

CASHMAN RANCH

HWY 108, OAKDALE, CA 95361

±1,354.73
OAKDALE, CA



**FOR
SALE**



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

ALLIANCE AG
BROKERAGE - APPRAISAL - CONSULTING

CASHMAN RANCH

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OFFERING PRICE: \$30,780,000

PROPERTY ASSESSMENT

- 1,354.73 assessed acres
- 1,259 net acres of 2015 almonds
 - 7 blocks, 21' x 14' spacing, 148 trees/ac
- 9 Agricultural Wells (2 capped)
- 3 turnouts for OID out-of-district surface water (property is not within OID)

Note: Crop is contracted with The Almond Company through 2033. Early termination fee apply, contact agent for more information.

APNs:

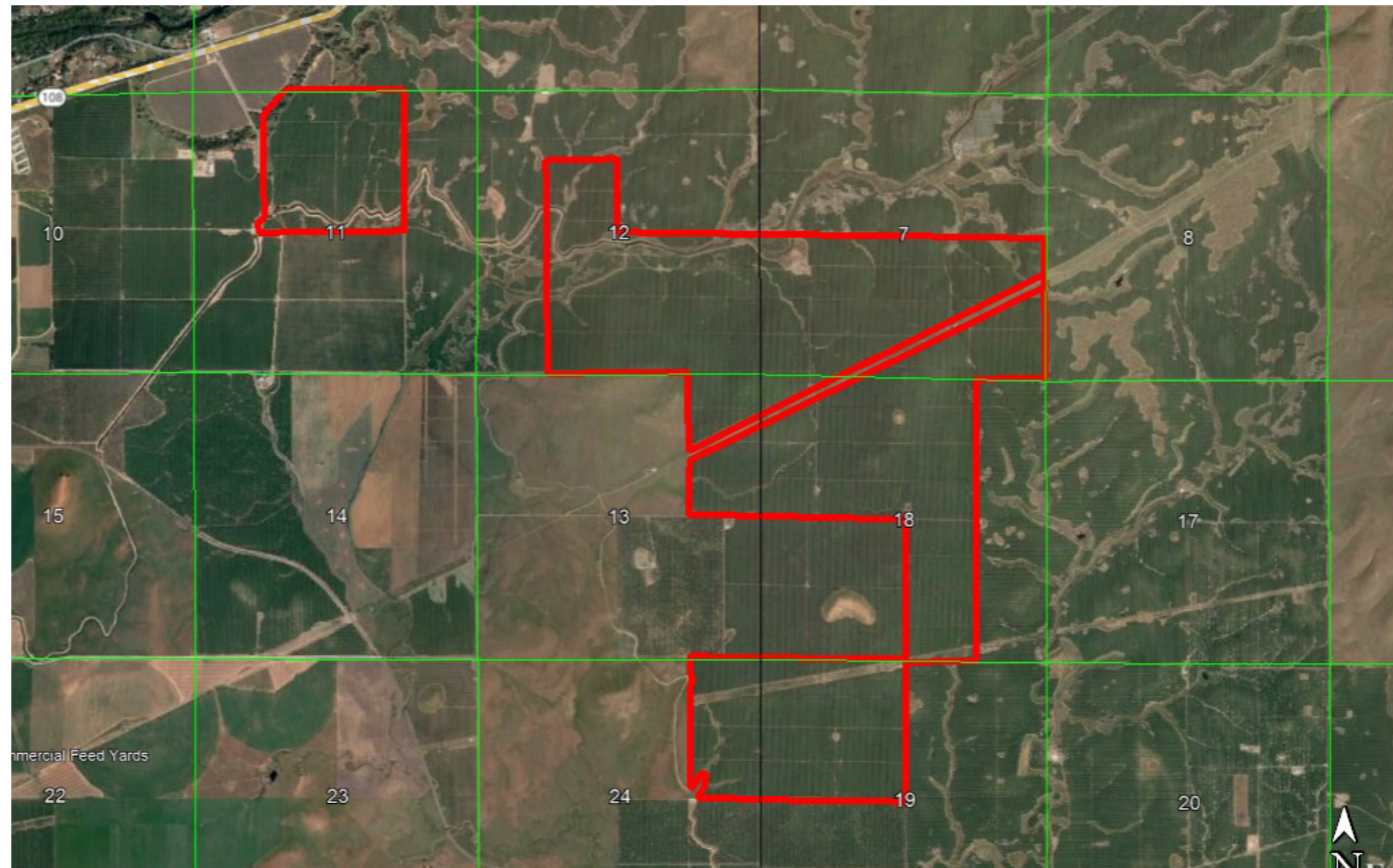
010-011-034 & -036; 010-015-055 & -057;
011-001-023; 011-003-005 & -013



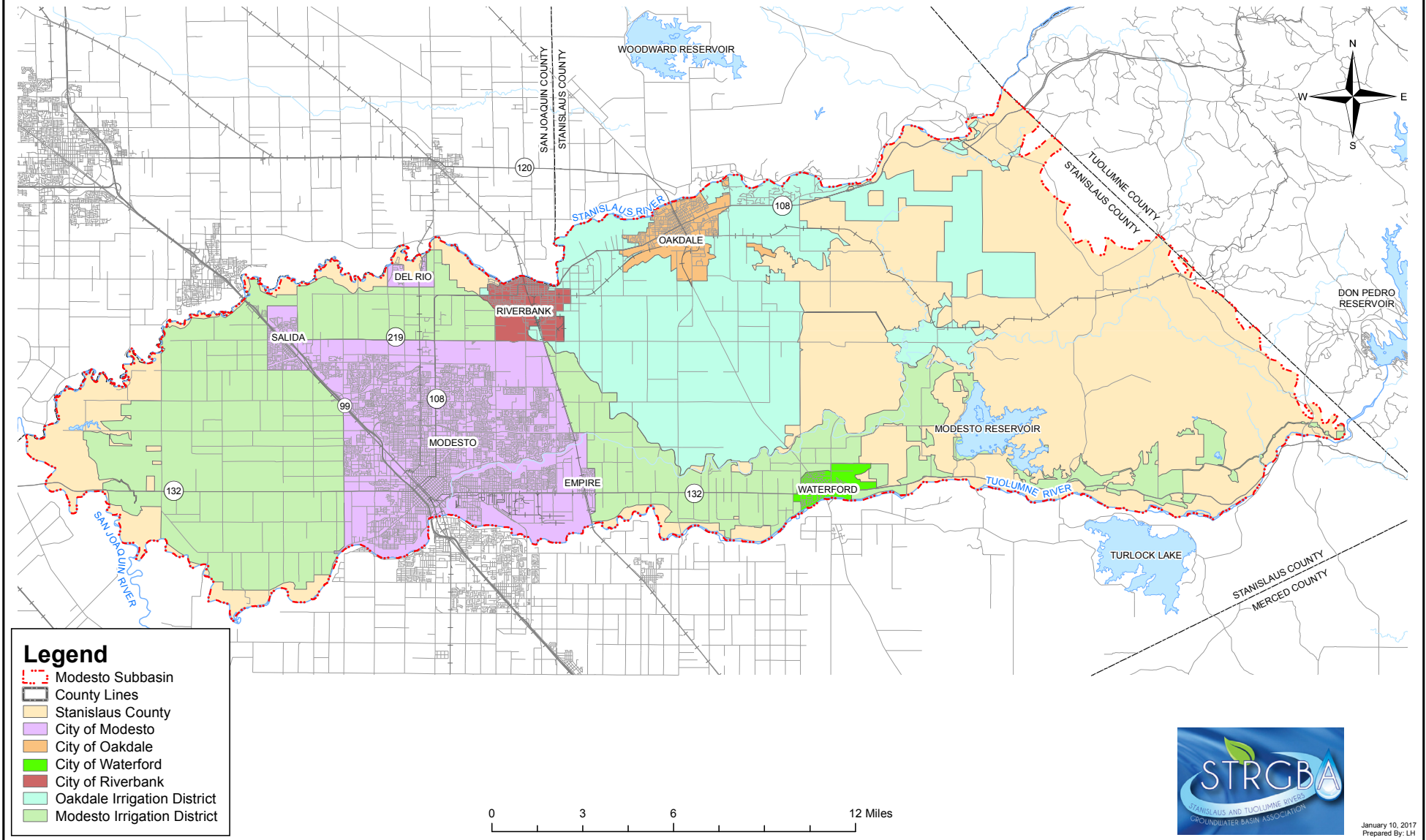
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OVERVIEW



Modesto Subbasin Agencies



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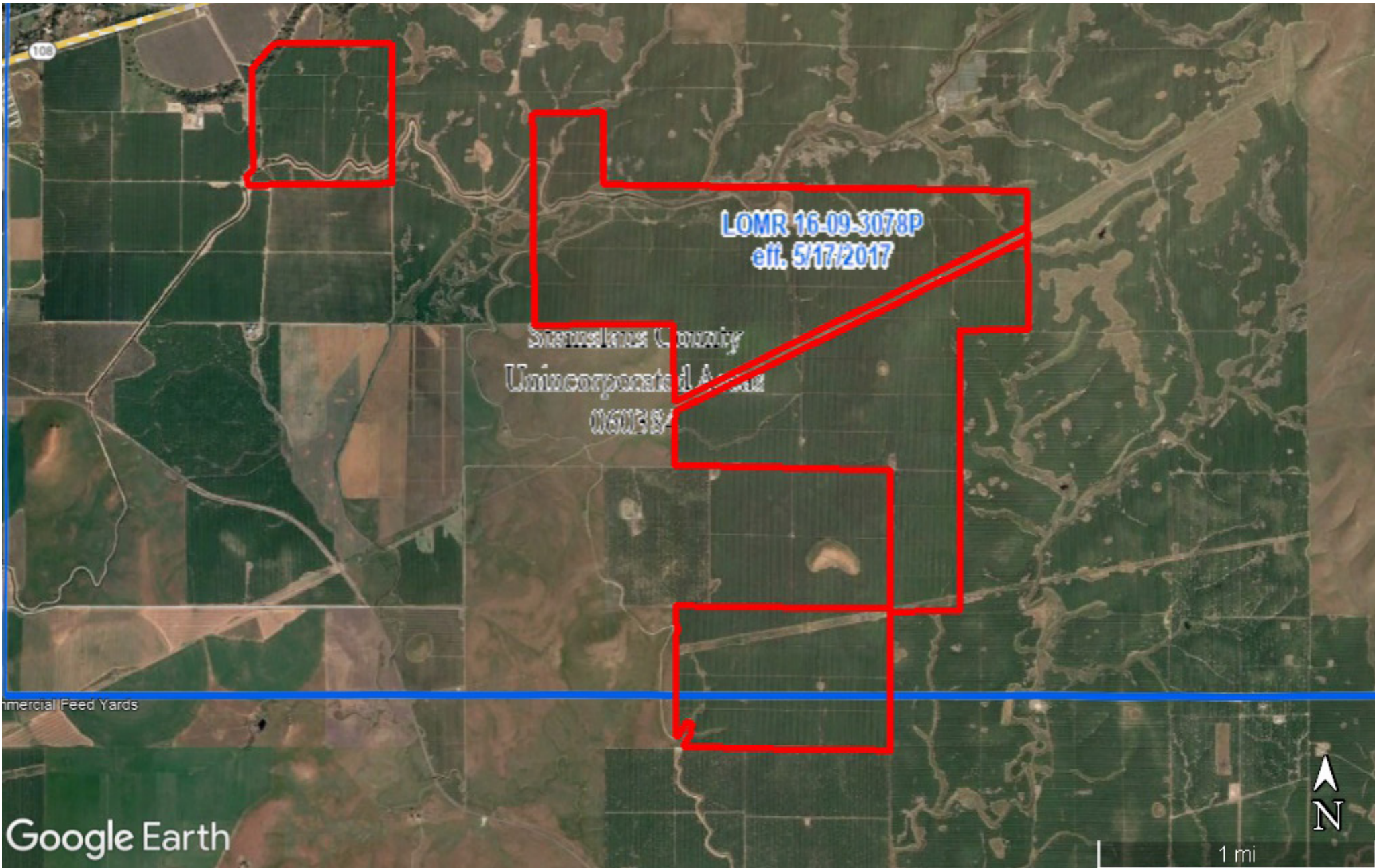
GROUNDWATER BASIN



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FLOOD OVERVIEW



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PROPERTY PHOTOS



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 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.

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

Eric Thorburn, Water Operations Manager
Stanislaus and Tuolumne Rivers Groundwater Basin Association GSA
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www.oakdaleirrigation.com

Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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.



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