AGRICULTURAL OFFERING

BUTTE COUNTY, CALIFORNIA



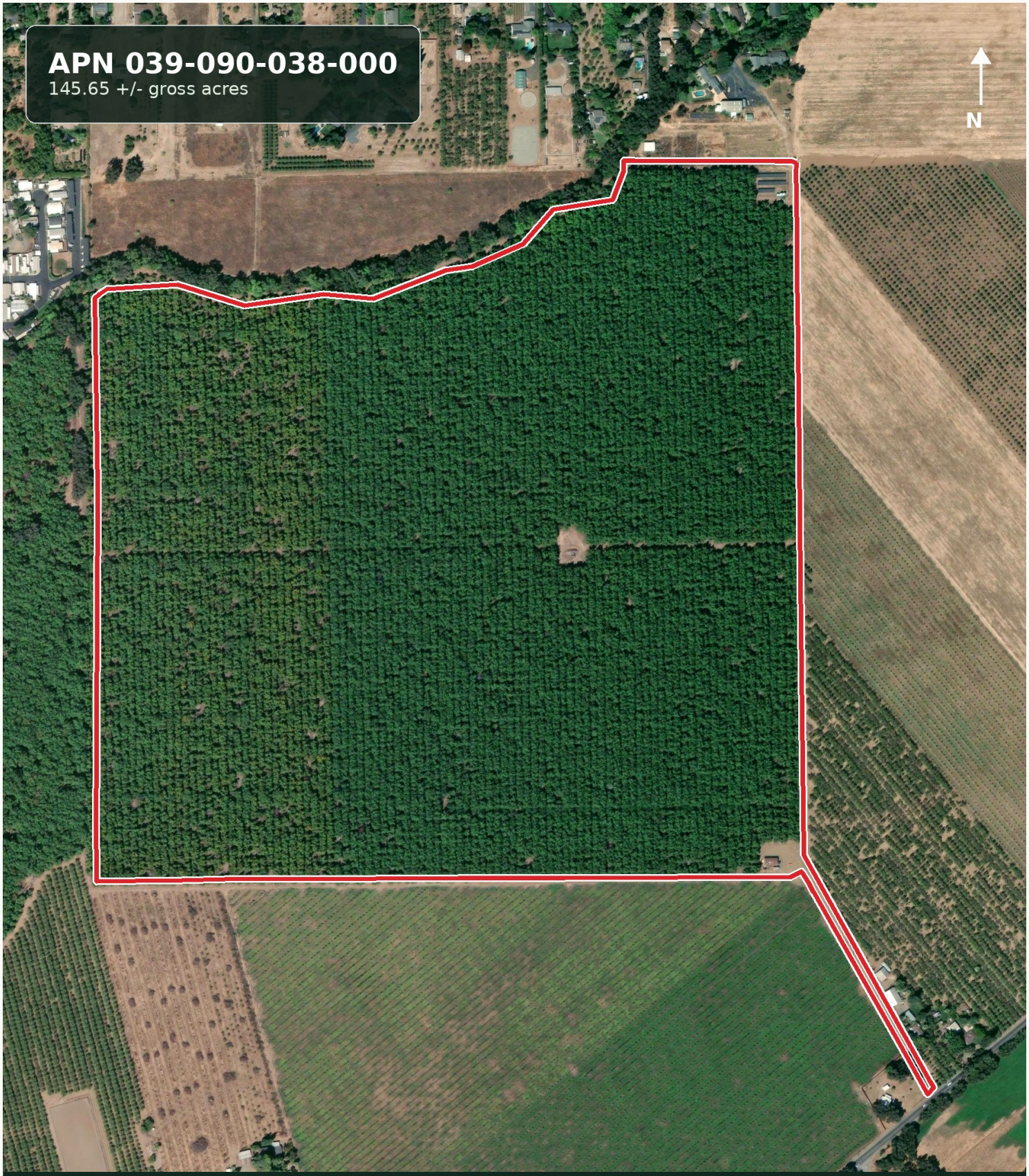
COMANCHE CREEK WALNUTS

3130 Hegan Lane, Chico, California 95928

145.65 +/- gross acres **140 +/- planted acres**

APN 039-090-038-000

Parcel aerial



Approximate boundary for illustration only. This image is not a survey.

Property overview

A producing walnut orchard in unincorporated Butte County



145.65 +/-
GROSS ACRES

140 +/-
PLANTED ACRES

2
IRRIGATION WELLS

ORCHARD

46 acres Howard
94 acres Chandler
Planted in 2011

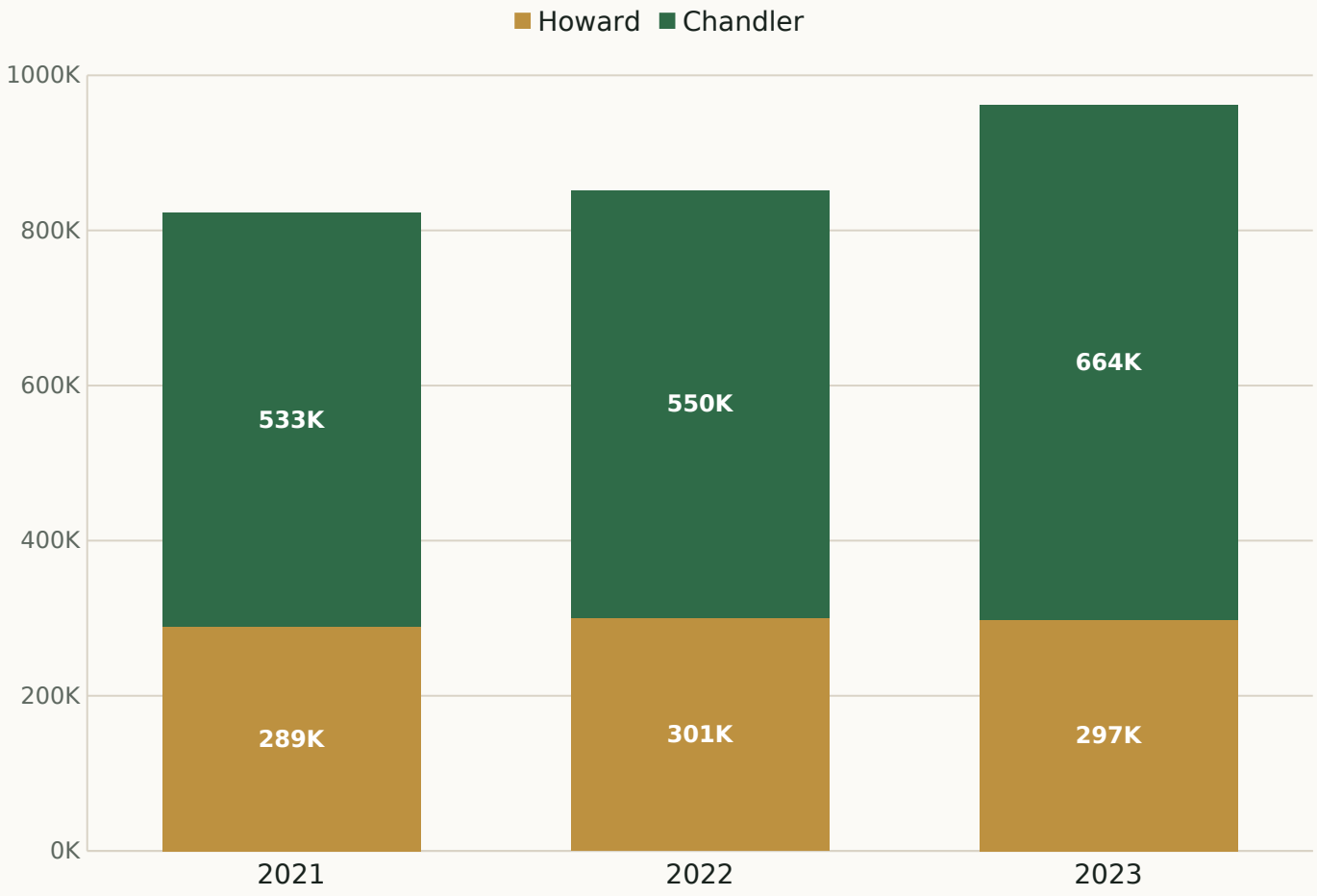
PLANTING

Paradox rootstock
28' x 15' rectangle
Planted in 2011

A 2011 agricultural conservation easement affects the property. See page 7 for a summary.

Production history

Owner-provided in-shell pounds for the 2021 through 2023 crops



TOTAL IN-SHELL POUNDS

2021	2022	2023
822,221	**851,380**	**961,220**

878,274 lb	6,273 lb	961,220 lb
3-YEAR AVG. TOTAL	AVG. LB / PLANTED ACRE	2023 TOTAL

Historical production does not guarantee future results. Buyer should review and independently verify all records.

Water resources

Two electric irrigation wells tested by Durham Pump in September 2023





SYSTEM

Two 125 HP electric pumps

Owner summary identifies one soft-start pump and one variable-frequency-drive pump, with two 600-foot wells and bowls set at 160 feet.

NORTH WELL

1,160 to 1,450 GPM
84 ft static water level
160 ft pump depth
Tested September 12, 2023

SOUTH WELL

1,750 GPM
74 ft static water level
110 ft pumping water level
Tested September 11, 2023

Additional water infrastructure

A separate domestic well near the shop is used for filling spray tanks and related ranch operations, according to the owner.

Pump-test figures reflect conditions on the test dates. Flow, lift and efficiency may change over time.

Energy and soils

Installed infrastructure and sample-specific laboratory results



SOLAR ARRAY

208 PANELS / 2 INVERTERS

SOLAR ARRAY

68.016 kW DC

Installed in 2014 by Alternative Energy Systems of Chico for a 125 HP irrigation pump.

The original specifications list 208 SunPower monocrystalline panels, two inverters and performance monitoring. Original 20-year warranty documentation is included in the supporting records.

SOIL RECORDS

Six walnut blocks sampled December 2022

7.3-7.6	25.92-27.78	3.5%-4.1%
SOIL PH RANGE	CEC RANGE	HUMUS RANGE

Separate FGL sample

The Comanche 4 sample collected August 31, 2023 reported pH 7.02, soil salinity of 0.651 dS/m and SAR of 0.4.

Results describe specific samples and dates. Full laboratory reports and recommendations should be reviewed by the buyer and agricultural advisers.

Conservation easement

2011 agricultural conservation easement

Nicolaus Nut Company established an agricultural conservation easement with Northern California Regional Land Trust in 2011. The owner states that the recorded document preserves agricultural use and identifies a building envelope for a potential future residence.

NCRLT conducts an annual property review with advance notice, according to the owner. The recorded easement controls, and buyers should review it with their advisers.

Environmental monitoring

The owner reports a monitoring well along the east boundary that is sampled annually for potential impacts from an off-site plume associated with the former Diamond Match facility. The owner states that target chemicals have not been detected. Buyers should review the available reports and independently investigate environmental conditions.

Supporting records

Production summaries and delivery statements

September 2023 pump efficiency reports

December 2022 and September 2023 soil reports

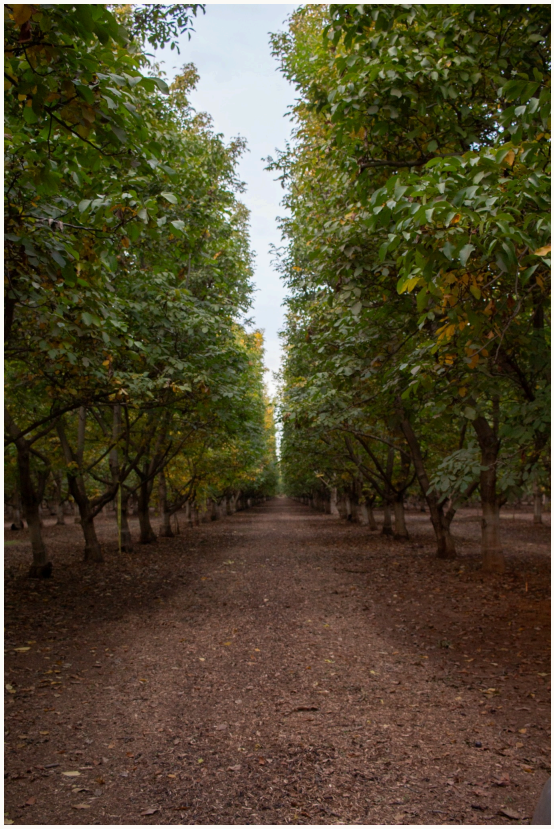
2014 solar contract and warranty documents

Recorded easement and monitoring records

This brochure summarizes selected information and does not replace formal disclosures or independent due diligence.

Orchard and ranch views

Comanche Creek Walnuts | Chico, California



Walnut orchard rows



Ranch shop





CALIFORNIA FARMLAND BROKERS

Additional information and supporting records are available upon request.

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