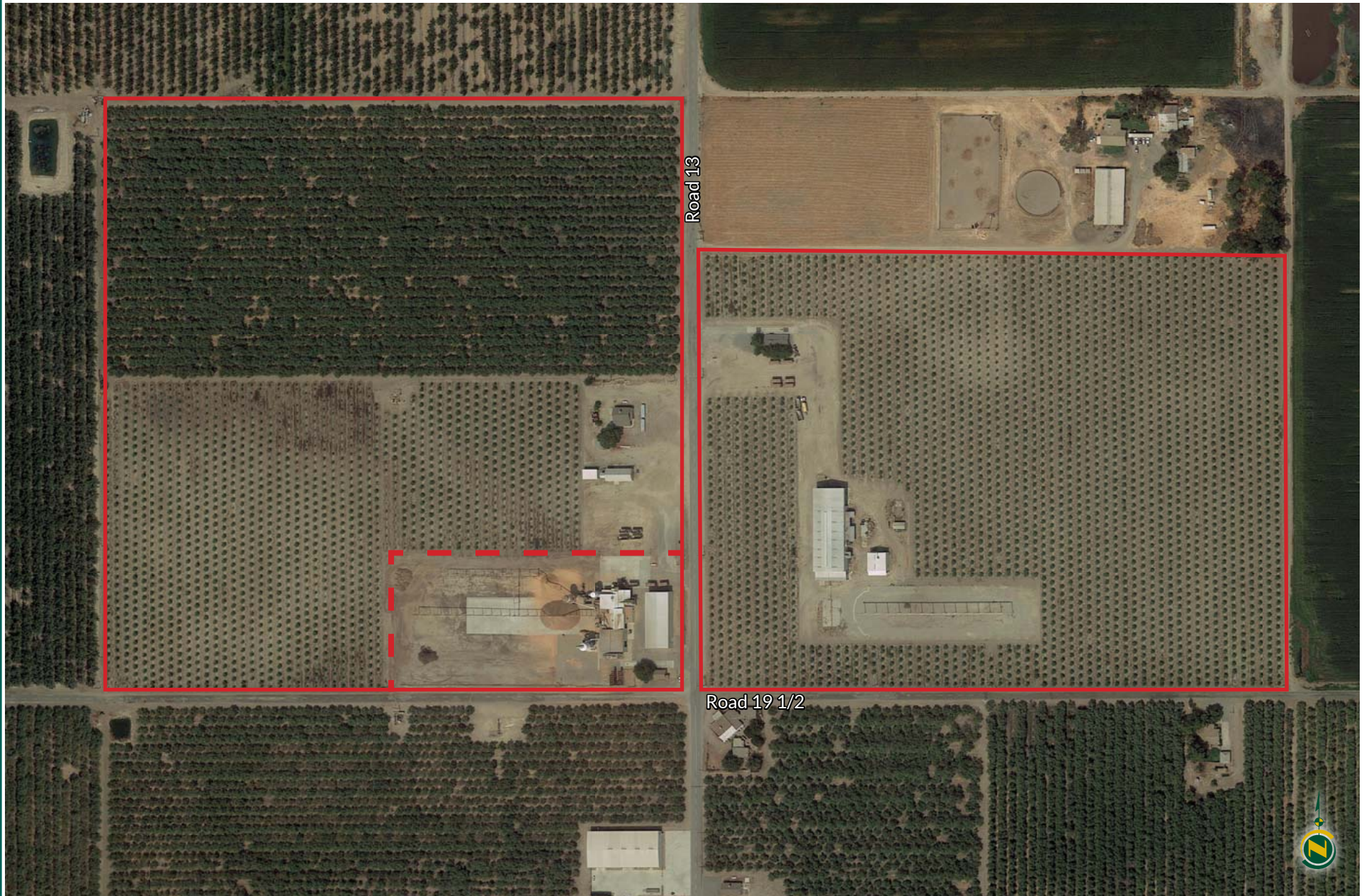
Chowchilla Water District
 (1) 20HP ag well
 (2) domestic wells

PRICE/TERMS:




\$7,995,000 cash to Seller. Price includes all existing buildings and improvements as well as all huller equipment. The 2020 crop is not included in the sale.

Buyer to verify all inventory and equipment included in a sale prior to close of escrow. All items are being sold "as is, where is". Seller and Broker assume no liability for any errors or omissions of itemized lists.

Site Aerial

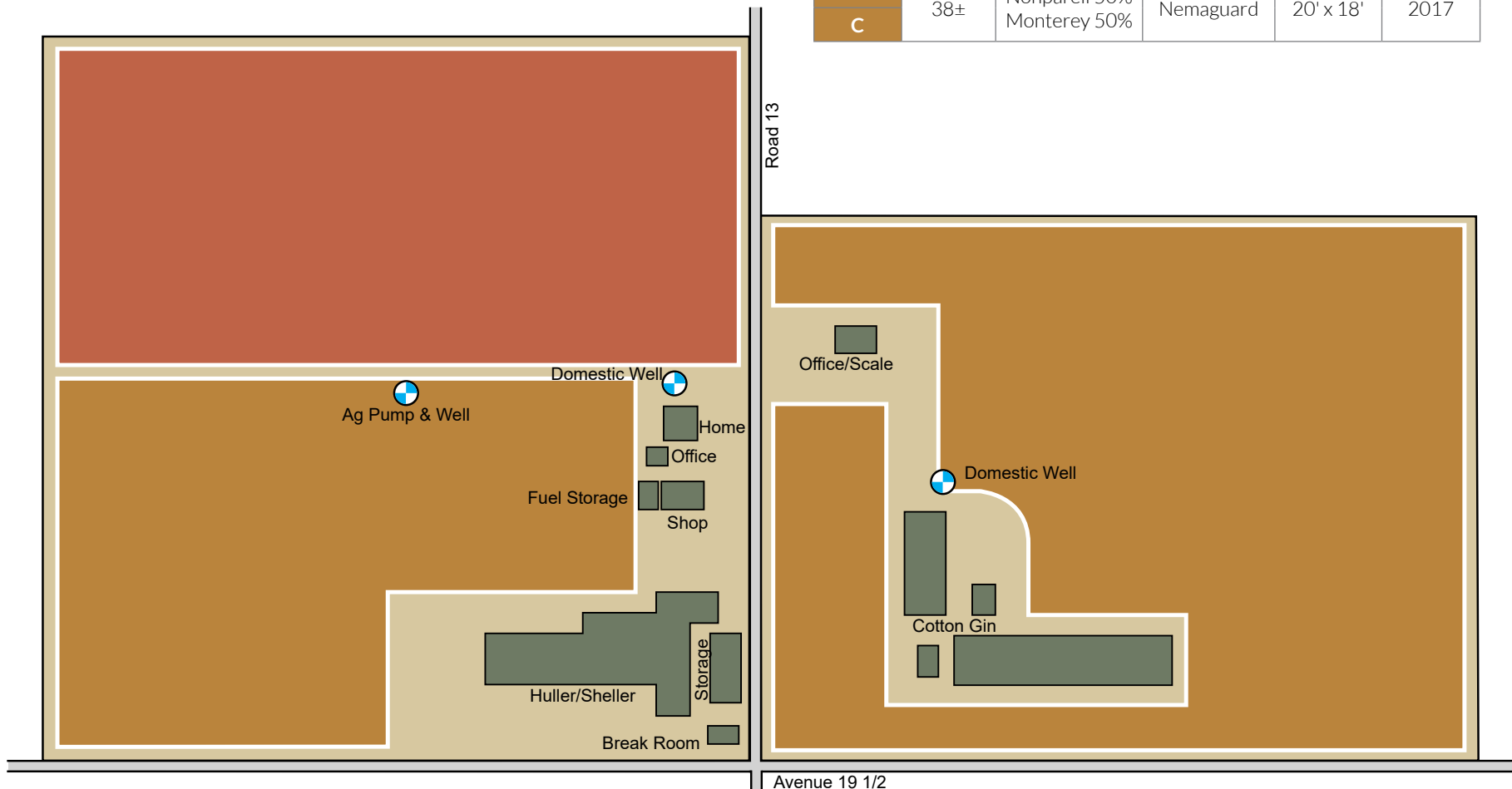


Planting & Irrigation Map

-  Well
-  Property Boundary
-  Structure



Block	Acres by Variety	Variety	Rootstock	Spacing	Year Planted
A	17±	Carmel 50% Monterey 50%	Unknown	21' x 16'	1997
B	38±	Nonpareil 50% Monterey 50%	Nemaguard	20' x 18'	2017
C					

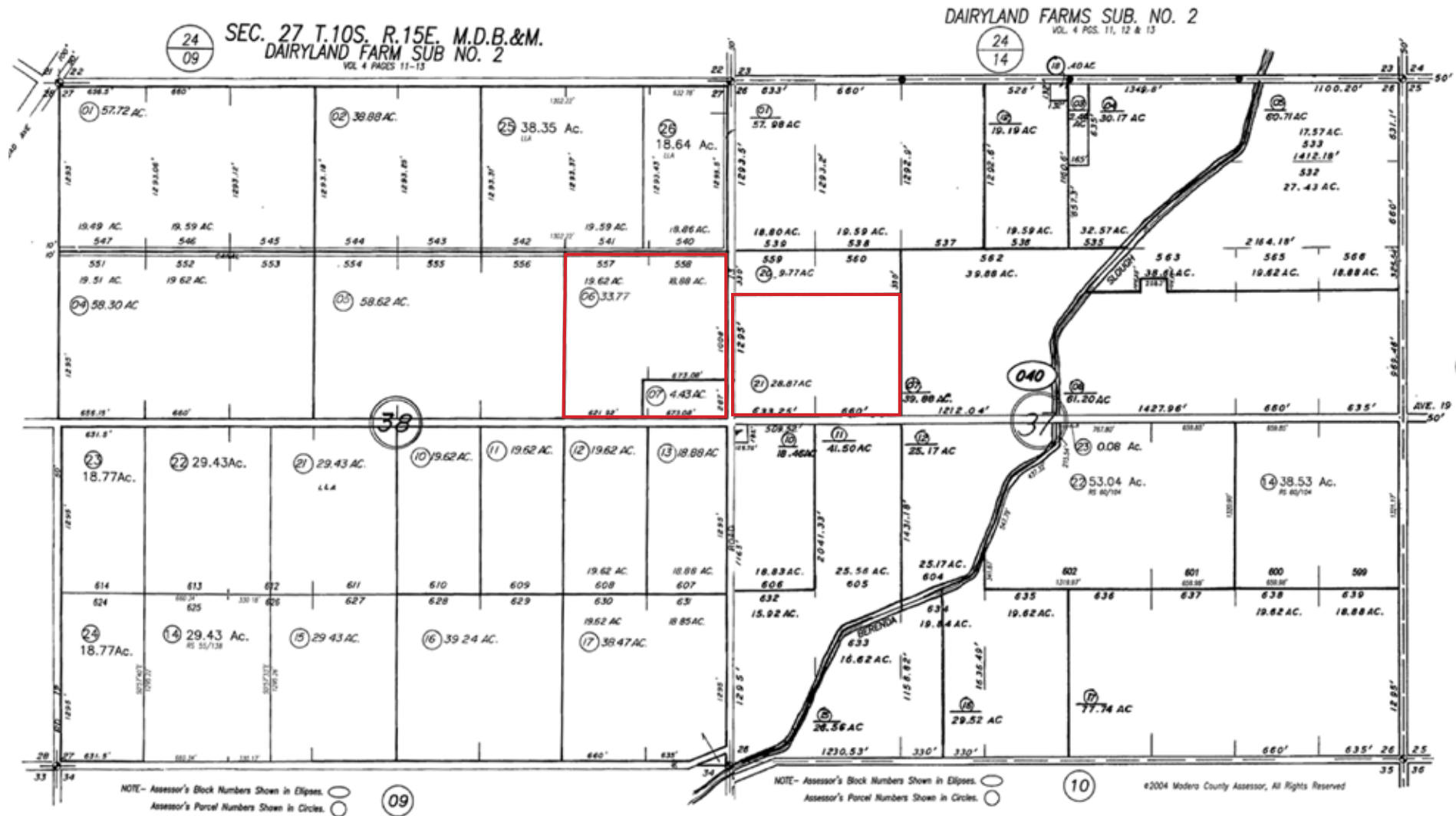


Soils Map

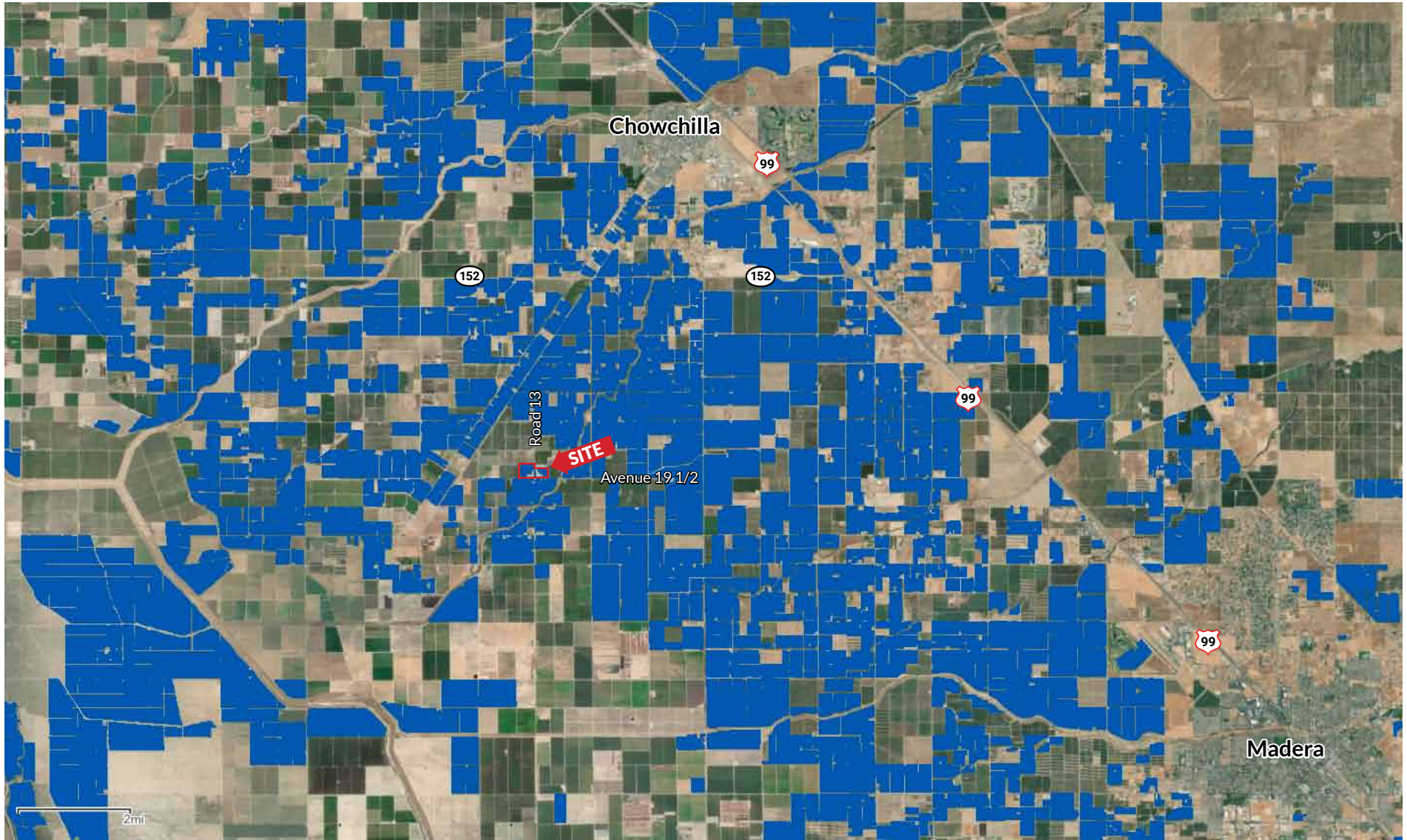
California Revised Storie Index (CA)



Parcel Map



Existing Almond Orchards



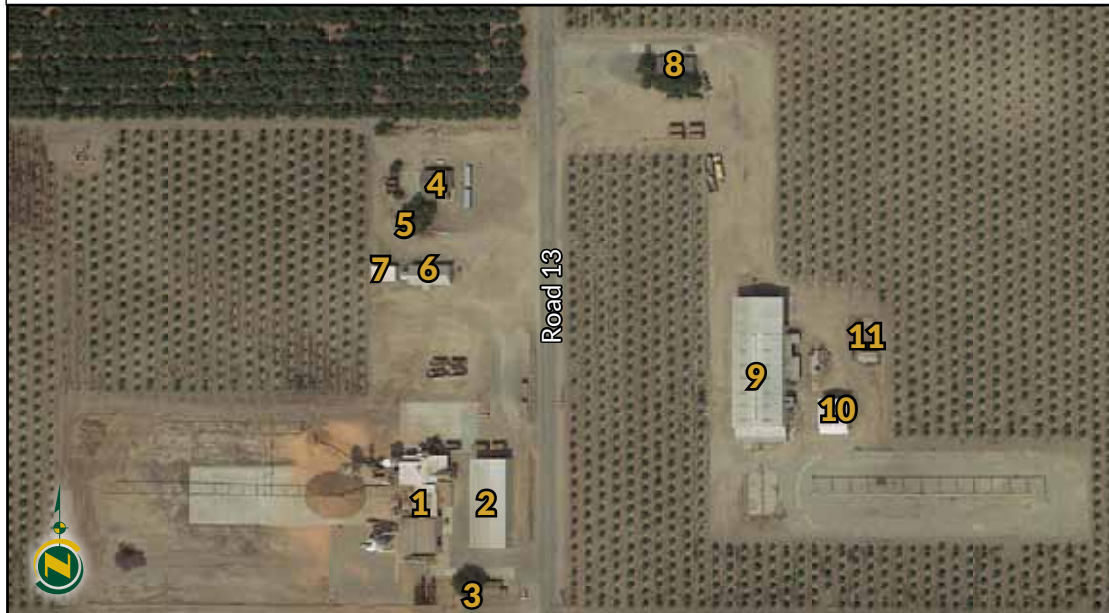
 = Planted to almonds



Building Improvements

#	Description	Size (± SF)	Foundation	Frame	Siding	Roof	Age
1	Huller Building	6,600	Concrete	Steel	Metal	Metal	30
	Attached Canopy	240	Asphalt	Wood	Open	Metal	30
	Electrical Room	525	Concrete	Wood	Metal	Metal	2
2	Storage Building #1	6,250	Concrete	Steel	Metal	Metal	25
3	Break Room	476	Concrete	Wood	Wood	Comp.	35
4	Rental Home	1,200	Wood Pier	Wood	Stucco	Comp.	35
5	Truck Dispatch Office	504	Concrete	Wood	Stucco	Metal	35
6	Shop	1,375	Concrete	Wood	Metal	Metal	35
	Det. Tank House	100	Dirt	Wood	Wood	Metal	50
7	Fuel Storage Buiding	680	Concrete	Wood	Wood	Metal	5
8	Office	740	Concrete	Wood	Stucco	Comp	30
9	Cotton Gin	14,280	Concrete	Steel	Metal	Metal	35
10	Storage Building #2	1,600	Concrete	Steel	Metal	Metal	30
11	Shed	150	Dirt	Wood	Metal	Metal	30

Total Building Area: 34,720± SF



Equipment List

#	Description	Size	HP	CFM	Sequence	Brand
H1	Elevator	20' Dis	2		91	Essmuller
H2	Main Feed Auger	14" x 21'	5		90	
H3	Main Feed Auger 2	14" x 46'	7.5		89	
H4	Stage 1 Deck	5' x 16'	10	2000	88	BM&M
H5	Aspirator	60" x 6"	2.125	8000	87	PCM
H6	Sheer Roll	48" x 6"	6	2500	86	LMC
H7	Aspirator	48" x 6"	2.125	6000	85	PCM
H8	Elevator	3530	2		84	Essmuller
H9	Belt	24" x 34'	3	500	83	PCM
H10	Stage 2 on H3	4' x 16'	0		82	
H11	Aspirator	48" x 6"	2.125	6000	81	PCM
H12	Sheer Roll	3518	6	2500	80	LMC
H13	Aspirator	24" x 9'	2.125	6000	79	PCM
H14	Elevator	4' x 12'	1		78	Essmuller
H15	Belt	24" x 14'	3	500	77	PCM
H16	Stage 3 Deck	48" x 6'	7.5	2000	76	BM&M
H17	Belt	24" x 14'	3	500	75	PCM
H18	Aspirator	48" x 6"	2.125	6000	74	
H19	Sheer Roll	48"	6	2500	73	LMC
H20	Aspirator	48" x 6"	2.125	6000	72	PCM
H21	Deamco	6' x 23' x 7'	1.5		71	Deamco
H22	Stage 4 on H16	3' x 12'	0		70	
H23	Deamco	7' x 20' x 13'	1.5		69	Deamco
H24	Auger to Sheller	12" x 87"	7.5		68	
H25	Auger to Feed 1 stg. of Shelling	12" x 22'	3		67	
H26	Bin Belt	Existing	1.5		66	
H27	Bin Belt	Existing	1.5		65	
H28	Bine Belt Bin Dump	Exisiting	1		64	

Equipment List (cont.)

#	Description	Size	HP	CFM	Sequence	Brand
S1	Auger to Collect Inshell; Off Stg. 1 & 2	12" x 24'	3		63	
S2	Auger to Collect Inshell; Off Stg. 3 & 4	12" x 24'	3		62	
S3	Auger to Collect Inshell	12" x 12'	3		61	
S4	Elevator for Inshell	8" x 6" Buckets	2		60	Essmuller
S5	Auger for Inshell to Sheller	12" x 60'	5		59	
S6	Shear Roll	Existing	6		58	
S7	Shear Roll	Existing	6		57	
S8	Shear Roll	Existing	6		56	
S9	Elevator for Inshell	Existing	3		55	
S10	Sheller 1st Stage Deck	6' x 12'	5		54	
S11	Belt to Sheller Stage 2 Sheer Roll	24" x 28'	3		53	
S12	Sheer Roll Sheller Stage 2	Existing	6		52	
S13	Elevator for Inshell	Existing	3		51	
S14	Belt to Sheller Stage 2 Deck	24" x 18"	3		50	
S15	Sheller 2nd Stage Deck	2nd Inlet	0		49	
S16	Belt to Sheller Stage 3		3		48	
S17	Belt to Feed Sheller Stage 3	Existing	1		47	
S18	Sheer Roll	Existing	6		46	
S19	Deck	Existing	1.5		45	
S20	Elevator for Inshell	Existing	2		44	
S21	Belt to Sheller Stage 2 Deck	Existing	6		43	
S22	Deck	Existing	1.5		42	
S23	Sheer Roll	Existing	6		41	
S24	Deck	Existing	1.5		40	
S25	Sheer Roll	Existing	6		39	
S26	Deck	Existing	1.5		38	

Equipment List (cont.)

#	Description	Size	HP	CFM	Sequence	Brand
M1	Aspirator for Meats of Stg. 1 & 2	48" x 6"	2.125	6000	37	PCM
M2	Deamco	31' x 22' 18'	1.5		36	Deamco
M3	Vibratory Screening Conveyor	22' x 36"	7	900	35	
M4	Deamco to Meat System	7' x 20' x 31'	1.5		34	Deamco
M5	Elevator	Existing	3		33	
M6	Air Leg	Existing	10		32	
M7	Air Leg	Existing	10		31	
M8	Meat Deck	Existing	7.5		30	
M9	Meat Deck	Existing	7.5		29	
M10	Belt to Collect Meats to GT System	Existing	3		28	
M11	Gravity Table	Existing	11		27	
M12	Elevator	Existing	1		26	
M13	Elevator	Existing	1		25	
M14	Elevator	Existing	1		24	
M15	Bin Dumper	Existing	1		23	
M16	Belt Under Water Fall	Existing	2		22	
M17	Belt to Feed M10	Existing	2		21	



Equipment List (cont.)

#	Description	Size	HP	Sequence
T1	Hull Auger	12" x 12'	3	16
T2	Hull Auger	12" x 12'	3	15
T3	Hull Auger	12" x 30'	3	14
T4	Hull Auger	12" x 16'	3	13
T5	Elevator		2	12
T6	Hull Auger	12" x 40'	3	11
T7	Elevator	Existing	3	10
T8	Hull Auger	Existing	3	9
T9	Hull Auger	Existing	2	8
T10	Hull Auger	9" x 12'	3	7
T11	Impact Aspirator	Existing	5	6
T12	Hull Auger	Existing	5	5
T13	Hull Auger	Existing	5	4
T14	Hull Auger	Existing	5	3
T15	Hull Auger	Existing	5	2
T16	Hull Auger	Existing	5	1



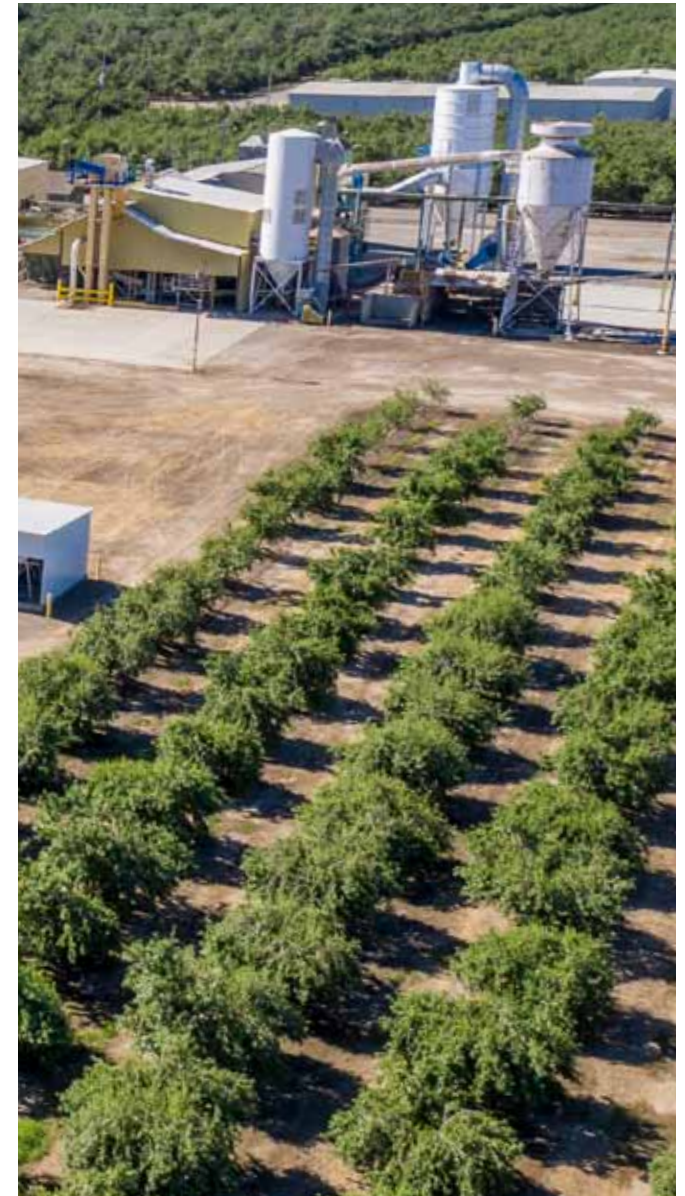
Equipment List (cont.)

#	Description	Size	HP	Sequence	Brand / Notes
P1	Pit Auger	Existing			
P2	Pit Elevator	Existing			
P3	Potato Chain	Existing			
P4	Sand Screen	Existing			
P5	Elevator	Existing			
P6	Destoner	Existing			
P7	Auger	Existing			
P8	Elevator Feed Bins	Existing			
P9	Stick Belt	Existing			
P10	Dirt Belt	Existing			

#	Description	Size	HP	Sequence	Brand / Notes
	Blower	Existing	50		
	Blower	Existing	40		
	Blower (Gravity Table)	Existing	30		

#	Description	Size	HP	Sequence	Brand / Notes
B1	Blower	Existing	0		Soft Start
B2	Purge Pump	Existing	0		
B3	Rotating Arm	Existing	0		
B4	Air Lock	Existing	0		

#	Description	Size	HP	Sequence	Brand / Notes
B1	Blower		250	20	Soft Start
B2	Purge Pump		40	19	
B3	Rotating Arm		5	18	
B4	Air Lock		5	17	



Inventory

- | | | |
|--|---|---|
| 1. 1 - HP Computer for QuickBooks and Business use. | 21. 2-Desk Tables | 26. Storage Building #2
Misc. supplies |
| 2. 1 - HP Laser Jet Pro 300 Color MFP Printer/Copier/
Scanner | 22. 1 - 2 Drawer wood filling cabinet | 27. Shed
Misc. Supplies |
| 3. 1 - RCA Telephone | 23. Misc. Supplies | 28. Huller Building
See Attached list - Exhibit A
Electrical Clean Room -Supply 2500 Amperes
approximately half available for future expansion
3 - Asus Computers for Divine logic Program
1 - Epson printer
2 - Zebra Label Printer
1 - Updated 2020 Almond Logic Software System
a. Logistic Workstation Including Fairbanks Aegis
Sx5- huller
b. Logistic Workstation Pre-clean
c. Fairbanks Platform Floor Scale Model
PLF32400 (5000 lbs.)
d. Fairbanks 22555 Digital Instruments
e. Updated 2020 Almond Logic Plant Automation
Pre-cleaner and Run manager
f. Updated 2020 Almond Logic Stockpile GPS
Module Licensing Library I Pro Module and
accessories and attachments
g. Hydraulic bin dumper
h. Meat Hooper with Vortex Pneumatic slide gate |
| 4. 2 - Samsung Galaxy 57 (Stockpile) | 24. 1 - John Deere Safe
A. Label for divine logic system
B. Ink for Zebra Printer
C. Staplers/Staples
D. Paper clips
E. Pencils /Pens
F. Copy Paper
G. Envelopes
H. Folders I Sleeve folders
I. Stamps for hulls/shells
J. 3-Office Depot Calculators
K. 1 - Heavy Duty Stapler
L. 3 - Box Storage Shelves | |
| 5. 1 - Samsung Tablet 52 (Oversee Plant Status) | | |
| 6. 1 - Surface Bin Scanner tablet | | |
| 7. 1 - Fairbanks Scale | | |
| 8. 1 - Epson Printer | | |
| 9. 1 - Dell Monitor | | |
| 10. 2 - Asus Computers for Divine Logic Software | | |
| 11. 1 - Fujitsu Fi-6110 Scanner | 25. Cotton Gin
Electric Panel
Clark's Bag House backup bags
Vibratory Deck 12"
Multiple Sheer Roll Cores
Pre-Clean Pit Screw Auger
RMC Airleg Model # 281
Essmueller Elevator Serial #13-2259 Model
#F8624BE-T7 with Replacement Buckets never
used.
Deamco elevator Rails with extra flights
Deamco Buckets
Misc. Elevator Belts
Misc. Conveyor Belts
Misc. Huller Supplies
Mid State Sizer Deck
Multiple miscellaneous catwalks and stairs
Steel ladders | |
| 12. 1 - Zebra Zt410 Printer | | |
| 13. 1 - APC Battery Backup UPS 600 | | |
| 14. 1 - APC Battery Backup Smart-UPS C 1000 | | |
| 15. 1 - Firefox T30 WatchGuard | | |
| 16. 1 - Activa HD Pro 1600 Paper Shredder | | |
| 17. 1 - Sharp Carousel Microwave | | |
| 18. 1 - Frigidaire Refrigerator | | |
| 19. 1 - Glacier Bay Water Stand | | |
| 20. 1 - Black 2 Drawer filing cabinet | | |

Inventory (cont.)

- | | | |
|--|--|--|
| <p>29. Storage Building # 1
 Multiple ladders
 Safety harness
 Various power tools
 Various size drive belts
 Various size shovels
 Rakes multiple
 2005 Jungheinrich electric fork lift and charger (needs new battery) "AS IS"
 2 - 50 Gallon Air Compressors (Quincy QT-5)
 Milwaukee metal chop saw
 DeWalt 3800 PSI power washer (needs repair, bad pump)
 Backup motors and gearboxes
 Bearings (multiple)
 Drivebelts (multiple)
 First aid kit on wall
 Multiple nuts & bolts racks
 Multiple nuts and bolts
 Drive chain inventory
 Drill press
 DeWalt Dw756 bench grinder
 Medalist series speed drill press
 1 - Mac Toolbox Tech 1000
 Fairbanks platform scale 5000 lbs. digital screen</p> <p>30. Break Room
 1 - Frigidaire freezer box
 1 - Estate by Whirlpool refrigerator
 2 - Storage racks
 3 - Tables
 1 - Rival microwave
 Multiple chairs
 1 - Latham digital screen time clock
 1 - Primo water dispenser
 1 - Cooks coffee maker
 1 - Emerson TV & DVD combo (for safety training videos)
 1 - Black & Decker oven</p> <p>31. Huller House
 Oven "AS IS"
 Misc.</p> | <p>32. Apartment
 2 - Desks
 1 - Sofa
 1 - Microwave
 1 - 2 drawer filing cabinet
 2 - Storage closet</p> <p>33. Shop
 Engine oils
 Motor oils
 Coolants
 Lubricants
 Backup motors
 Backup sheer roll cores
 Backup gear boxes
 Blower
 Husqvarna pressure washer (not working)
 Air compressor (not working)
 Air compressor Ingersoll Rand model# SSS
 2-hydraulic fluid 50-gallon drum
 Air compressor hose coxreels
 Multiple misc. parts and supplies</p> <p>34. Woodshed
 Old tires (used for stockpiling)</p> <p>35. Fuel Storage Building
 1 - 500 gallon gas tank
 2 - 500 gallon clear diesel
 1 - 1,000 gallon red diesel
 1 - Fire extinguisher</p> <p>36. Used Tires
 Multiple used tires for stockpiling (far west of property stacked together)</p> <p>37. Huller Machinery
 a. 2016 Rapat Elevator model# L3034-3012-51
 b. Bucket Elevator serial# 200167
 c. 2016 Aspirator model# 4808 S/N Q-4646-16
 d. 2016 Receiving Pit serial# Q-4560-16R1-with all attachments and accessories</p> | <p>e. BM&M Stage 1 & 2 Double Deck BM&M Model# 9X162D serial# 16561
 f. BM&M Stage 3 BM&M Model# 7X127D serial
 g. BM&M Stage 4 BM&M Model #6X12DS serial #16571
 h. Essmueller Elevator Hull Line model# F86248E H1 serial# 13-2259 inside hull line
 i. LMC-model #48SR serial #14003
 j. LMC-model #48SR serial# 14002
 k. LMC-model #48SR serial# 14001
 l. LMC Chip Deck model #3622.5 serial# 14008
 m. Forsberg P8 Destoner VSDS model# 8RR serial # 15472
 n. Forsberg Gravity Table Blower model 23-HA serial# 19618
 o. Clark Bag House-9520 PAF-X9520GS-89-349
 p. Deamco Descending Elevator model# BEM12HTX serial# 17229 BEM NBG-04
 q. Deamco Descending Elevator model# BEM12PPX serial# 17229 BEM NBG-02
 r. Deamco Descending Elevator model# BEM12PTX serial# 17229 BEM NBG-03
 s. Mac Bag House-model# FS24X24 serial #123120-001-1
 t. RMC Cracker Line Waterfall
 • 8-Sheer Roll / Crackers
 • 3-Shaker Decks
 u. Essmueller Elevator outside hull line
 v. Forsberg shaker deck
 w. Pre-Clean Kamper potato chain sandscreen de-twigger
 x. 10 Holding tanks (only 7 tanks hold full sets of double hopper trailers)
 y. Wilkey Aspirator- Hash (cleans hash) model # A3606
 z. Wilkey Aspirator- for meat deck's model #4808</p> |
|--|--|--|

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Facility Photographs



Facility Photographs



Facility Photographs



MADERA ALMOND HULLER

SHELLER &
ALMONDS

67.07± ACRES
7,125± Square Foot Facility



WATER DISCLOSURE: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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