

AGRICULTURE INDUSTRIES

Management & Investment Solutions



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

REDUCED PRICE!



Exclusively Presented By:

Cork McIsaac

Broker - DRE #01216717

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

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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