

368.14± Acre Wallace Ranch – Zamora, CA Non Pareil, Aldrich, Monterey, Wood Colony 314.18± Planted Acres



Exclusively Presented By:

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Executive Summary

Directions to Property: Interstate 5 North to Road 13 (Zamora exit), go east.

Property is to south after RR tracks.

Land Area/Property Size: 368.14± Gross Acres, 314.18± Planted Acres

Land Use:

<u>Block</u> 194A	Variety Non Pareil Monterey Wood Colon	Gross Ac 72	Net Planted Ac 32.31 16.12 16.08	Rootstock Krymsk Krymsk/Nema Krymsk/Hansen	Spacing 15 x 24	Planted 2013
194B	Non Pareil Monterey Aldrich	174.34	78.02 39.17 39.01	Krymsk Krymsk/Nema Krymsk	15 x 24	2013
194C	Non Pareil Monterey Wood Colon	104.32 y	46.32 23.17 23.98	Krymsk Krymsk/Nema Krymsk/Hansen	15 x 24	2013

Assessor's Parcel Numbers: 055-150-009, 055-150-010

Soils: Soils are comprised of: ±72.2% Yolo silt loam (Class 1), ±13.4% Brentwood silty clay loam (Class 1), ±10.9% Marvin silty clay loam (Class 2), ±2.3% Pescadero silty clay (Class 4), ±0.9% Zamora loam (Class 1), and ±0.2% Tehama loam (Class 2).

Irrigation Supply: (2) on-site ag. wells equipped with 100 HP pumps, 2925 GPM

Sustainable Groundwater

Management Act: Property is in the Yolo Groundwater Subbasin.

Information regarding the groundwater subbasin plan can be found at:

https://www.yologroundwater.org/yolo-subbasin-groundwater-sustainability-plan

Comments: Opportunity to purchase an almond orchard in prime production with primarily Class 1 soils.

Professional farm management available.

Offer Price: Reduced! \$8,500,000 (\$23,089 per acre)

SELLER WILL LOOK AT ALL OFFERS

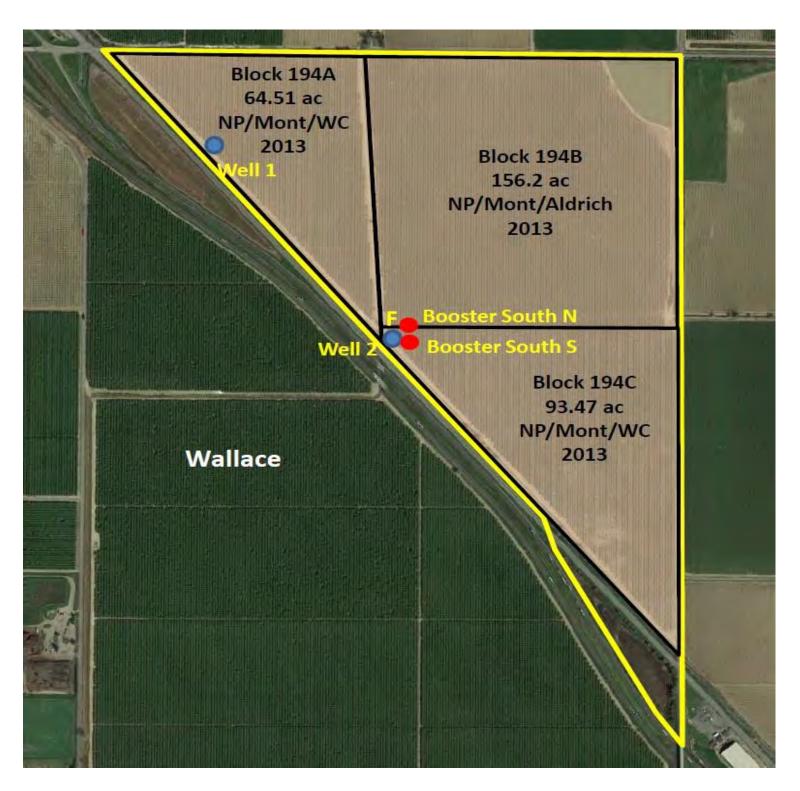
Property Showing: Qualified buyers contact listing broker to schedule property tour.

DO NOT VISIT PROPERTY WITHOUT SCHEDULING W/ BROKER

Contact: Cork McIsaac at 916-799-9441 or email cmcisaac@natural-resources-group.com

This information has been obtained from sources deemed reliable. Broker has not verified and makes no guarantee, warranty or representation about this information. Any projections, opinions or estimates used are for example only and do not represent the current or future performance of the property. Prospective Buyers and their advisors should conduct a careful and independent investigation of the property to determine, to prospective buyer's satisfaction, the suitability of the property for their needs.

PROPERTY PLAT MAP



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PROPERTY LOCATION MAP







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