



Morgan Houchin
Tech Ag Financial Group, Inc.

Broker DRE No. 01865336
mhouchin@techag.com
3430 Unicorn Road
Bakersfield, CA 93308

mobile **661-477-3669**
office **661-695-6500**
efax **661-384-6168**

526.97 +/- Acres of Colusa County Almonds

Cork McIsaac, Broker
Natural Resources Group, Inc.

Broker License No. 01216717
cmcisaac@natural-resources-group.com
P.O. Box 1076
West Sacramento, CA 95691

916-799-9441 mobile
916-372-5595 office
916-372-5615 efax





Natural Resources Group, Inc
 Broker DRE No. 01216717
 cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
 916-372-5595 (office)
 916-372-5615 (fax)



Tech Ag Financial Group, Inc 661-477-3669 (mobile)
 Broker DRE No. 01865336 661-695-6500 (office)
 mhouchin@techag.com 661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

LOCATION

Property is located one-half (1/2) mile to the east of the intersection of Hahn and Lone Star Road on the north side of Hahn Road approximately two and one-quarter (2 1/4) miles to the north of the City of Arbuckle in the County of Colusa and State of California.

DESCRIPTION

This offering is located in the desirable farming area of Colusa County, California and consists of 482.58 +/- net acres of producing almonds planted in 2009 and 2005 on Class I & II soil(s) and water is supplied via four (4) irrigation wells.

LEGAL

Colusa County Assessor Parcel Number: 018-180-052; Portion(s) of Section(s) 14 and 15; Township 14 North; Range 2 West; MDB&M

ALMONDS

Field 230

205.80 +/- net acres planted in 2005 (50% NP, 25% Carmel, 12.5% Butte, 12.5% Aldrich, Nema-guard Rootstock, 22' x 16' spacing)

Field 231

276.78 +/- net acres planted in 2009 (50% NP, 50% Monterey, Nema-guard Rootstock, 24' x 15' spacing)

IRRIGATION

The property has a total of four (4) irrigation wells referred to as well no(s). 1, 2, 3, and 4. The irrigation

wells are equipped with a 200HP, 75 HP, 300 HP, and 300 HP respectively. (Please see the below summary of irrigation well information as provided by Seller.)

Well #1

200 HP, electric motor, 576' total well depth, drilled in 1984, 56' SWL, 84' PWL, 1,350 GPM as reported via prior pump test reports

Well #2

75 HP, electric motor, 324' total well depth, drilled in 1985, 33' SWL, 66' PWL, 650 GPM as reported via prior pump test reports

Well #3

300 HP gearhead, diesel engine, 600' total well depth, drilled in 2009, 70' SWL, 176' PWL, 3200 GPM as reported via prior pump test reports

Well #4

300 HP, electric motor, 1000' total well depth, drilled in 2016, 77' SWL, 2,500 GPM as reported via prior pump test reports

Field 230 is irrigated via a single drip line irrigation system & Field 231 is irrigated via a double line irrigation system.

PRODUCTION

The five (5) year production history average is 2,342 lbs per net acre for the subject property. For Field 230, the five (5) year production history is 2,426 lbs per net acre with the average of 2,688 lbs per net acre for the NP variety. For Field 231, the five (5) year production history average is 2,280 lbs per net acre.

SOILS

73 +/- % (102) Capay clay loam, 0% percent slope, low precip, MLRA 17, Class II

23 +/- % (193) Westfan gravelly loam, 0 to 2% slope, Class II

3 +/- % (127) Mallard clay loam, 0 to 1% slope, Class II

1 +/- % (188) Westfan loam, clay substratum, 0 to 2% slopes, Class I

PRICE/TERMS

\$15,809,100 (\$30,000 per gross acre) with the 2018 almond crop included in the purchase price subject to Buyer's reimbursement of Seller's cultural cost expense from the 2017 post-harvest irrigation including harvest until close of escrow. Buyer shall agree to an assignment of Seller's almond crop at Vann Family Orchards and Processing (*All cash to be paid at the close of escrow*).

\$14,755,160 (\$28,000 per gross acre) without the 2018 almond crop included in the purchase price (*All cash to be paid at the close of escrow*).

CONTACT

Cork McIsaac, Broker

Natural Resources Group, Inc.
 916-372-5595 (office)
 cmcisaac@natural-resources-group.com

Morgan Houchin

Tech Ag Financial Group, Inc.
 661-477-3669 (mobile)
 mhouchin@techag.com



Natural Resources Group, Inc
Broker DRE No. 01216717
cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
916-372-5595 (office)
916-372-5615 (fax)



Tech Ag Financial Group, Inc
Broker DRE No. 01865336
mhouchin@techag.com

661-477-3669 (mobile)
661-695-6500 (office)
661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

PHOTOS





Natural Resources Group, Inc
Broker DRE No. 01216717
cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
916-372-5595 (office)
916-372-5615 (fax)



Tech Ag Financial Group, Inc
Broker DRE No. 01865336
mhouchin@techag.com

661-477-3669 (mobile)
661-695-6500 (office)
661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

PHOTOS





Natural Resources Group, Inc
Broker DRE No. 01216717
cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
916-372-5595 (office)
916-372-5615 (fax)

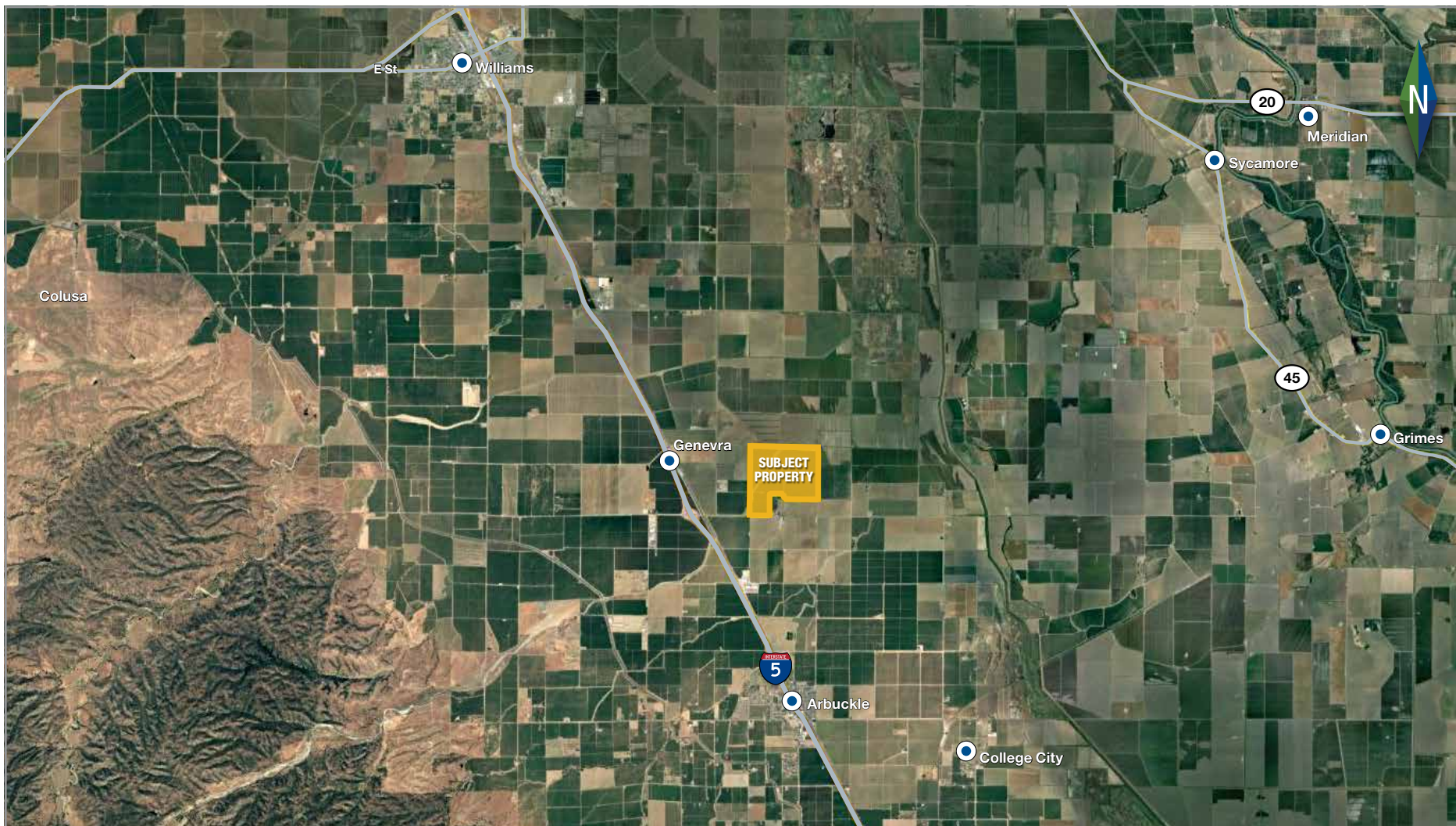


Tech Ag Financial Group, Inc
Broker DRE No. 01865336
mhouchin@techag.com

661-477-3669 (mobile)
661-695-6500 (office)
661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

LOCATION MAP





Natural Resources Group, Inc
Broker DRE No. 01216717
cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
916-372-5595 (office)
916-372-5615 (fax)



Tech Ag Financial Group, Inc
Broker DRE No. 01865336
mhouchin@techag.com

661-477-3669 (mobile)
661-695-6500 (office)
661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

AERIAL MAP





Natural Resources Group, Inc
 Broker DRE No. 01216717
 cmcisaac@natural-resources-group.com

916-799-9441 (mobile)
 916-372-5595 (office)
 916-372-5615 (fax)

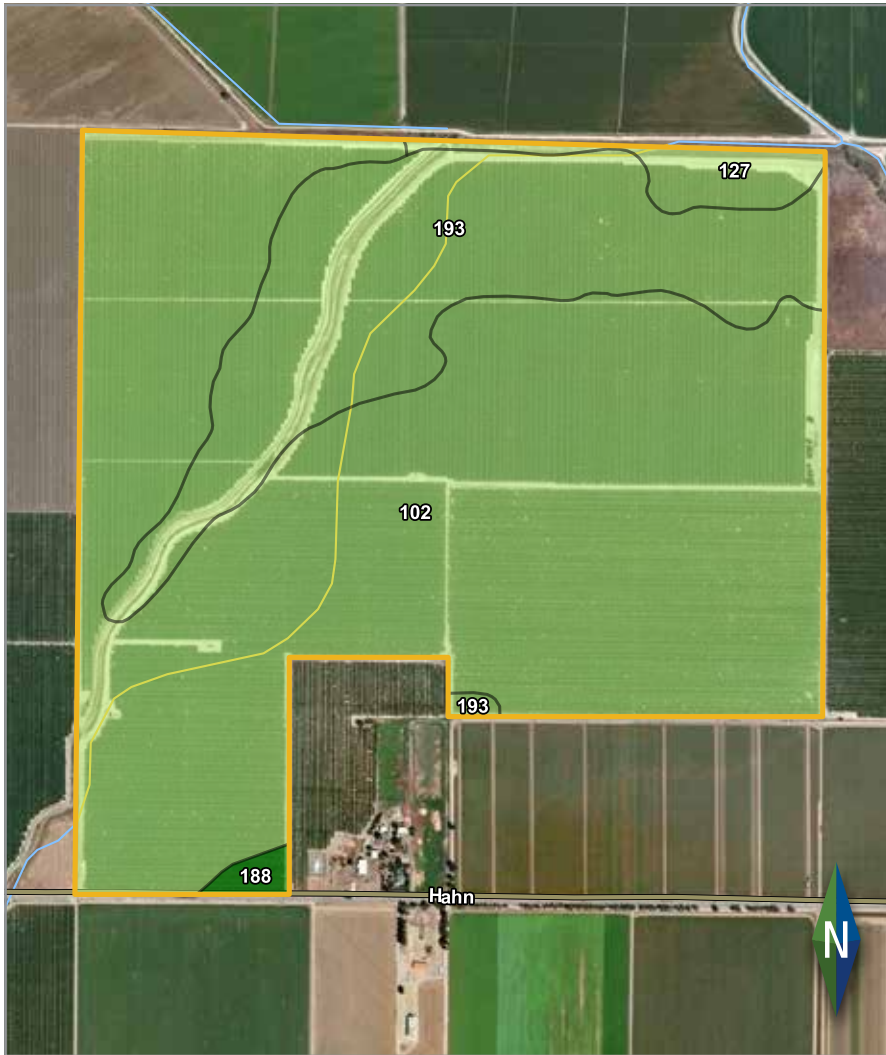


Tech Ag Financial Group, Inc
 Broker DRE No. 01865336
 mhouchin@techag.com

661-477-3669 (mobile)
 661-695-6500 (office)
 661-384-6168 (fax)

526.97 +/- Gross Acres of Colusa County Almonds

SOIL MAP



| CALIFORNIA REVISED STORIE INDEX (CA) | | | | | |
|--------------------------------------|--|---------------------|---|--------------|----------------|
| 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%) | 395.6 | 73.2% |
| | | | Capay, clay (5%) | | |
| | | | Capay, clay loam, occasionally flooded (1%) | | |
| 127 | Mallard clay loam, 0 to 1 percent slopes | Grade 2 - Good | Mallard, clay loam (85%) | 14.2 | 2.6% |
| | | | Capay, clay loam (7%) | | |
| 188 | Westfan loam, clay substratum, 0 to 2 percent slopes | Grade 1 - Excellent | Westfan, loam, clay substratum (80%) | 3.4 | 0.6% |
| | | | Westfan, loam (10%) | | |
| 193 | Westfan gravelly loam, 0 to 2 percent slopes | Grade 2 - Good | Westfan, gravelly loam (80%) | 127.3 | 23.5% |
| | | | Arand, very gravelly sandy loam (5%) | | |
| | | | Mallard, clay loam (4%) | | |
| Totals for Area of Interest | | | | 540.4 | 100.0% |