

1,155.65 Acres
Glenn County, CA

Property Location & Information

Property Location:

Parcel 1: Begins on the SW corner of Rd D & Rd 65
Parcel 2: Begins on the N side of Rd 65 and S side of Rd 62, 1 mile west of Rd D

APNs: Parcel 1: 014-170-043 (369.5 ac); 014-170-042 (281.15 ac) Parcel 2: 014-170-028 (185 ac); 014-170-039 (320 ac)

Offering Price & Terms

Offering Price:
\$17,325,000

Terms:
Cash

CO-OP FEE:
Negotiable

Submit Proposals to:

Alliance Ag Services, Inc.

Michael Ming
Owner/Broker
Cal DRE #00951819
Cal BREA #0236938
(661) 631-0391

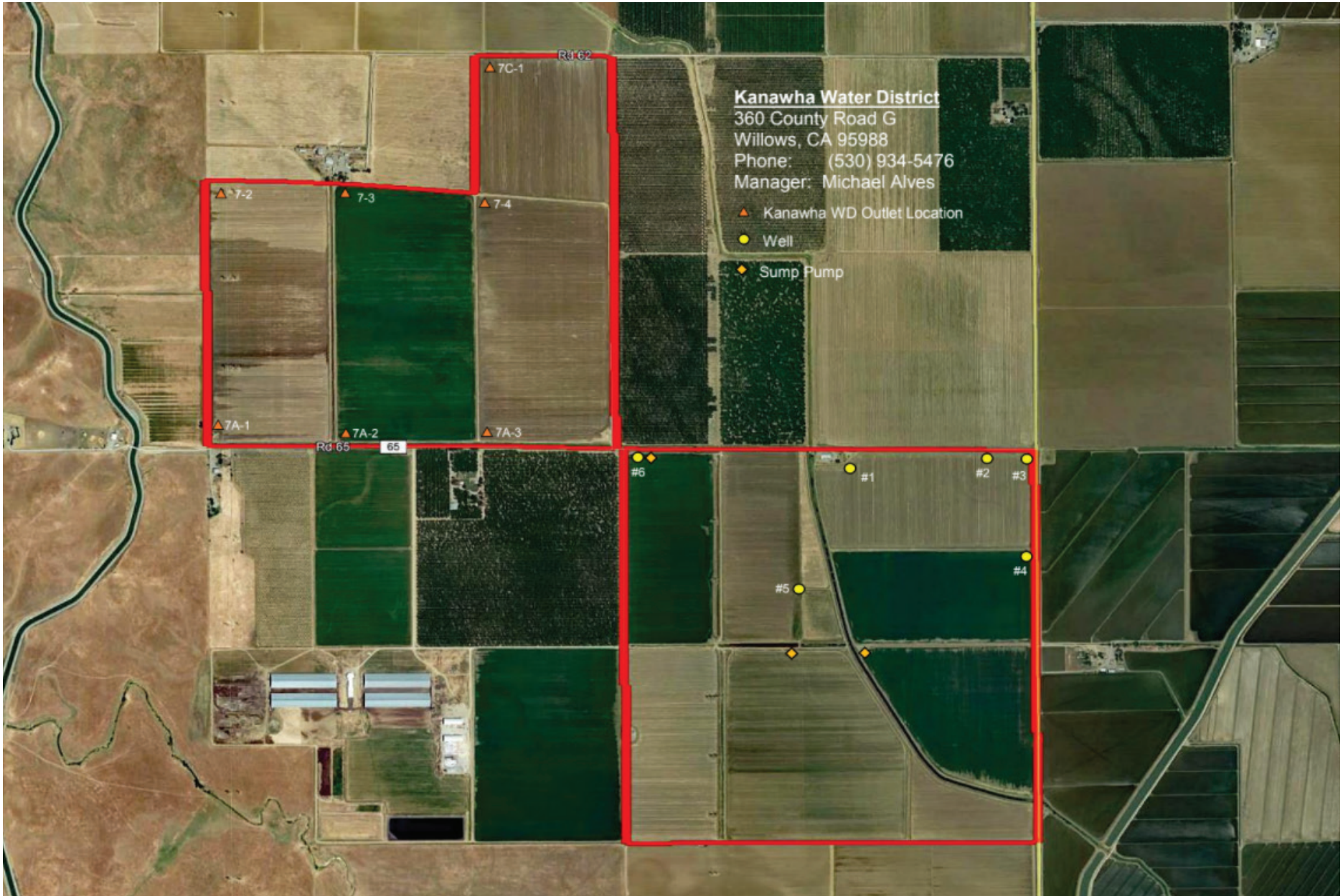
Steve Kritscher
Agent
Cal DRE #01083254
(530) 405-6036

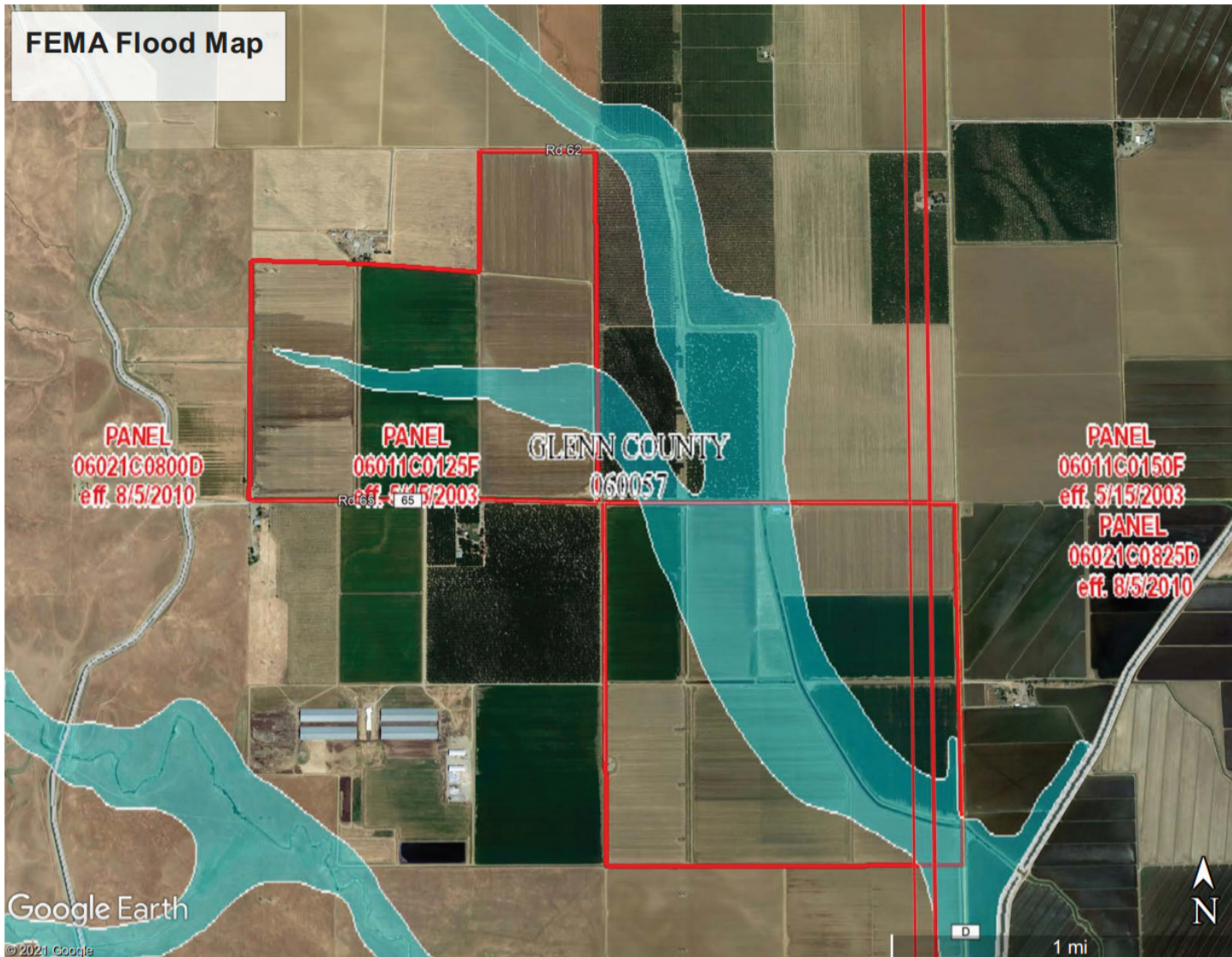
mming@allianceagservices.com
skritscher@allianceagservices.com

*5401 Business Park South, Suite 122
Bakersfield, California 93309*

Property Assessment

Property Use: Open irrigated cropland historically farmed to dairy forage crops including small grains, silage corn and alfalfa. Two water sources: 6 wells and Kanawha Water District (Federal Water District); Priority I & II KWD well monitoring indicates stable groundwater at ~20 feet
Land use is transitioning from row crop to permanent plantings.
Adjoining properties are planted to walnuts.
Other permanent plantings in the area include almonds, olives & pistachios.

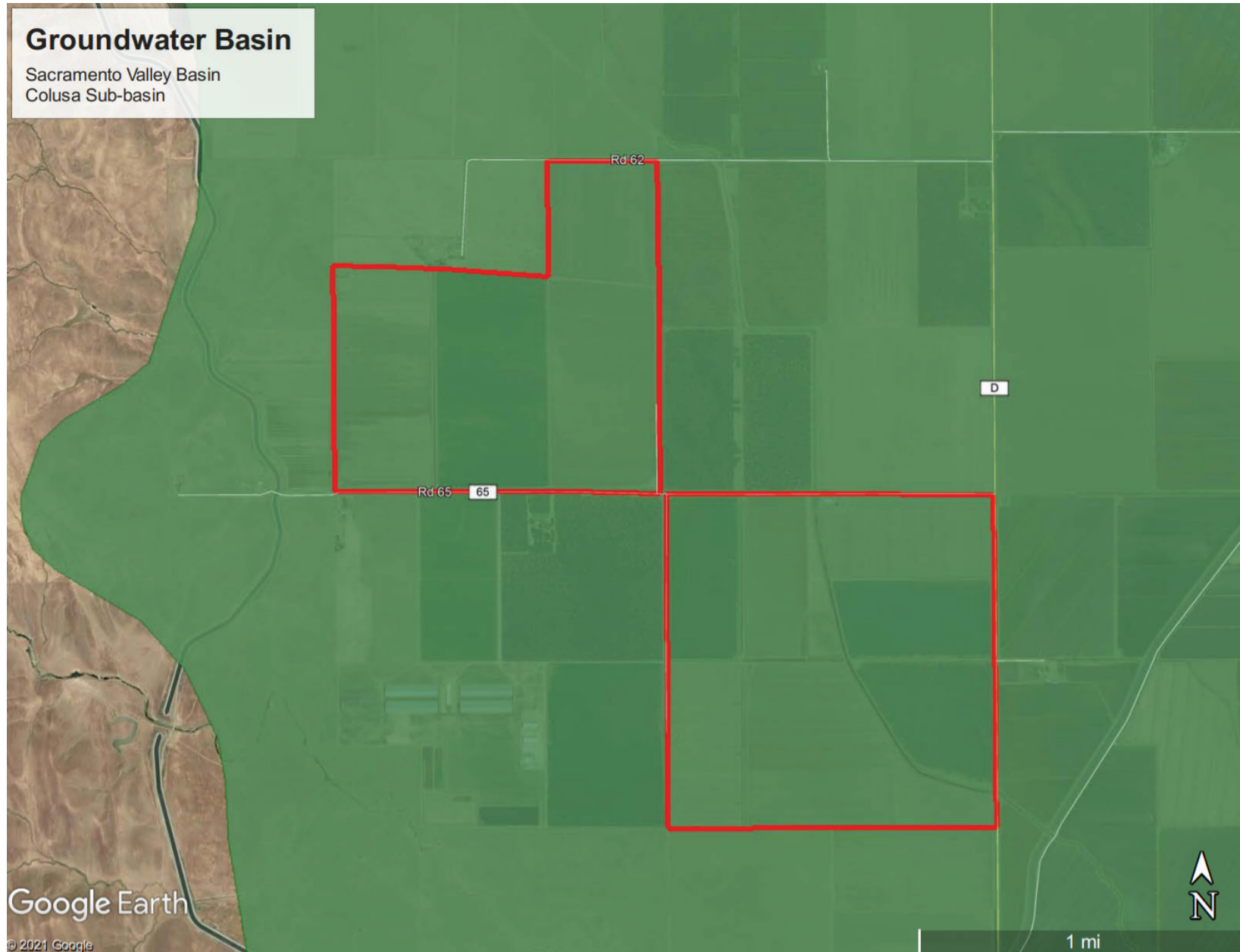


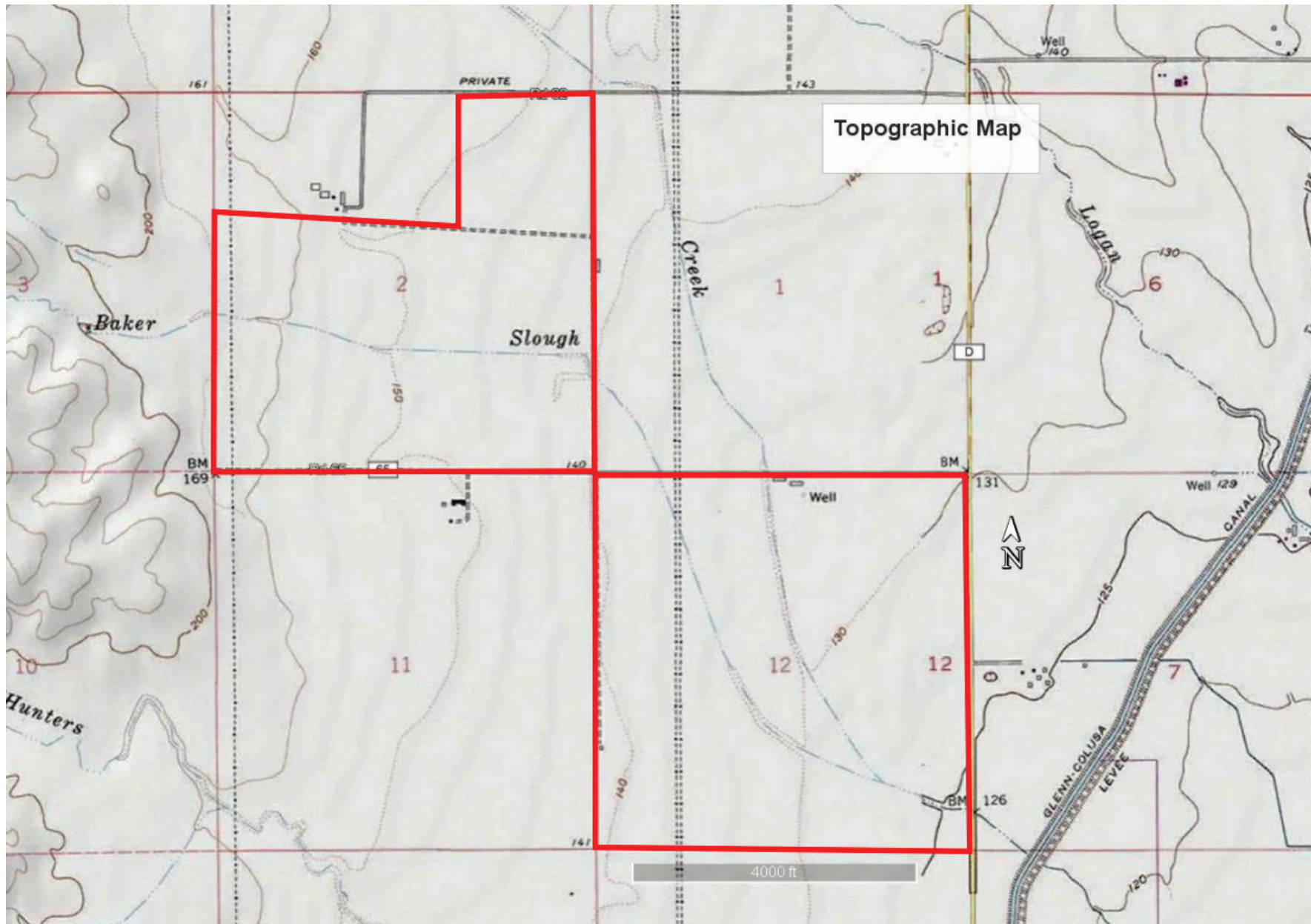


Water information:

Fields have been laser leveled to facilitate flood irrigation and drainage. Tail water is collected for recirculation south of Rd 65. The Kanawaha Water District delivers Priority 1 federal contract water to 505 acres north of Rd 65. South of Rd 65, 281 acres are eligible to receive KWD Priority 2 water and supplemental water purchased by the district when contract water is unavailable. 6 wells are located south of Rd 65. KWD has monitored a well near the intersection of the two parcels for 15 years and history indicates stable groundwater at roughly 20' below ground surface. Although irrigation systems on the two parcels north and south of Rd 65 are not connected, a tail water diversion runs between them under Rd 65. It is believed a system interconnect can be reasonably accomplished on this alignment.

Additional water information is available upon request.

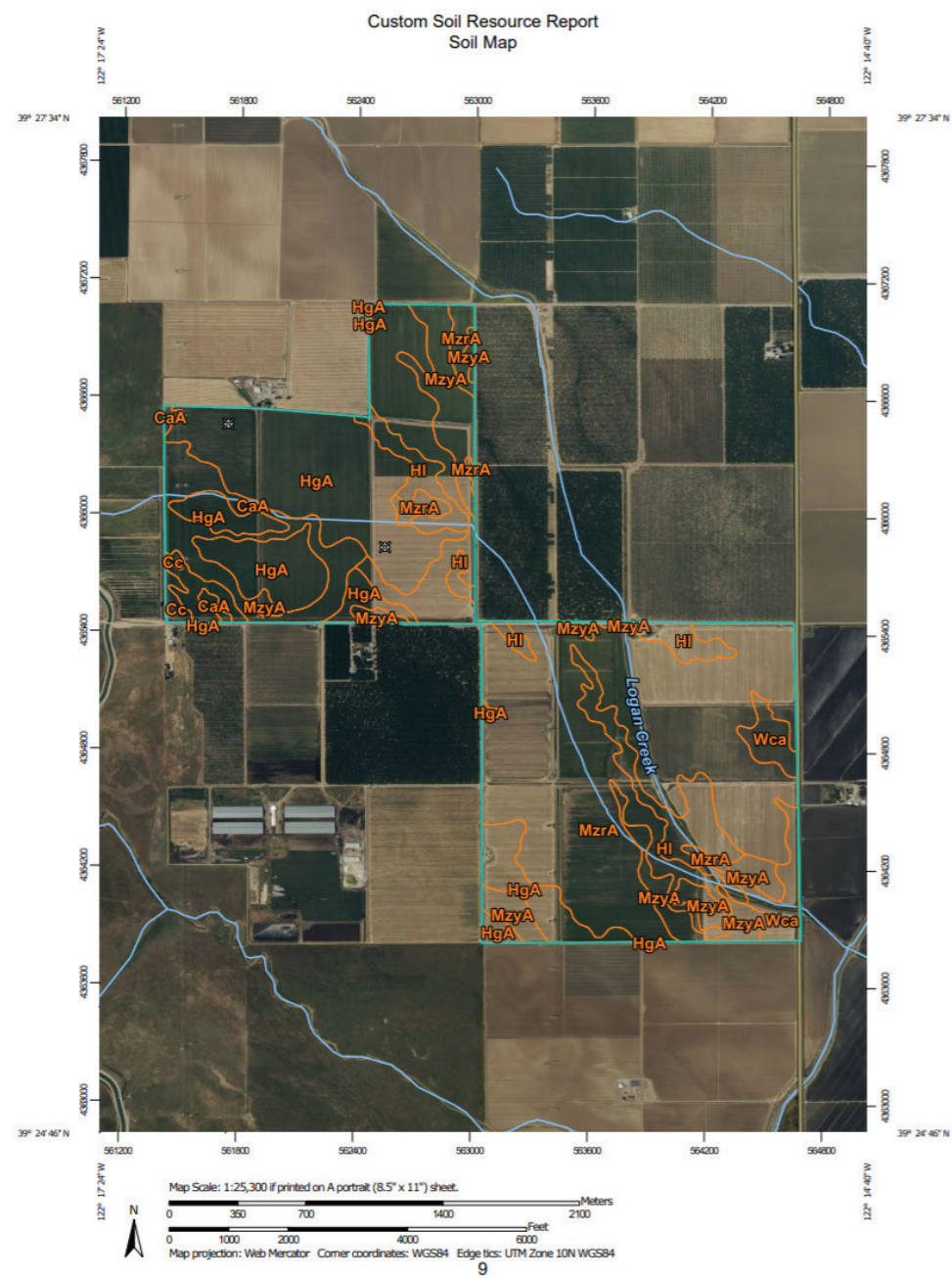




Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaA	Capay clay, 0 to 4 percent slopes, MLRA 17	70.1	6.1%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	6.1	0.5%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	287.2	24.8%
HI	Hillgate clay loam, 0 to 3 percent slopes	87.7	7.6%
MzrA	Myers clay, 0 to 1 percent slopes, MLRA 17	558.0	48.3%
MzyA	Myers clay loam, 0 to 3 percent slopes	109.0	9.4%
Wca	Willows clay, slightly saline-alkali	37.9	3.3%
Totals for Area of Interest		1,156.0	100.0%

Predominantly Class 2 irrigated Hillgate, Myers, Capay and Clear Lake series. Laser leveled for flood





As-is: This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind. Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Kanawha Water District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.

AAS, as real estate brokers, only represent the SELLER in this transaction. This offering is subject to prior sale, matters of title change of price, rental or other conditions; may be withdrawn from the market without advance notice, and is subject to any special listing conditions or requirements the Seller may impose.

*"Providing efficient,
reliable, and
professional
service since 2002."*



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