

STROMER REALTY COMPANY OF CALIFORNIA



475 ACRES (M/L)
Almond Orchard
Durham, California
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com



Stromer Realty Company of California

Chuck Kryski | DRE # 01718080

530.304.7850 (m) | kryskil@yahoo.com

LOCATION: The "Home Ranch" is located at 3560 Durham Dayton Highway.

HOME RANCH: The Home Ranch is approximately 256 acres of producing almonds that vary in age. The headquarters is 57.57 acres and includes an equipment yard, shop, and the seller's primary residence. The seller's custom home is about 2500 square feet and was built in 1960. Contiguous with the headquarter is 158.40 acres and is all almonds ages 28 to 31 years old. This ranch does not have improvements except for 3 wells. One field over is a 40-acre parcel featuring 30-year-old almonds and a fully functioning huller.

IRRIGATION: The 57.57-acre parcel has one well that irrigates the orchard in two sets and the 158.40-acre piece has three wells that irrigate the ranch in one set. Both these parcels irrigate via sprinklers. The 40 acres has its own well that irrigates in two sets via an aluminum pipe system. The seller has enough aluminum pipe that the system needs no labor. All the wells on the home ranch are fully functioning and abundant with water. Every motor is electric and they vary from 50 to 100 horsepower.

VARIETIES:

- 57.57 Acres
 - Carmel, Aldrich, and Price
 - 30 years old
- 158 Acres

| | | |
|---|--|--|
| <ul style="list-style-type: none"> ◦ Block #1 <ul style="list-style-type: none"> ▪ 84 acres <ul style="list-style-type: none"> • 40% Nonpareil • 15% Aldrich • 15% Carmel • 20% Price • 28 years old | <ul style="list-style-type: none"> ◦ Block #2 <ul style="list-style-type: none"> ▪ 48 Acres <ul style="list-style-type: none"> • 50% Nonpareil • 25% Aldrich • 25% Carmel • 30 years old | <ul style="list-style-type: none"> ◦ Block #3 <ul style="list-style-type: none"> ▪ 27 Acres <ul style="list-style-type: none"> • 50% Padre • 50% Mission • 31 years old |
|---|--|--|
- 40 Acres
 - Padre and Mission
 - 33 years old

SOILS: The Home Ranch consists of entirely class one soils. (See attached soil maps on pages seven and eight.)



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LOCATION: The Butte Creek Ranch is located on Blossom Lane in Durham, California.

BUTTE CREEK RANCH: This ranch is about 5 minutes away from the Home Ranch and is easily accessible. The Butte Creek Ranch is approximately 215 acres. 180 acres are planted to almonds and there are about 30 acres of plantable land in the Butte Creek Reserve which lies inside the levee. There is an employee home on the ranch that is about 1000 square feet and was remodeled about 5 years ago. The barn is in good shape and is used to store equipment.

IRRIGATION: This ranch has 3 connected wells that are used to irrigate the orchard via double-line drip. The irrigation system is set up for frost protection sprinklers to be added. The seller has enough aluminum pipe for frost protection with minimal labor. All motors are electric and they vary from 100 to 150 horsepower.

VARIETIES:

- 175 Acres
 - Block #1
 - 65 acres
 - 50% Nonpareil
 - 33% Monterey
 - 12% Sonora
 - 3rd leaf
 - Block #2
 - 30 acres
 - 67% Nonpareil
 - 33% Monterey
 - 14 years old
 - Block #3
 - 30 acres
 - 33% Nonpareil
 - 25% Carmel
 - 25% Aldrich
 - 12% Price
 - 28 years old
 - Block #4
 - 50 acres
 - 50% Nonpareil
 - 25% Monterey
 - 25% Fritz
 - 5th leaf

SOILS: The Butte Ranch is entirely class one soil. (See attached soil map on page nine.)

ADDITIONAL: All the implements, sheds, containers, etc. come with the sale of these ranches. An equipment list can be provided upon request. In addition to the equipment, this ranch comes with a transferable Blue Diamond contract.

COMMENTS: These ranches have not traded hands in over half a century. Even a small farm in Durham is hard to come by let alone 475 acres of well-maintained almonds. The abundant water and excellent soils alone make this ranch one in a million!

Chris Wilk, the owner of Scientific Methods was quoted saying this orchard is, "Extremely well-managed, has no disease resistance or nematode pressure, and has the best tree dirt in the world."

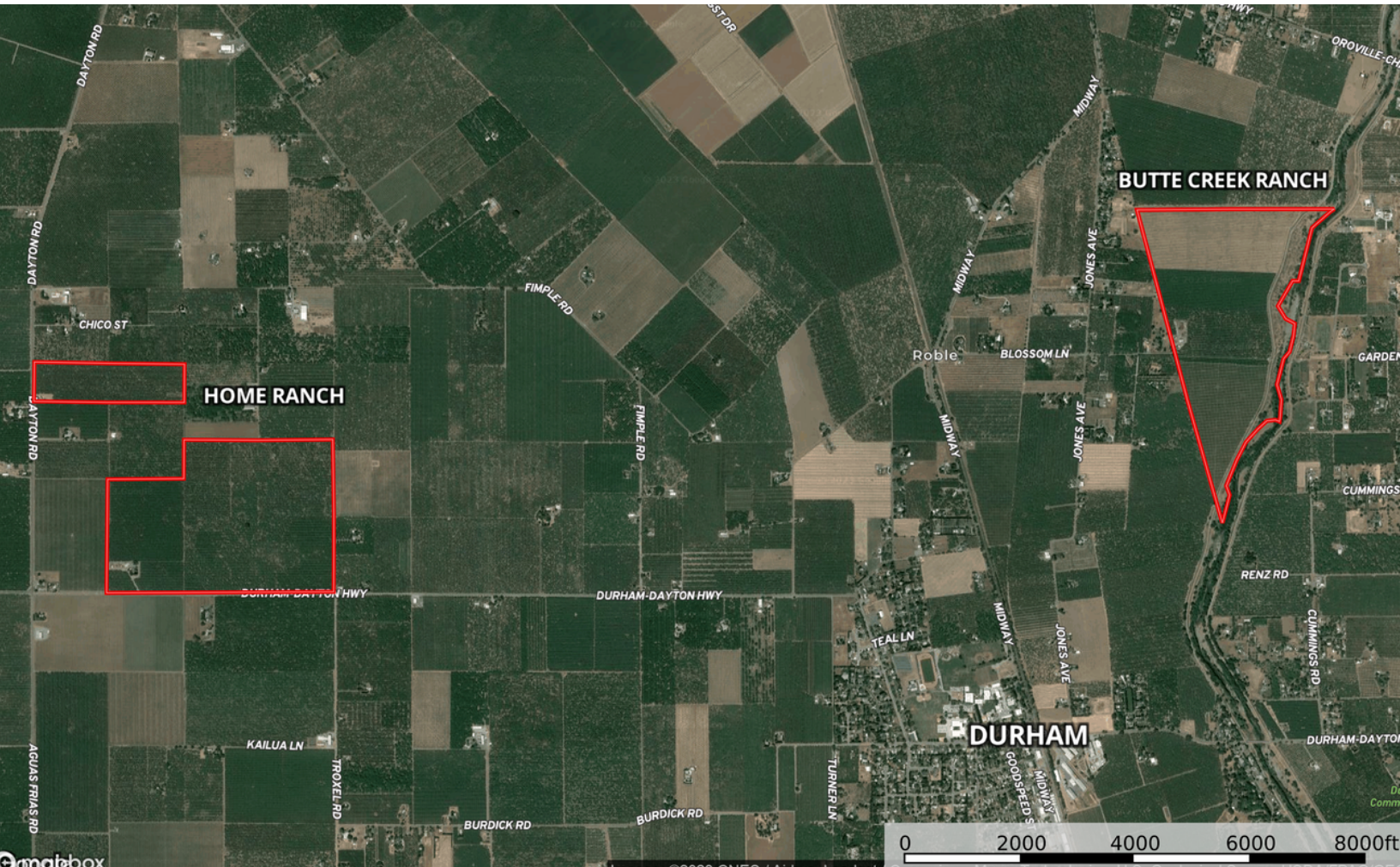
PRICE: \$12,000,000

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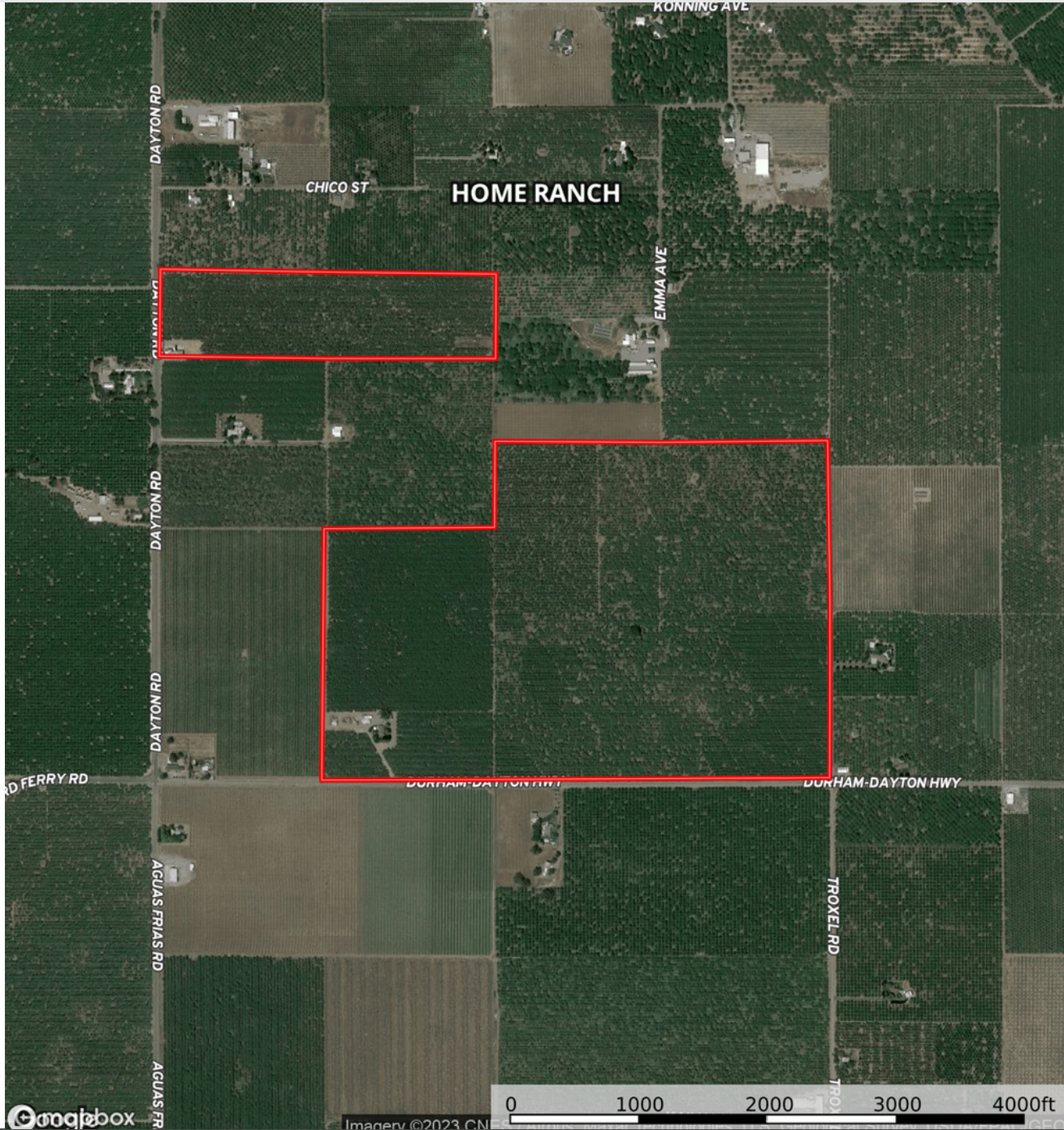


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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--------------------------|--------------|----------------|
| 418 | Almendra loam, 0 to 1 percent slopes | Grade 1 - Excellent | Almendra, loam (85%) | 153.0 | 69.8% |
| 420 | Conejo clay loam, 0 to 1 percent slopes | Grade 1 - Excellent | Conejo, clay loam (85%) | 66.1 | 30.2% |
| Totals for Area of Interest | | | | 219.1 | 100.0% |



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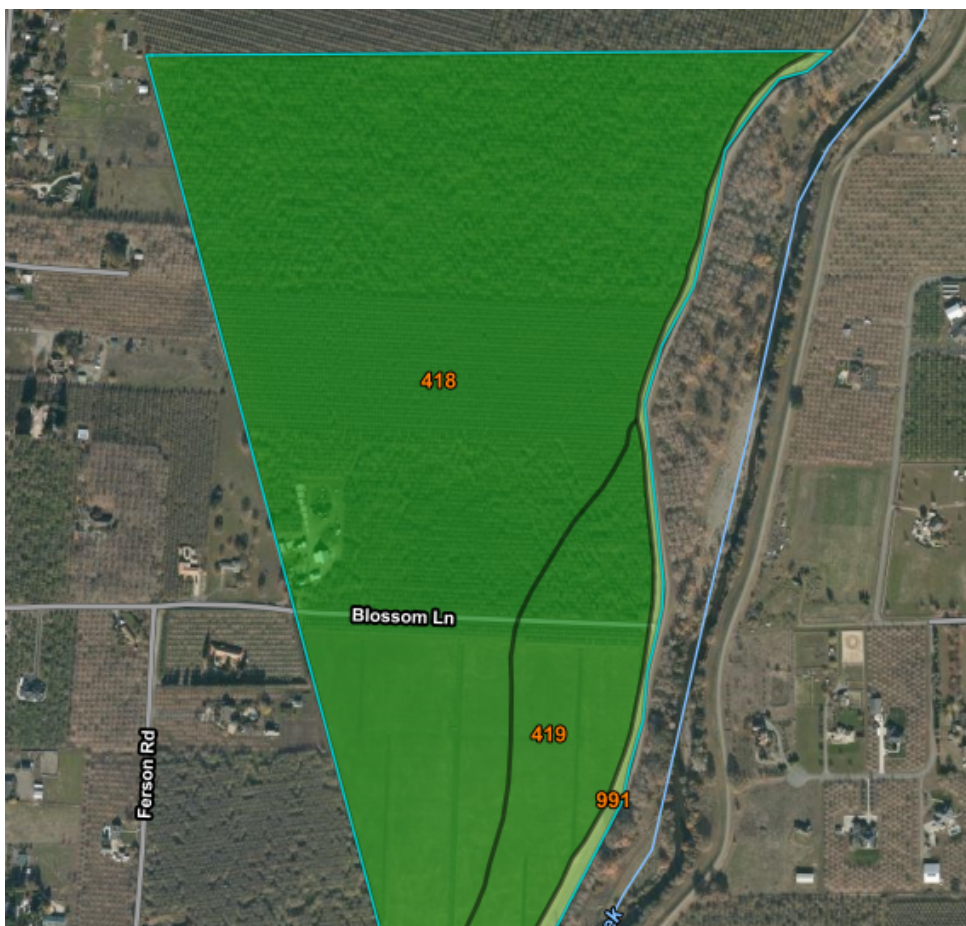
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| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--------------------------------------|---------------------|--------------------------|--------------|----------------|
| 418 | Almendra loam, 0 to 1 percent slopes | Grade 1 - Excellent | Almendra, loam (85%) | 39.0 | 100.0% |
| Totals for Area of Interest | | | | 39.0 | 100.0% |



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Soil Map may not be valid at this

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|---|---------------------|--|--------------|----------------|
| 418 | Almendra loam, 0 to 1 percent slopes | Grade 1 - Excellent | Almendra, loam (85%) | 152.2 | 81.0% |
| 419 | Conejo fine sandy loam, 0 to 1 percent slopes, overwash | Grade 1 - Excellent | Conejo, fine sandy loam, overwash (85%) | 30.2 | 16.1% |
| 991 | Xerofluvents, 0 to 4 percent slopes frequently flooded | Grade 2 - Good | Xerofluvents, sandy loam, frequently flooded (75%) | 5.6 | 3.0% |
| Totals for Area of Interest | | | | 188.0 | 100.0% |

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