



1752.21 GROSS ACRES PLANTED TO OLIVES
LOCATED IN WOODLAND, CALIFORNIA | YOLO COUNTY

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Offering Summary

- A 1,752.21 +/- gross acre offering of olives benefiting from 7 ag wells and district water, located in Yolo County, CA.
- The property is currently planted to 1,533 +/- acres of olives with varieties inclusive of Arbequina, Koroneiki, and Arbosana.
- The trees were planted in 2011 and 2012 making them 13 and 14 years old the 2025 crop year.
- This is an owner-operated farm that has recently seen significant capital improvements, positioning it for strong future profitability.



All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property’s suitability for prospective purchasers intended purpose.

Terms of Offering

This property is being offered exclusively through **Stromer Realty Company** ("Broker"). For the purposes of this document, "Broker" refers to Stromer Realty Company and its affiliates, including officers, employees, licensed agents, and entities operating under a DBA.

Seller's Reservation of Rights

The Seller maintains full discretion to accept or reject any proposal, discontinue negotiations, remove the property from the market without prior notice, adjust the listing terms, pricing, or acreage, and engage in discussions with multiple interested parties at the same time. No sale shall be considered final until a binding purchase agreement has been executed by both Buyer and Seller. The Seller also reserves the right to consider and accept backup offers until escrow has closed.

Information Disclaimer

This presentation has been prepared solely to provide prospective purchasers with preliminary information about the property. While the information presented is believed to have been sourced from reliable references, neither the Seller nor Broker, nor their representatives, guarantee its accuracy or completeness.

Buyers are cautioned not to rely on this material as a substitute for their own independent investigations. Each prospective purchaser is solely responsible for verifying all aspects of the property that are relevant to their decision-making, including but not limited to site conditions, zoning, water rights, productivity, environmental status, and suitability for their intended use.

Buyers are strongly encouraged to consult with appropriate professionals—such as agronomists, engineers, water specialists, and legal counsel—before proceeding. Please note that this document reflects information current as of its creation, and conditions may change without notice. The property is offered strictly on an as-is basis, with any final terms to be outlined in a duly executed purchase agreement. The term "Seller" herein includes the Seller's managers, shareholders, advisors, employees, and affiliates.

Regarding SGMA (Sustainable Groundwater Management Act)

Under California law, groundwater resources are governed by the Sustainable Groundwater Management Act ("SGMA"), which applies to all groundwater basins and sub-basins in the state. Local Groundwater Sustainability Agencies (GSAs) are responsible for implementing Groundwater Sustainability Plans (GSPs) that may place restrictions or fees on groundwater extraction.

Prospective buyers are advised that this property may fall within the jurisdiction of one or more GSAs or GSPs. Depending on the specific regulations in place, groundwater use could be limited, monitored, or subject to added costs—regardless of any prior water use on the property.

Buyers should perform their own due diligence on the impact of SGMA, including consulting the California Department of Water Resources and any local GSAs with oversight over the area. Stromer Realty Company does not make any claims regarding the property's groundwater access, quality, or regulatory status, and disclaims any liability for changes arising from SGMA or other future groundwater-related legislation.

Broker Representation

Stromer Realty Company is the exclusive agent representing the Seller in connection with this offering. All questions, offers, or requests for additional details or site tours should be directed to:

STROMER REALTY
COMPANY OF CALIFORNIA

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AERIAL MAP



LOCATION, DESCRIPTION & ZONING

Location:

- The property is located approximately 5 miles Northwest of Woodland, CA
- From Highway 505, take Exit 24 for County Road 19 and head east for approximately 2.5 miles. The ranch headquarters, including the house and shop, will be on your left.

Property Assessments:

- Property taxes are estimated at approximately 1.1% of the purchase price upon close of escrow.
- The property is eligible for enrollment in the Williamson Act, which may offer the opportunity to significantly reduce future property tax obligations. Buyers are encouraged to consult with the county assessor or a land use professional to evaluate eligibility and potential benefits.

Zoning:

- This ranch spans both Agricultural Intensive (A-N) and Agricultural Extensive (A-X) zoning designations, each with specific parcel size requirements that reflect their agricultural potential and intended use.

In areas zoned A-N, the minimum parcel size for newly created lots is:

- 40 acres for irrigated land planted in permanent crops such as olives or vineyards
- 80 acres for irrigated, cultivated farmland
- 160 acres for non-irrigated or uncultivated land
- For land zoned A-X, the minimum parcel sizes are larger:
 - 160 acres for dryland farming
 - 320 acres for grazing and rangeland



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PARCEL INFORMATION

County	APN	Interest Held	Acres (+/-)	Zoning
Yolo	025-010-015	Fee Title	341	A-X
Yolo	025-280-028	Fee Title	169.4	A-X
Yolo	025-280-002	Fee Title	141	A-X
Yolo	025-280-029	Fee Title	62.02	A-X
Yolo	025-280-030	Fee Title	82.8	A-X
Yolo	025-280-031	Fee Title	9.73	A-X
Yolo	025-360-066	Fee Title	59.26	A-N
Yolo	025-360-054	Fee Title	393.1	A-N
Yolo	025-360-071	Fee Title	119.9	A-N
Yolo	025-360-077	Fee Title	63.39	A-N
Yolo	025-360-068	Fee Title	80.39	A-N
Yolo	025-360-079	Fee Title	228.5	A-N
Yolo	025-360-024	Fee Title	1.72	A-N
Total Acres			1752.21	



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PURCHASE PRICE & TERMS

- The subject property is being offered at a list price of **\$38,536,520** (\$22,000/acre).

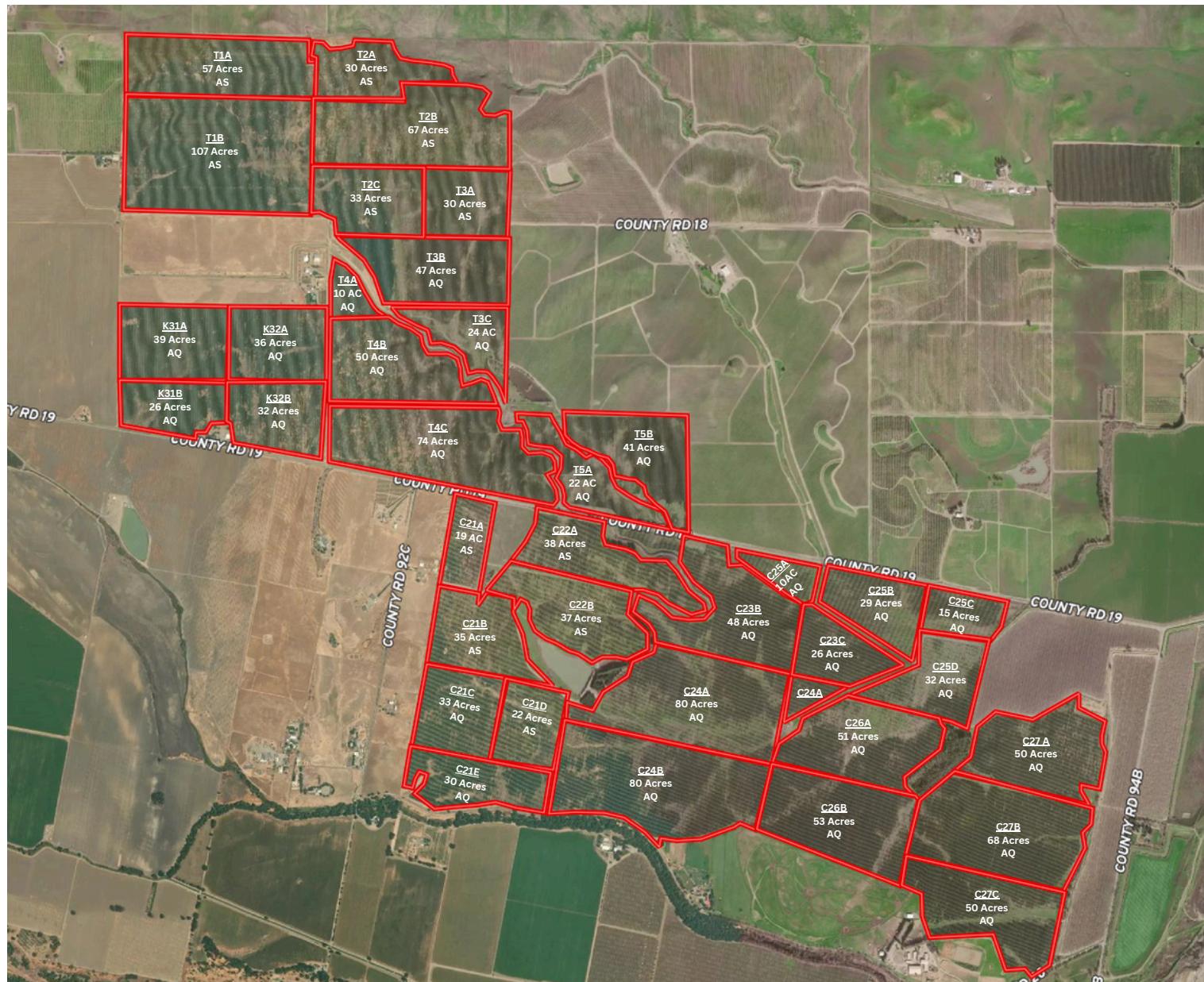
Terms of Sale

- Sale Conditions: The property is offered for sale in its current as-is condition. No warranties, expressed or implied, are made by the Seller or Broker as to the condition of the property or its improvements. Buyers are encouraged to conduct thorough due diligence.
- Purchase Agreement: All offers must be submitted in writing and are subject to review and acceptance by the Seller. The Seller reserves the right to accept or reject any offer, terminate negotiations at any time, and negotiate with multiple parties concurrently until a definitive Purchase and Sale Agreement has been executed.
- Earnest Money Deposit: A good-faith deposit, to be determined at the time of offer, will be required upon mutual acceptance of terms.
- Escrow Timeline: Standard escrow timelines apply. Specific dates, contingencies, and closing procedures to be outlined in the Purchase and Sale Agreement.



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BLOCK MAP



BLOCK DATA

Block	Variety	Acres
T-1	AS	164
T-2	AS	160
T-3	AQ	71
T-4	AQ	136
T-5	AQ	63
K-31	AQ	75
K-32	AQ	58
C-21	AQ	63
C-21	AS	76
C-22	AS	75
C-23	AQ	74
C-24	AQ	160
C-25	AQ	86
C-26	AQ	104
C-27	AQ	168
Total Arbequina		1058
Total Arbosana		475
Total Acres		1533



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INFRASTRUCTURE MAP



INFRASTRUCTURE DATA

Pumps & Wells:

Identifier	Total Depth	Heavy Metals	Filter	Pump Test (GPM)	Irrigation Set (GPM)
Pump 1	990 ft	Boron Present	Disc	1200	Not Using
Pump 2	600 ft	Clean	Sand Media	1200	966
Pump 3	600 ft	Clean	Disc	1500	1067
Pump 4.5	n/a	Clean	Disc	n/a	900
Pump 6	750 ft	Boron Present	Disc	3300	180
Pump 7	n/a	Clean	Sand Media	n/a	840
Pump 8	970 ft	Boron Present	Disc	1400	620

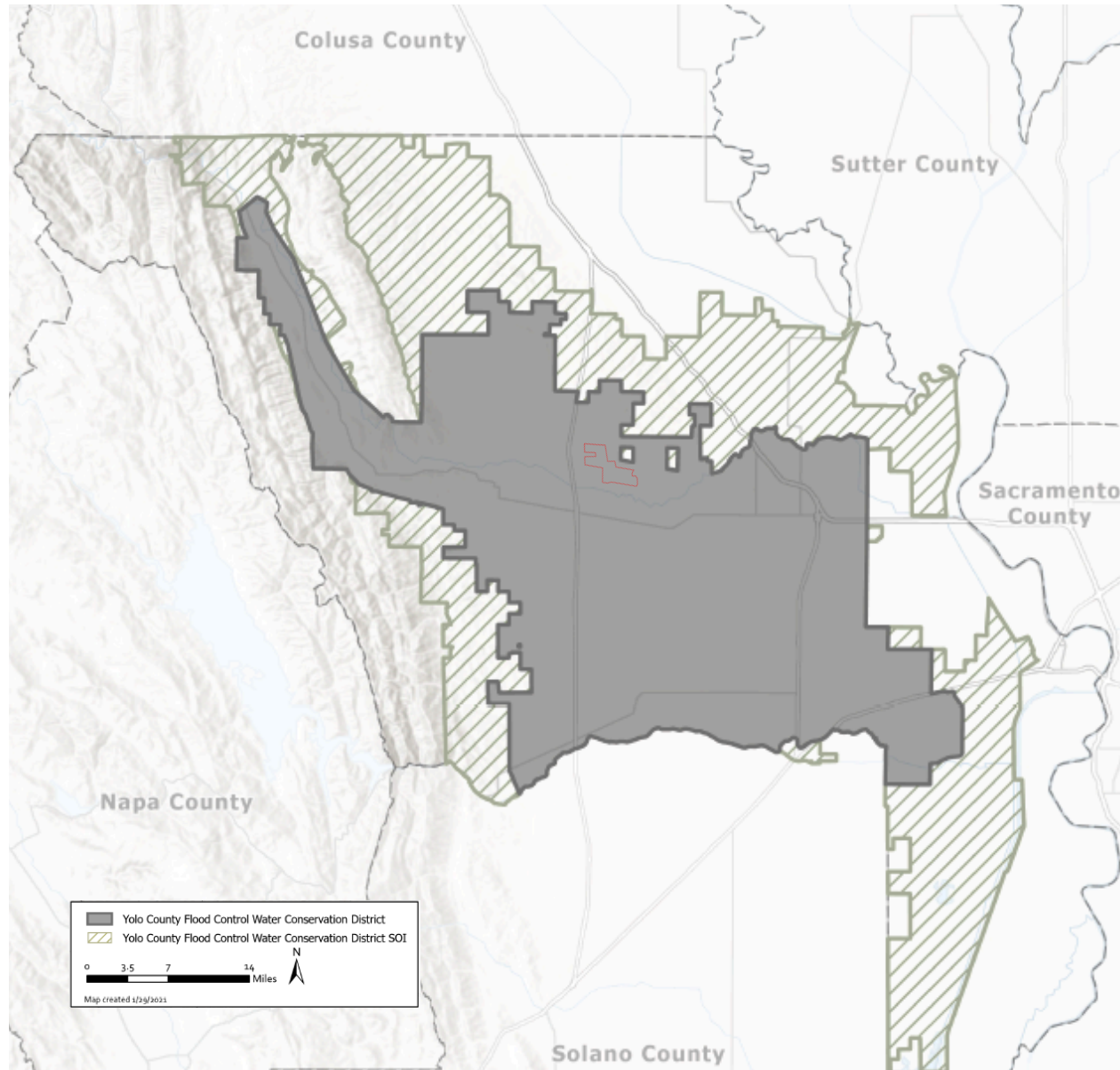
Structures & Improvements

- House
 - 2,445 sq.ft., 6-bedroom home built in 1914, fully remodeled in 2022
 - Currently occupied by the Ranch manager
 - 300 ft domestic well
- Shop
 - Approximately 3,000 sq.ft. with office and conference room

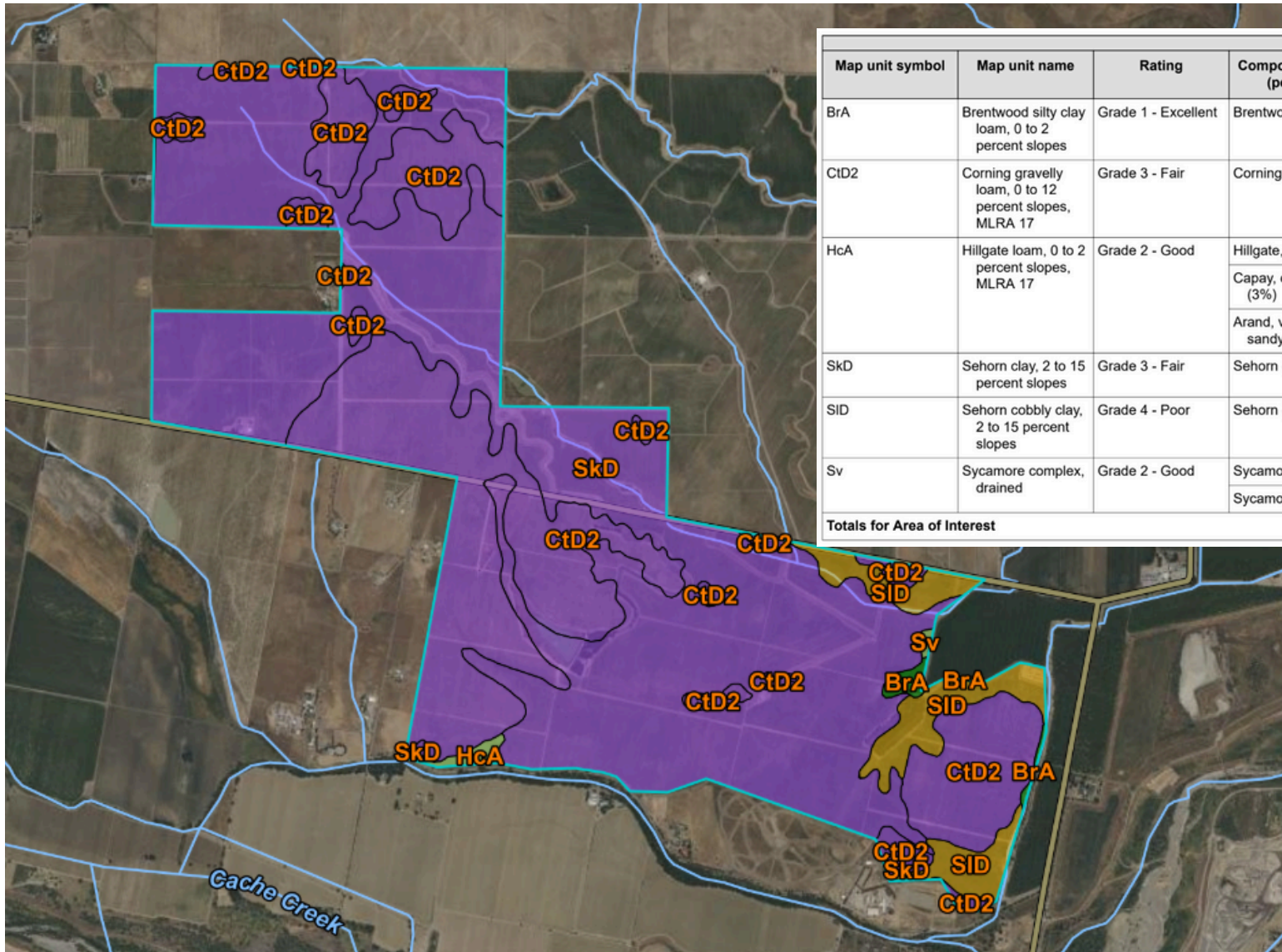


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WATER DISTRICT MAP

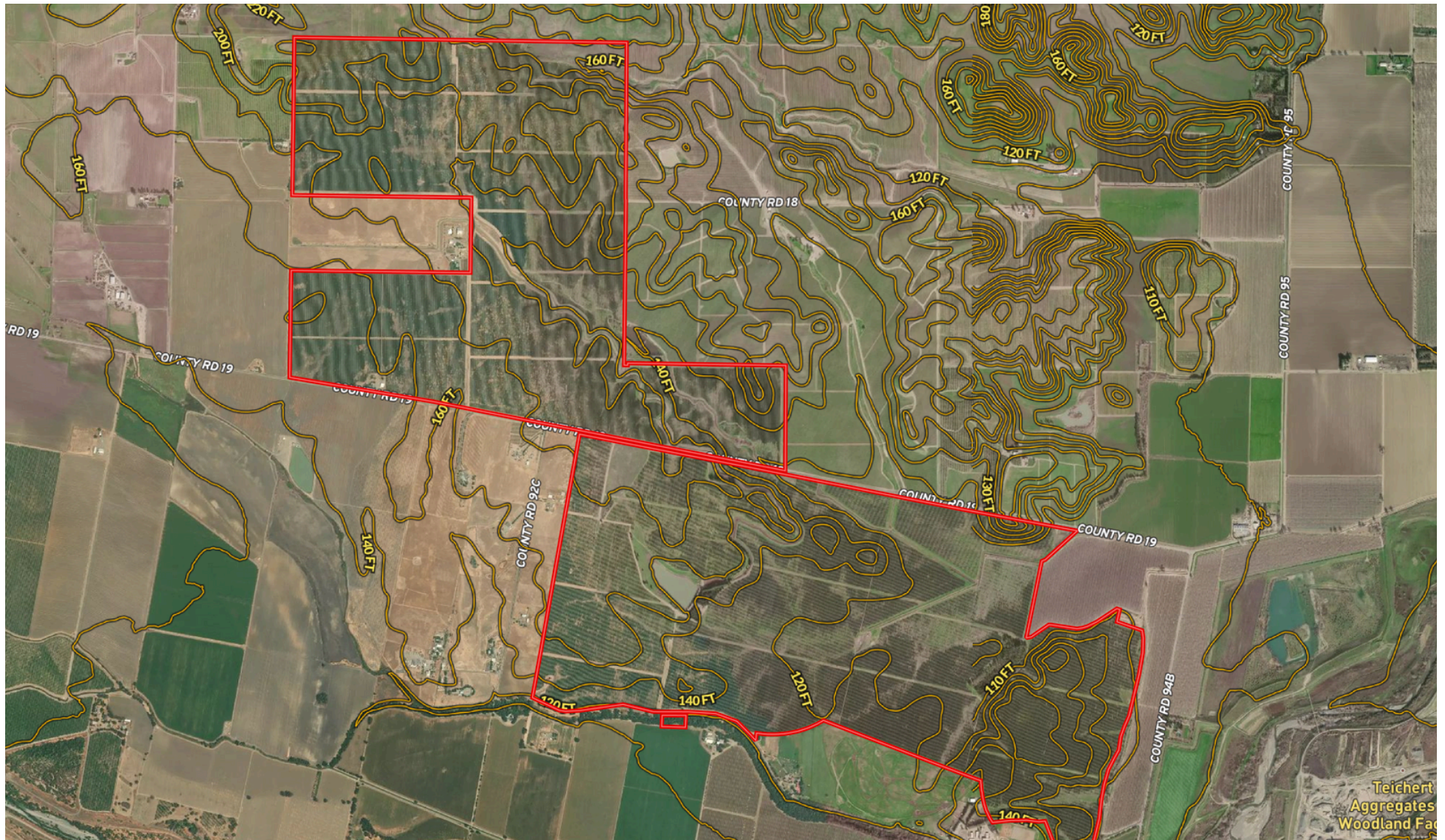


SOILS MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
BrA	Brentwood silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Brentwood (85%)	8.1	0.5%
CtD2	Corning gravelly loam, 0 to 12 percent slopes, MLRA 17	Grade 3 - Fair	Corning (85%)	577.1	32.9%
HcA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	6.5	0.4%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
SkD	Sehorn clay, 2 to 15 percent slopes	Grade 3 - Fair	Sehorn (85%)	1,068.6	60.9%
SID	Sehorn cobbly clay, 2 to 15 percent slopes	Grade 4 - Poor	Sehorn (85%)	92.4	5.3%
Sv	Sycamore complex, drained	Grade 2 - Good	Sycamore (60%)	1.9	0.1%
			Sycamore (25%)		
Totals for Area of Interest				1,754.6	100.0%

TOPO MAP



PHOTOS

