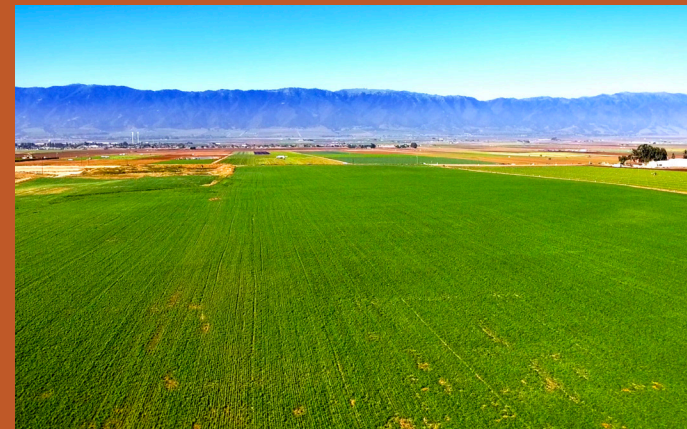


HEAVENLY VALLEY RANCH

- 529.99 +/- Gross Acres | **10 Legal Parcels**
- Located in the Monterey AVA near Gonzales, CA
- Prime Vegetable & Vineyard Growing Area
- 4 Agricultural Wells | 2 Drilled in 2020
- Booster & Lift Pump Stations | Reservoirs

[LINK TO AERIAL VIDEO](#)



Agricultural Brokerage,
Consulting & Advisory Firm

OVERVIEW

- ◆ 529.99 +/- gross acres in Monterey County comprised of 400.00 +/- acres of potential farmable open land, and 129.99 +/- acres of ancillary land which includes roads, structures, well sites, booster and lift pump stations, reservoirs, and pastureland
- ◆ 4 on-site agricultural wells (2 have been drilled in 2020 and are awaiting PG&E power) which can potentially produce an aggregate of 2,066 +/- GPM; there is also 1 operating on-site domestic well
- ◆ 10 on-site reservoirs, which are all connected via underground pipeline, at a combined storage capacity of 103.07 +/- acre-feet
- ◆ Soils primarily include Gloria Sandy Loam and Placentia Sandy Loam soils series
- ◆ Structural improvements include a large warehouse, 2 shops, 2 barns, 2 sheds, and a mobile home with detached garage
- ◆ Surrounding land uses include fresh vegetable row crops, winegrape vineyards, and citrus orchards
- ◆ Located in the Monterey AVA and is within the California Department of Food and Agriculture's Grape Pricing District 7
- ◆ **10 certificated legal parcels;** 530.03 surveyed acres
- ◆ Purchase Price & Terms: \$13,000,000, all cash at the close of escrow

SELLER'S RIGHTS & DISCLAIMERS

Seller's Rights: Seller reserves the right in its sole discretion to accept or reject any bid or offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement ("PSA") is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow, and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

Seller's Disclaimers: This Copyrighted Information has been prepared by The Mendrin Group for Buyer and Buyers Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that the Memorandum and Property information was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"). Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, Brokerage and Advisory firms, of Seller.

Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group has been granted Exclusive Representation Rights and Exclusively Represents JEG Livingston Ranches LLC and Gallo Cattle Company, LP ("Seller") for the offering and sale of the Heavenly Valley Ranch located in Monterey County, California, U.S.A.

Buyer's communications, copies of the Exclusive Offering Memorandum, viewing of the Property, delivery of offers, and Property due diligence requests shall be directed through Seller's exclusive representative, The Mendrin Group.

Private Property tours are by appointment only. For further information please contact the Mendrin Group:



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