STROMER REALTY COMPANY OF CALIFORNIA

154.08 ASSESSED ACRES
Almond Orchard
Danley Lateral Road
Williams, Ca 95987
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
Fred Southam | DRE # 0137729
530.517.1708 (m) | fred@stromerrealty.com

LOCATION:
The property is located approximately seven (7) miles southwest of Maxwell, California, along the north side of Danley Lateral Road.

APNs:
014-190-073 — 72.82 Acres (Colusa County)
014-190-074 — 81.26 Acres (Colusa County)

TOTAL ASSESSED ACREAGE: 154.08 Acres

LEASE INFORMATION:
The entire 154.08-acre property is currently leased under a long-term agricultural lease that commenced in October 2013. The lease continues through the completion of the 2038 harvest or December 31, 2038, whichever occurs first.

The lease provides for minimum annual rent of $200 per acre, paid in monthly installments of $2,568. Once the Lessor's rent share exceeds the $200-per-acre annual minimum, rent is calculated as an undivided ten percent (10%) crop share in the almond crop produced on the property. In no event shall annual rent be less than $200 per acre.

The Lessor is responsible for property taxes assessed against the land, while the Lessee is responsible for taxes assessed against the trees and irrigation improvements. The property is enrolled in the Williamson Act, which keeps the Lessor's property taxes on the land at a reduced agricultural rate.

WATER:
The property is located within the Glenn-Colusa Irrigation District.

ORCHARD:
The property was developed to almonds in 2015 and consists of approximately 140 acres planted to the following varieties:
Aldrich: 17.5 acres
Nonpareil: 70 acres
Sonora: 35 acres
Wood Colony: 17.5 acres

The reported almond production for the past three harvest seasons is as follows:
2023: 277,176 lbs.
2024: 472,501 lbs.
2025: 286,806 lbs.

SOILS:
The entire property consists of Class II and Class III soils.

PROPERTY RIGHTS:
All water rights, mineral rights, and farming rights associated with the property and owned by the Seller are to be included in the sale.

PRICE: $1,926,000

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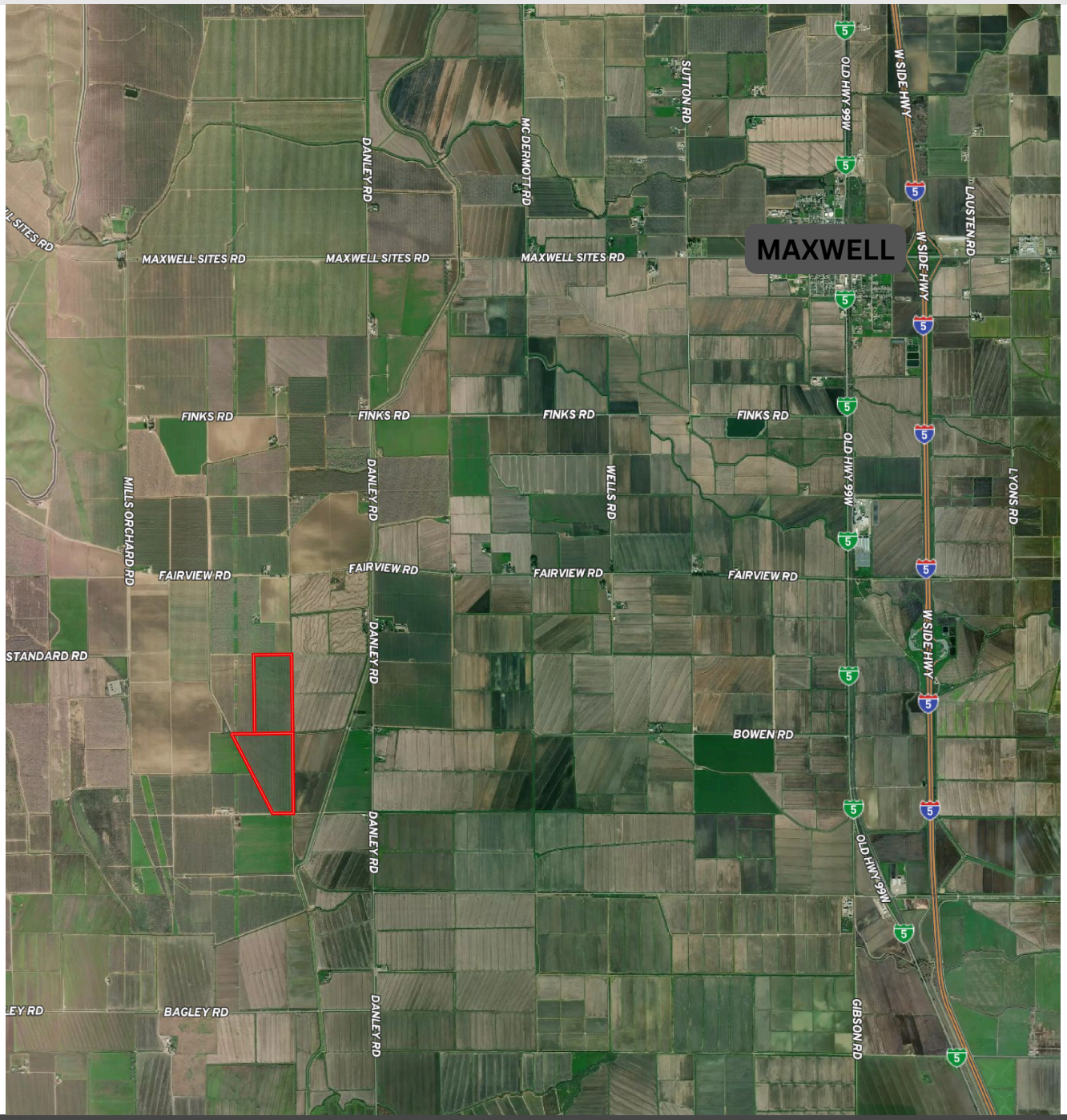

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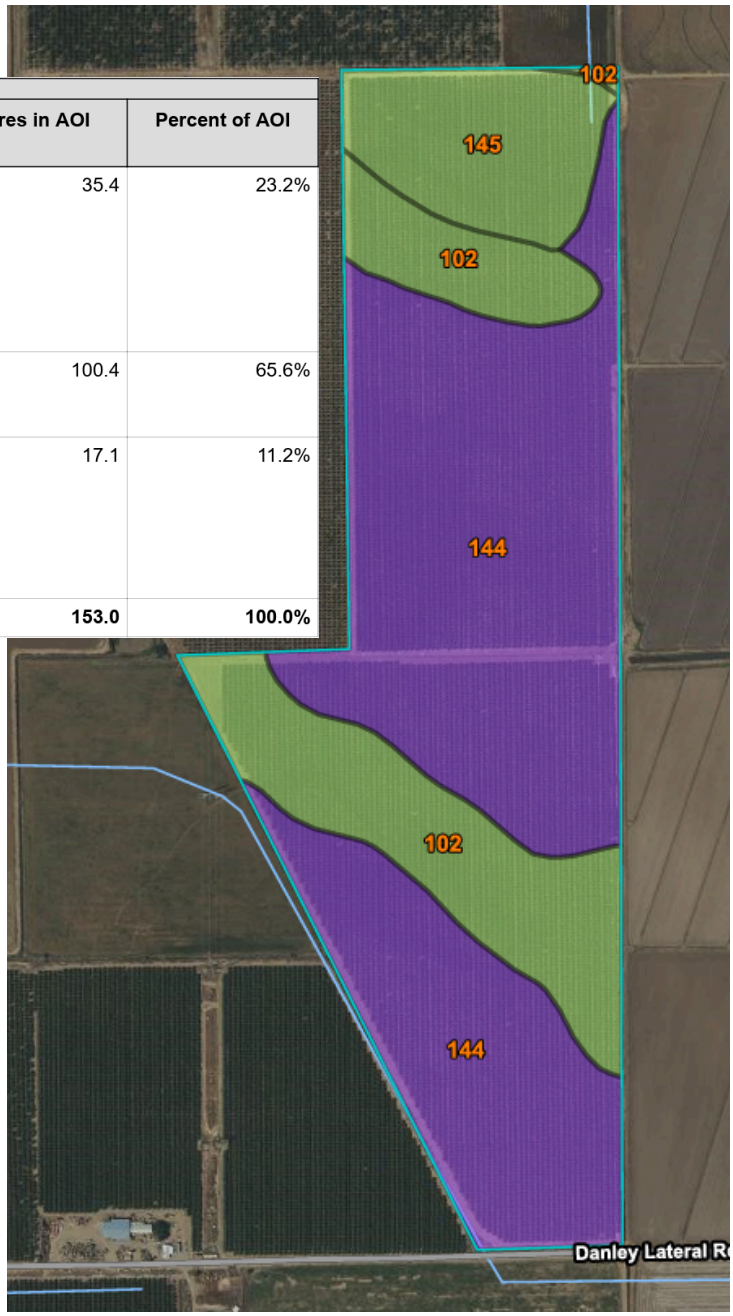
Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
102	Capay clay loam, 0 percent slopes, low precip, MLRA 17	Grade 2 - Good	Capay, clay loam (90%)	35.4	23.2%
			Capay, clay (5%)		
			Capay, clay loam, occasionally flooded (1%)		
144	Hillgate clay loam, 0 to 2 percent slopes	Grade 3 - Fair	Hillgate, clay loam (85%)	100.4	65.6%
145	Hillgate loam, 0 to 2 percent slopes, MLRA 17	Grade 2 - Good	Hillgate, loam (90%)	17.1	11.2%
			Capay, clay loam (3%)		
			Arand, very gravelly sandy loam (1%)		
Totals for Area of Interest				**153.0**	**100.0%**



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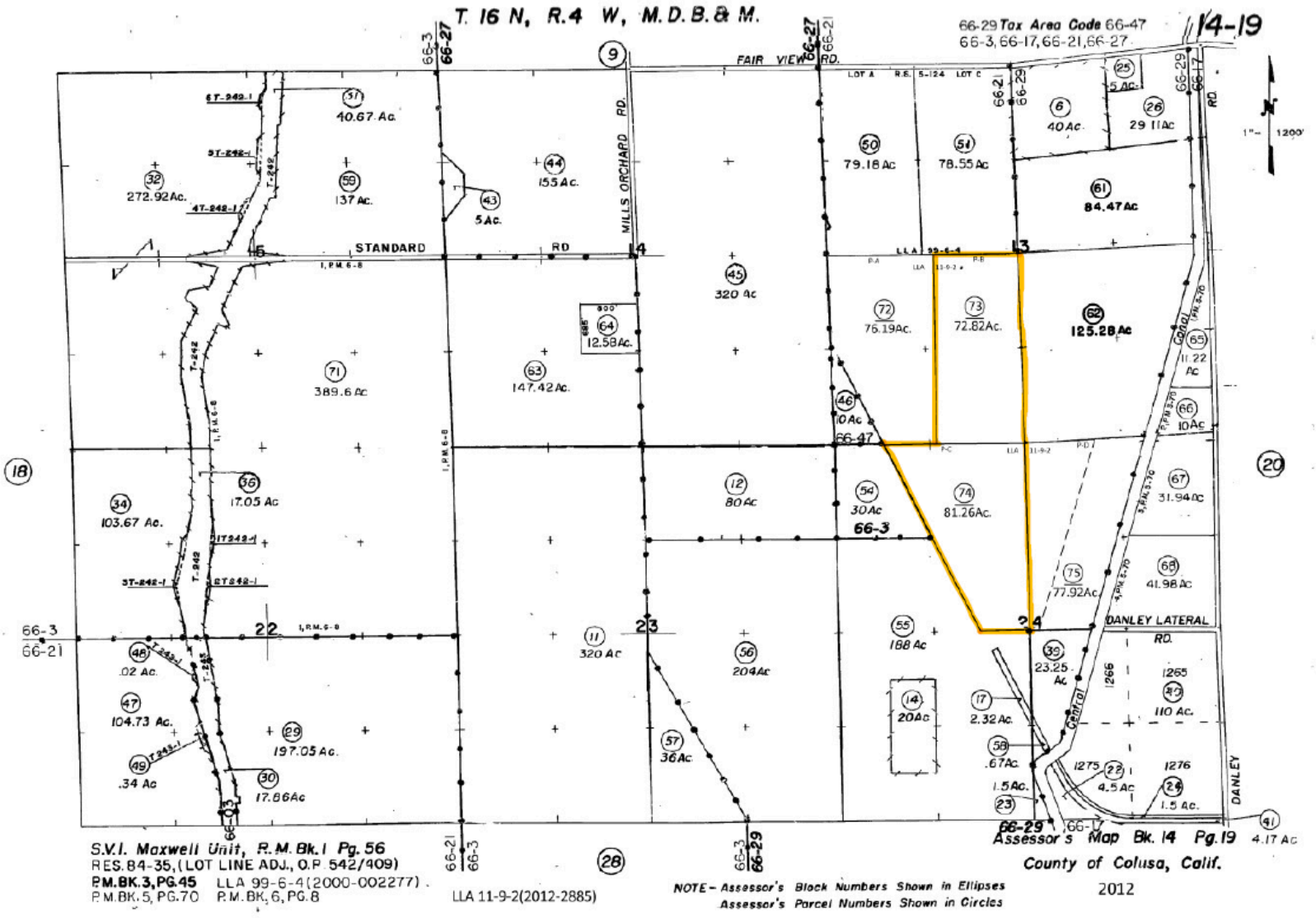

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