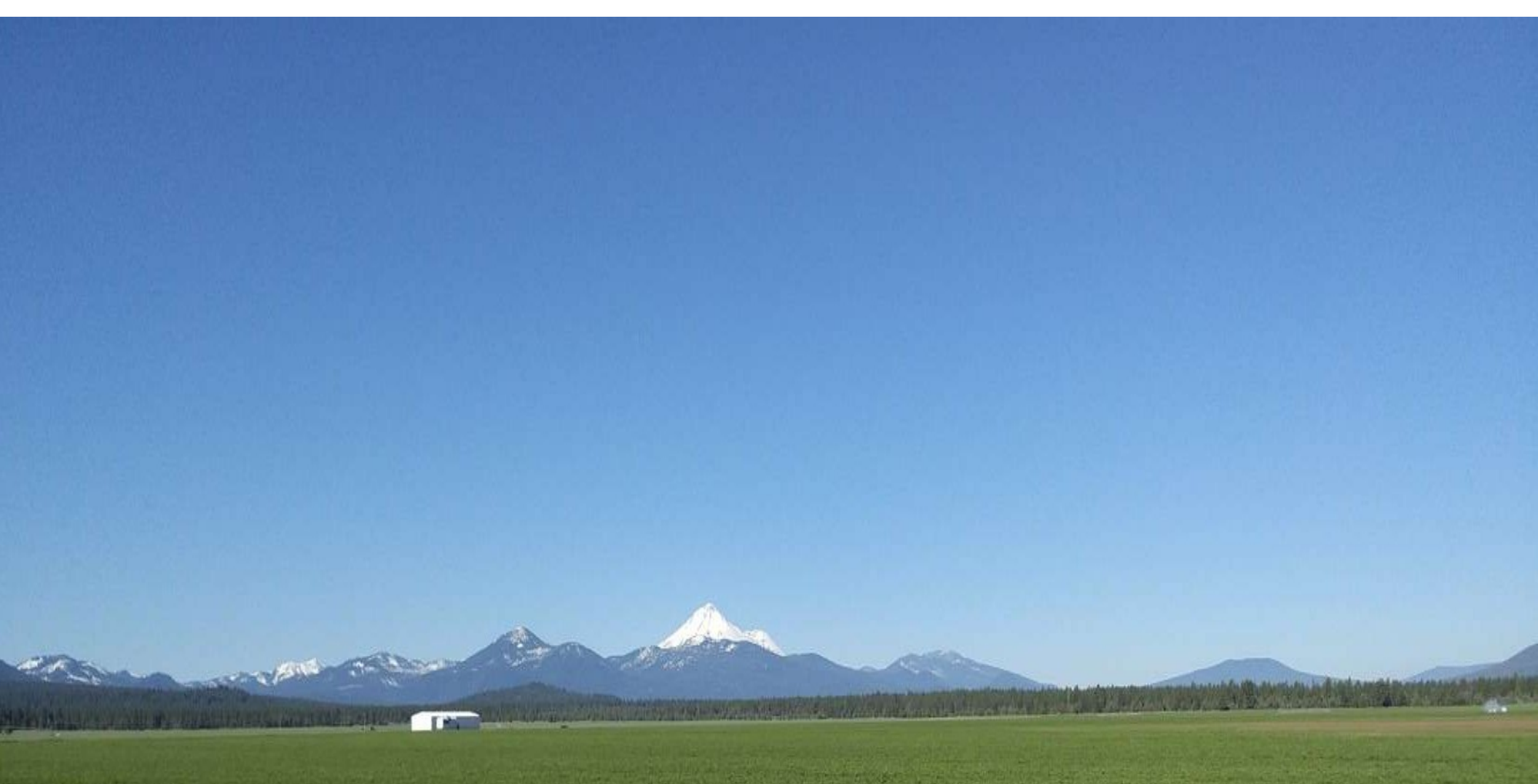




Siskiyou Red Rocks Farm

Offering Memorandum



Root Realty Inc. – CA DRE: #02104351

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Section I

Executive Summary

Transaction Snapshot

The Siskiyou Red Rock Farm (“the farm”) offers a rare opportunity to acquire a high-quality, well-regarded alfalfa and hay operation producing premium, in-demand forage. Ideally located in Northern California, it provides efficient access to major logistics hubs and key off takers, with a water profile virtually unmatched in the state

Overview

- The sellers are conducting a structured marketing process aimed at generating interest from a broad pool of prospective buyers.
- The current tenant—a well-regarded operator in the region and industry—will remain in place under an assumable farm lease through at least the end of 2027.
- Due diligence materials are available upon request.
- The initial asking price is \$23,500,000 for all the irrigated acres and storage assets.
- Questions can be directed to Skye Root & Bradley Calaway:
 - Email: skye@rootagadvisory.com
 - Email: bradley@rootagadvisory.com

Key Asset Details



~4,387 irrigated acres row crop ground



Exceptionally clean, regulation-free groundwater



~250,000 square feet of covered storage strategically located throughout the farm

Tentative Process Timeline

1

August 1st : Initial Bids Due

2

September 15th : Selected Party Chosen

3

October 15th : Executed PSA

4

December 15th : Anticipated Closing Date



Farm Summary

Located in Siskiyou County, California, the Farm spans two noncontiguous tracts totaling ~7,276 gross acres, including ~4,387 acres of pivot-irrigated row crop ground. With a long growing season, abundant water, and proven soils, the farm is positioned for strong yields and scalable production.

Red Rock Farm

Row Crop



- This row crop asset boasts premium soils capable of producing high-value forage cash-crops such as alfalfa, wheat, oats, and barley.

Select 2023 Average Yields

Primary Crops		Other Crops
Timothy	Alfalfa	Oats
3.17	4.70	4.46
tons/acre	tons/acre	tons/acre

Buildings



- Headquarters includes equipment storage/shops, barns, scale house, and granary buildings. Manager farmstead includes a residence and pump house.

Improvement Details

Headquarters		Other Buildings	
Equip. Stg..	Granary	Pumps	Residences
4,650	1,200	284	4,700
Sq/ft	Sq/ft	Sq/ft	Sq/ft

North & South Tracts



- The north tract is comprised of 3,522 irrigated acres
- The south tract is comprised of 865 irrigated acres

Irrigation Infrastructure

North		South	
Pivots	Wells	Pivots	Wells
21	12	3	2



Section II

Row Crop Asset Details

Farm Summary

2023 Planting Summary

Crop	Planted Acres	Total Yield (Tons)	Tons/Acre
Timothy*	2,459	6,481	2.64
Orchard & Orchard/Alfalfa	1,267	5,714	4.51
Alfalfa	477	2,391	5.01
Total	4,203**	14,586	4.47

*Timothy production is focused on ornamental-grade, with an emphasis on color and test, which results in lighter yields, across two cuttings.

**Acreage allocation varies year over year based on market outlook for each crop.

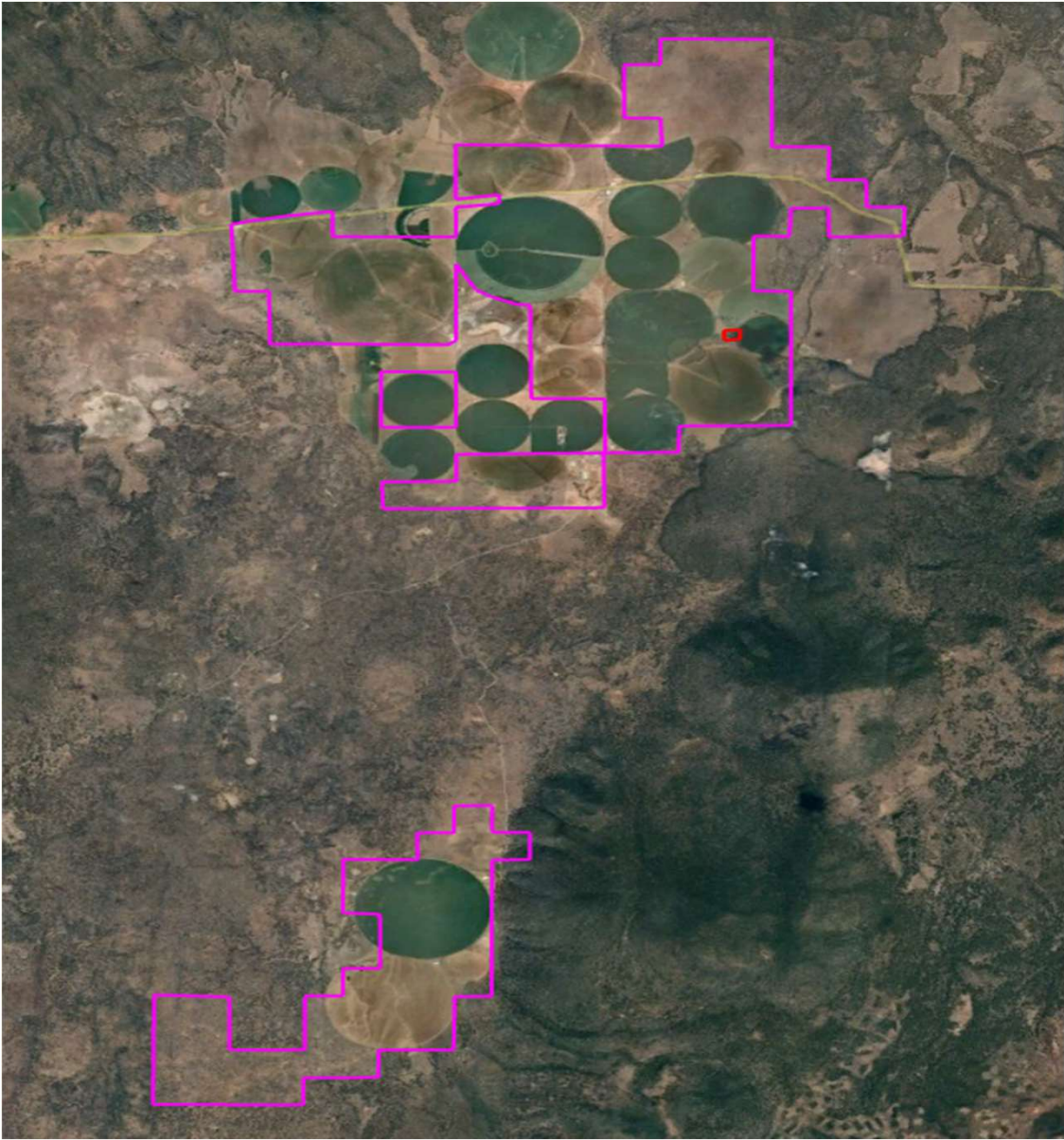


Overview

- The farm is comprised of ~7,276 gross acres with ~4,387 of those acres being under pivot, located in Siskiyou County in Northern CA.
- The favorable soil profile allows for forage cash crops to be produced with excellent yields.
- Growing season of approximately 158 days allowing growers the chance to optimize yields.
- The farm includes 14 on site wells.
- 25 pivots are installed across both tracts
- Included improvements consist of; a main shop, office with bathrooms, two (2) equipment storage buildings, 13 hay barns, two (2) Quonset barns, a scale house, three (3) granary buildings, three (3) residences, four (4) pump houses, two (2) sheds, and an old schoolhouse.

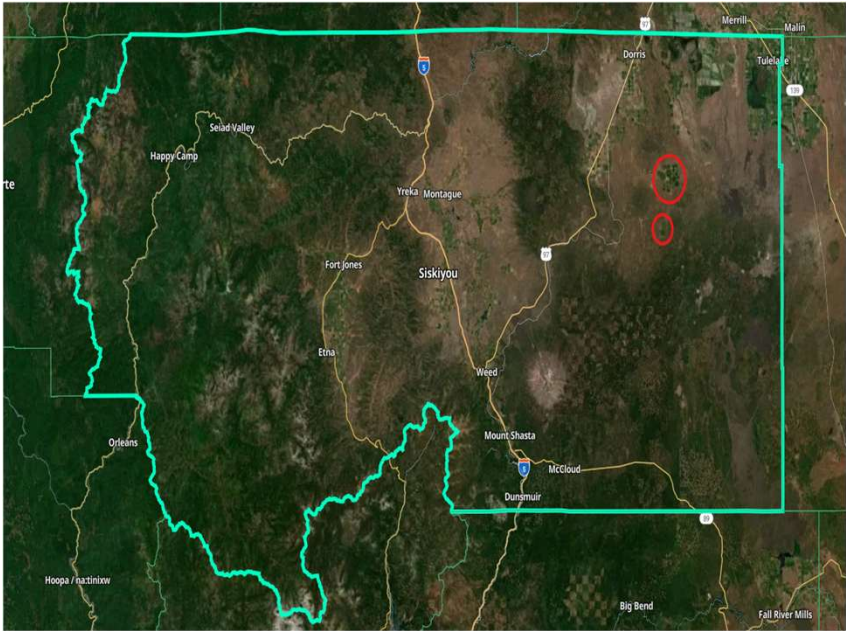
Total Farm Overview

Farm Map



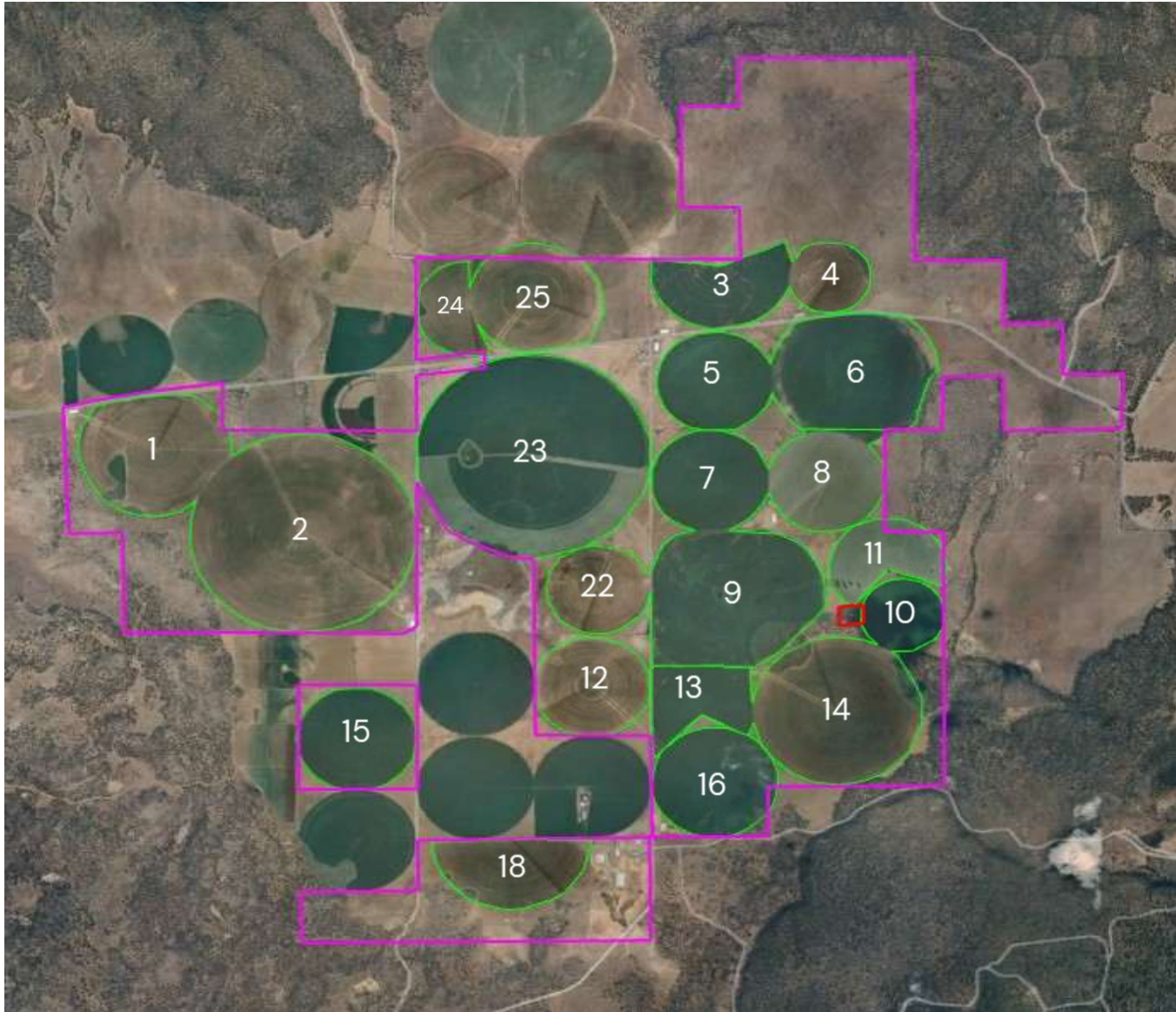
Acreage Details

Parcel	Irrigated Acreage	Gross Acreage
North Parcel	3,522.23	5,516.40
South Parcel	865.05	1,760.00
Total	4,387.28	7,276.40



Farm Map – North Parcel

Pivot Map



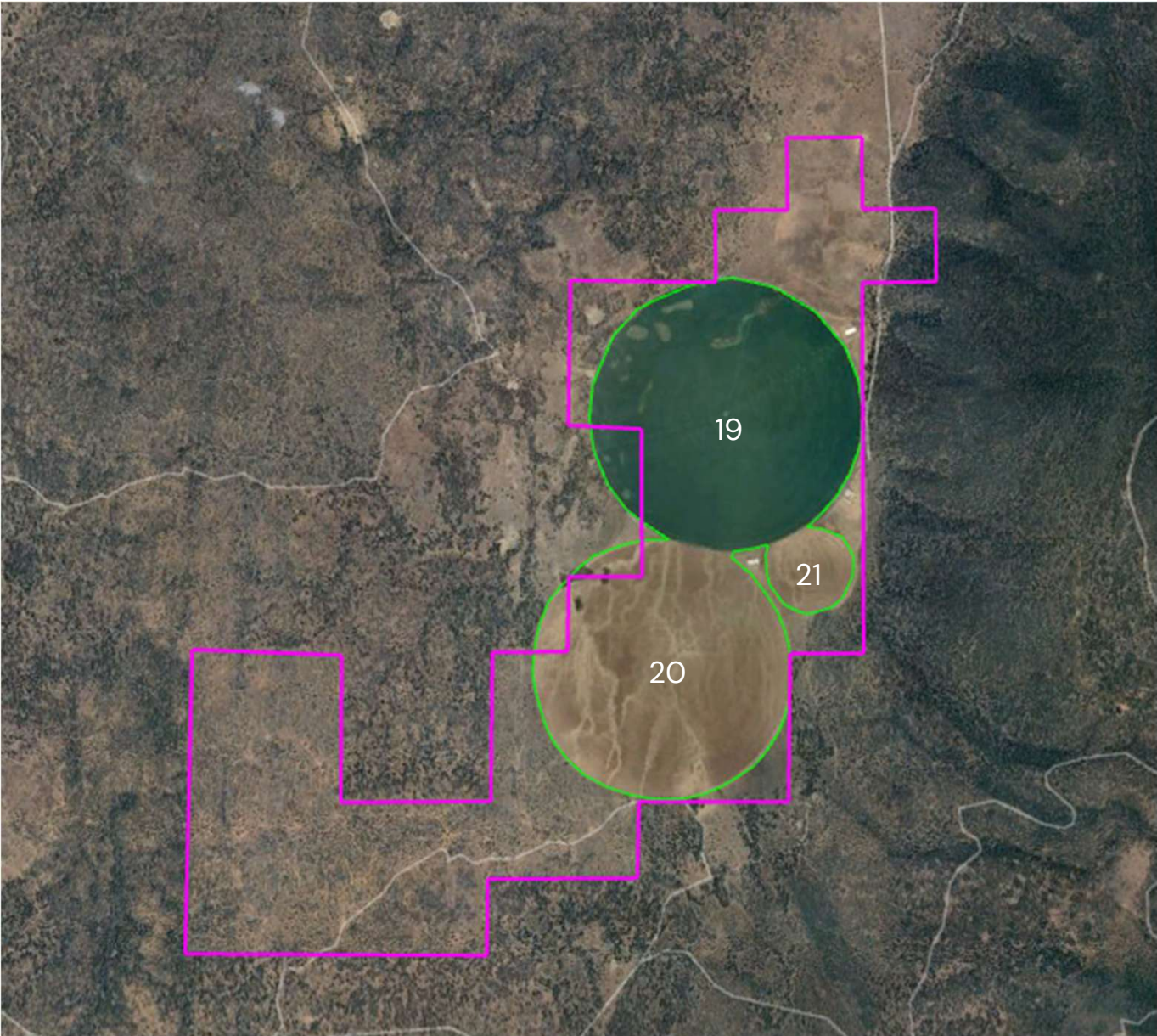
Legend

Pivot Number	Irrigated Acres
1	195.95
2	473.13
3	106.72
4	58.99
5	128.01
6	211.54
7	129.32
8	122.38
9	241.68
10	61.71
11	99.25
12	122.94
13	91.28
14	274.46
15	128.93
16	145.09
18	116.15
22	106.95
23	503.78
24	63.15
25	140.82
Total	3,522.23

– All pivot encroachments (Fields 10, 11, and 25) are covered by standing agreements with neighboring landowners, allowing farming operations to continue without interruption.

Farm Map – South Parcel

Pivot Map

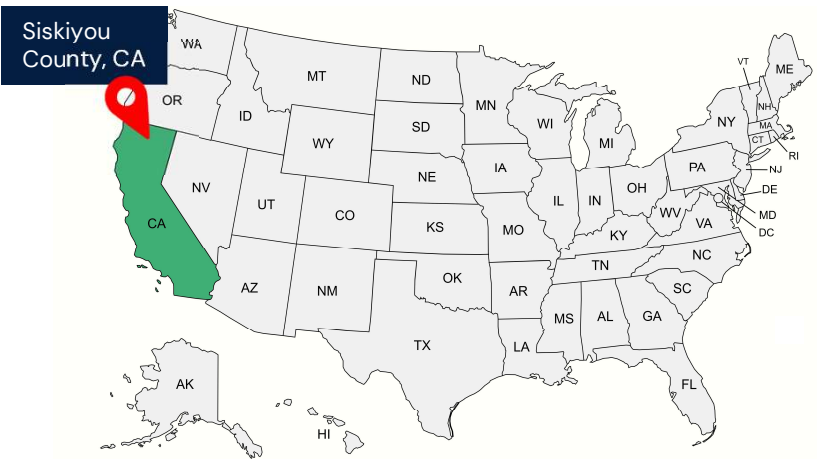


Legend

Pivot Number	Irrigated Acres
19	430.99
20	389.86
21	44.2
Total	865.05

- Pivots 19 & 20 encroachments operate under permits with the U.S. Forest Service, with an annual fee of approximately \$1,300.

General Region Details



Regional Overview

- California produces over 400 different agricultural commodities.
- In 2023, California farmers and ranchers received a combined \$59.4 billion in cash receipts for their output.
- Siskiyou County has over 100,000 acres in forage crops alone.
- The climate in Siskiyou County boasts hot and dry summers with mild and wet winters.

California Row Crop Acreage & Production Value

State	Year	Crop Type	Harvested Acres	Value of Production
California	2024	Hay & Haylage (excl Alfalfa)	620,000	\$534,600,000
California	2024	Alfalfa Hay & Haylage	500,000	\$786,603,000
Total			1,120,000	\$1,321,203,000

State & County Farm Operations

Location	Year	Avg. Acres/Farm	# of Farms	Acres Farmed
California	2024	379	62,500	23,700,000
Siskiyou County	2022	1,027	655	672,775

California's Top Valued Commodities in the 2023 Production Year:



Dairy Products – \$8.13 billion



Grapes – \$6.52 billion



Cattle – \$4.76 billion



Lettuce – \$3.93 billion



Almonds – \$3.88 billion



Section III

Storage Asset Details

Storage Assets

The property includes multiple hay storage facilities positioned throughout the site, offering ample on-farm storage capacity and operational efficiency for future tenants.

Location	Improvement	Size (Sq. Ft)	Frame	Floor	Exterior	Roof	Effective Age	Condition
Headquarters Site	Hay Barn	55,540	Wood	Pier	None	Metal	45	Fair
Headquarters Site	Hay Barn	41,220*	Wood	Pier	None	Metal	30	Fair
Headquarters Site	Shop Area & Equipment Storage	7,910	Wood	CC/Pier	CC Blk/Wood	Metal	45	Fair/Good
Headquarters Site	Quonset Barn	6,123	Metal	CC	Metal	Metal	30	Fair
Headquarters Site	Quonset Barn	10,428	Metal	CC	Metal	Metal	45	Fair/Good
Pivot 1	Hay Barn	16,000	Steel	CC	Metal	Metal	10	Fair/Good
Pivot 2	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good
Pivot 3	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good
Pivot 5	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good
Pivot 8	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good
Pivot 23	Hay Barn	8,556	Wood	Pier	None	Metal	45	Fair
Pivot 23	Hay Barn	8,556	Wood	Pier	None	Metal	45	Fair
Pivot 23	Hay Barn	8,556	Wood	Pier	None	Metal	45	Fair
Long Praire	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good
Long Praire	Hay Barn	16,000	Steel	CC	Metal	Metal	8	Fair/Good

* Set to be replaced by three (3) newly constructed 16,000 sq ft steel storage barns



Storage Assets (Images)



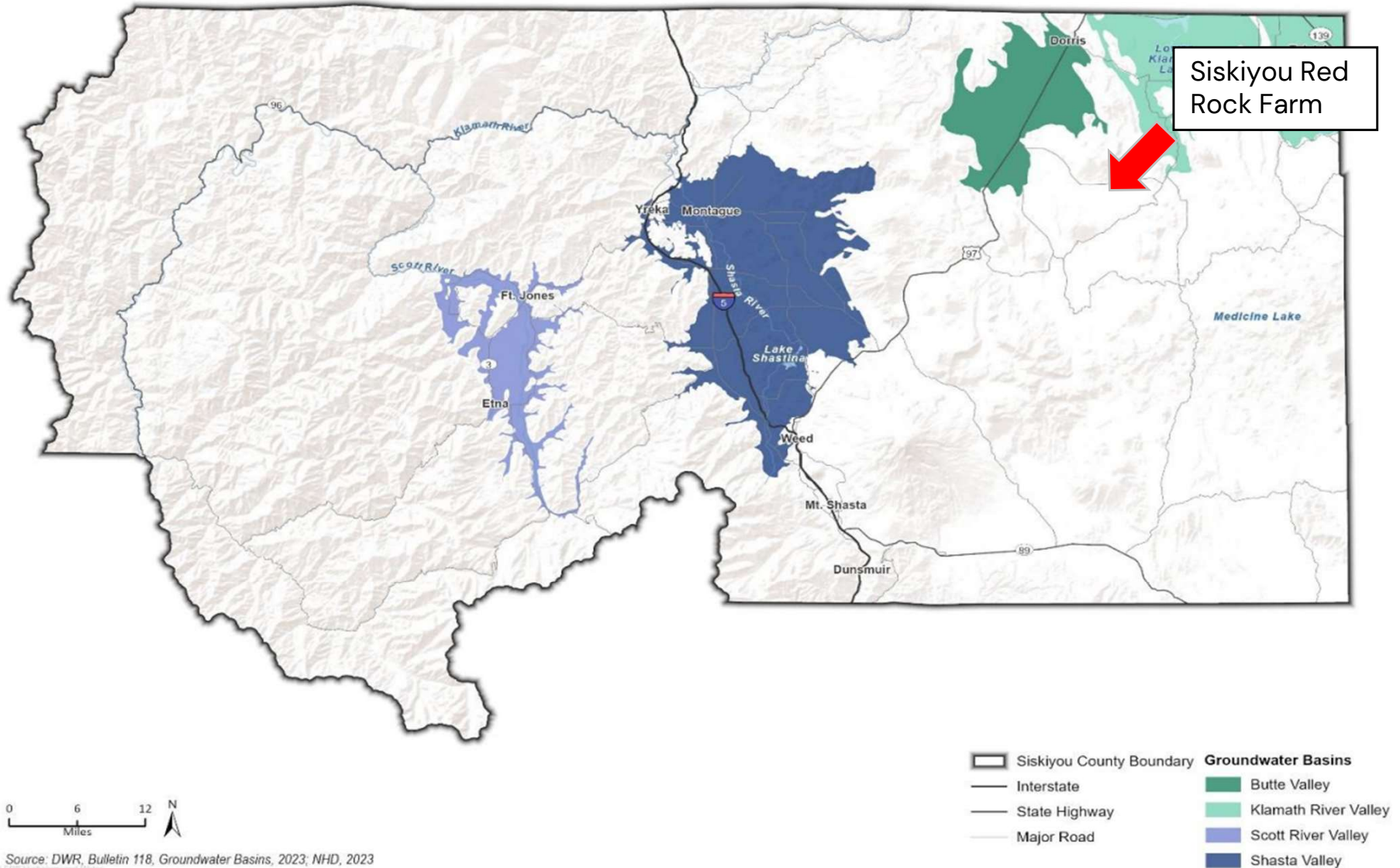


Section IV

Water Summary

Water Overview

The subject property lies just outside the Butte Valley Groundwater Basin and is therefore not subject to the Sustainable Groundwater Management Act (SGMA). Its location—beyond even a low-priority zone—underscores the reliability of its water supply, considered among the cleanest in California. This positions the farm as a rare, regulation-free asset with secure water and future development potential.



Irrigation Infrastructure

Type	Make	Field ID	# of Towers	Age
Pivot	Valley	1	8	7
Pivot	Valley	2	17	7
Pivot	Lockwood	3	11	30
Pivot	Lockwood	4	5	30
Pivot	Lockwood	5	9	30
Pivot	Lockwood	6	1	30
Pivot	Valley	7	7	7
Pivot	Lockwood	8	7	30
Pivot	Valley	9	11	2
Pivot	Valley	10	7	15
Pivot	Valley	11	9	15
Pivot	Lockwood	12	9	30
Pivot	Valley	13	6	7
Pivot	Pierce	14	14	30
Pivot	Lockwood	15	8	30
Pivot	Valley	16	8	6
Pivot	Valley	18	11	15
Pivot	Valley	19	16	5
Pivot	Valley	20	16	4
Pivot	Valley	21	4	6
Pivot	Lockwood	22	9	30
Pivot	Valley	23	19	2
Pivot	Valley	24	8	7
Pivot	Lockwood	25	10	30

- All center pivots panels have been updated with modern Valley panels and tower boxes
- Pivot ages are approximate.



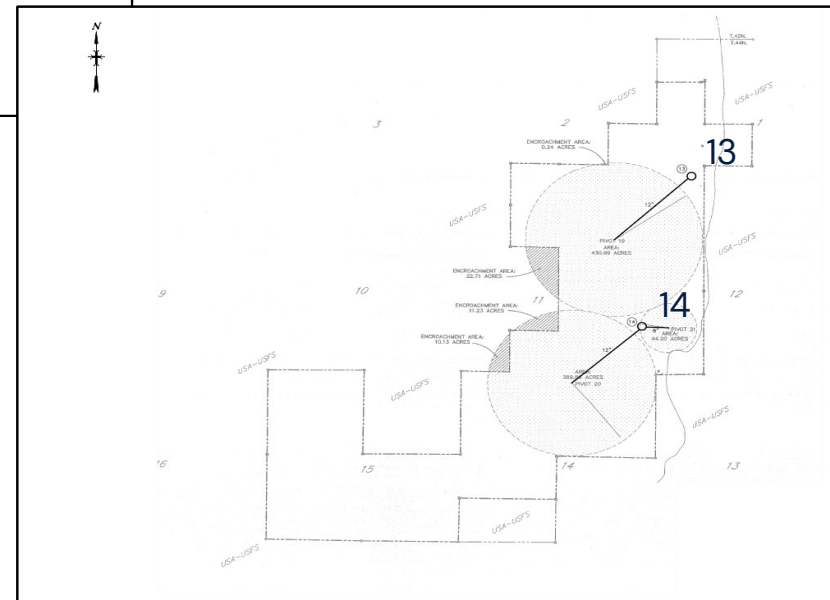
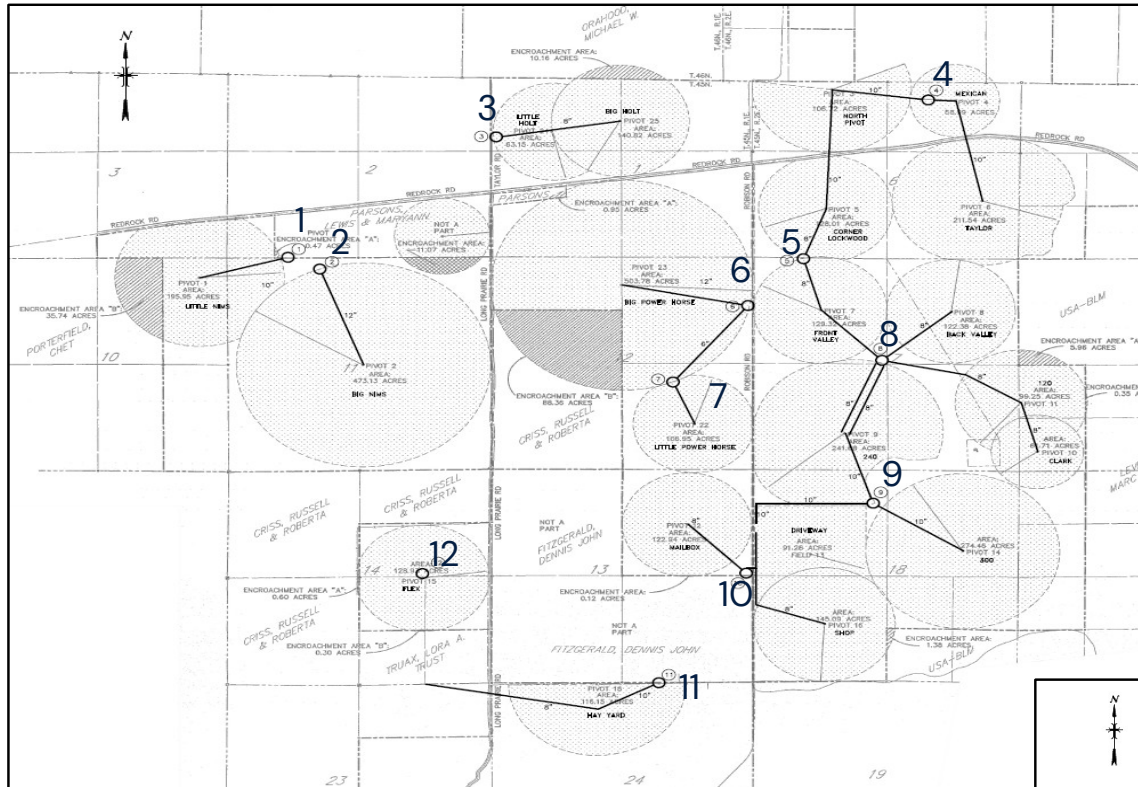
Irrigation Infrastructure

Well Station	Well Name	Motor	GPM	HP	Pump	GPM
1	Little Nims	GE*	1,220	150	Johnston*	1,220
2	Big Nims	Nema*	2,333	350	Goulds*	2,333
3	Holt	Hollowshaft*	1,551	200	Layne & Bowler	1,551
4	Mexican	Nema*	1,630	300	Layne Bowler*	1,630
5	Little Pig	GE	779	150	Byron Jackson	779
6	Big Power Horse	Nema*	2,469	300	Goulds*	2,469
7	Little Power Horse	Westinghouse	1,032	100	Flowserve	1,032
8	Fat Boy	Nema*	2,660	350	Goulds*	2,660
9	Hoax	Nema*	2,507	350	Goulds*	2,507
10	Fitzgerald	GE*	2,787	300	Flowserve*	2,787
11	Hay Yard	US	1,495	150	Layne & Bowler	1,495
12	Flax	US	1,495	150	Johnston	1,495
13	North Prairie	GE*	2,382	350	Johnston*	2,382
14	South Prairie	Newman	2,238	300	Johnston	2,238

– GPM figures are based on a 2012 pump test. Pumps marked with an asterisk (*) have been replaced since then.



Mainline Map (North & South tracts)



Contact Information

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Associate

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Appendix A

Additional Property Details

Property Taxes

5-Year Tax History						
County	Tax Parcel	2020	2021	2022	2023	2024
Siskiyou	002340040	\$231	\$244	\$243	\$243	\$231
Siskiyou	010010410	\$1,758	\$1,775	\$1,808	\$1,844	\$1,880
Siskiyou	010010450	\$3,827	\$3,978	\$3,999	\$4,022	\$3,905
Siskiyou	010010480	\$3,797	\$3,990	\$3,993	\$3,998	\$3,812
Siskiyou	010010510	\$107	\$108	\$108	\$112	\$114
Siskiyou	010010520	\$967	\$1,020	\$1,019	\$1,019	\$966
Siskiyou	010010681	\$12,940	\$13,382	\$13,486	\$13,598	\$13,323
Siskiyou	010010710	\$1,051	\$1,010	\$1,029	\$1,049	\$1,070
Siskiyou	010010720	\$858	\$905	\$904	\$904	\$856
Siskiyou	010040030	\$1,648	\$1,732	\$1,733	\$1,735	\$1,653
Siskiyou	010040050	\$1,534	\$1,617	\$1,616	\$1,616	\$1,531
Siskiyou	010040140	\$36,379	\$32,639	\$33,648	\$31,893	\$43,789
Siskiyou	010070010	\$3,951	\$4,052	\$4,099	\$4,149	\$4,122
Siskiyou	010070020	\$7,311	\$7,570	\$7,625	\$7,686	\$7,517
Siskiyou	010100010	\$102	\$107	\$107	\$107	\$101
Siskiyou	010100020	\$2,566	\$2,700	\$2,700	\$2,702	\$2,569
Siskiyou	010140020	\$984	\$1,037	\$2,164	\$2,229	\$2,268
Siskiyou	010140240	\$1,361	\$1,407	\$1,417	\$1,427	\$1,397
Siskiyou	010140250	\$3,405	\$3,472	\$3,522	\$3,574	\$3,587
Siskiyou	010140280	\$4,190	\$4,288	\$4,342	\$4,399	\$4,387
Siskiyou	010140300	\$4,926	\$5,042	\$5,105	\$5,173	\$5,158
Siskiyou	010140310	\$1,937	\$1,940	\$1,944	\$1,948	\$1,952
Siskiyou	010140330	\$332	\$350	\$350	\$350	\$332
Siskiyou	010140430	\$634	\$669	\$1,335	\$1,374	\$1,398
Siskiyou	010140440	\$4,245	\$4,460	\$4,464	\$4,469	\$4,262
Siskiyou	010150010	\$6,765	\$7,052	\$7,082	\$7,116	\$6,878
Siskiyou	010150330	\$643	\$678	\$1,454	\$1,498	\$1,525
Total		\$108,449	\$107,224	\$111,296	\$110,234	\$120,583



Other Onsite Building Details

Location	Improvement	Size (Sq. Ft)	Frame	Floor	Exterior	Roof	Effective Age	Condition
Headquarters Site	Scale House	320	Wood	Pier	Metal	Metal	30	Fair
Headquarters Site	Granary Building	400	Wood	Skids	Wood	Metal	125	Fair
Headquarters Site	Granary Building	400	Wood	Skids	Wood	Metal	125	Fair
Headquarters Site	Granary Building	400	Wood	Skids	Wood	Metal	125	Fair
Headquarters Site	Pump House	100	Wood	CC	Wood	Comp	45	Fair/Good
Manager's Farmstead	Manager Home	1,980	Manufactured	CC	Manufactured	Metal	12	Fair/Good
Manager's Farmstead	Pump House	121	Wood	CC	Metal	Metal	12	Fair/Good
Robinson Road	Residence	1,420	Wood	CC	Wood	Metal	40	Fair
Robinson Road	Pump House	100	Wood	CC	Metal	Metal	8	Fair/Good
Robinson Road	Old Shed	63	Wood	CC	Wood	Metal	75	Poor
Robinson Road	Old School House	1,190	Wood	Pier	Metal	Metal/Comp	125	Fair
Taylor Lane	Residence & Garage	1,300	Wood	CC	Wood	Metal	40	Fair
Taylor Lane	Pump House	63	Wood	CC	Metal	Metal	40	Fair
Pivot 23	Storage Shed	240	Wood	CC	Vinyl	Metal	45	Fair



Other Onsite Buildings (Images)

