

350.8 Acres
Yolo County Pistachios



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 **Cornerstone**
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The Description

Location: The entrance to the property is located on road 95 in between road 27 to the south and road 25 to the north in the Woodland, California area in Yolo County. The property is accessed off of road 95 to the west by a separate legal deeded access.

Legal: The property is made up of two (2) parcels that total 350.8 assessed acres and are further described as Yolo County Assessor Parcel Numbers: 040-060-012, 040-070-025

Use: The entire property is planted to Kerman variety pistachios on UCB-1 rootstock. 160 acres of the orchard was planted and budded in 2015 and the remainder of the property is planted to Kerman pistachios that were budded in the nursery in 2015 and planted in the Spring of 2016.

Soils: (See enclosed soil map)

Water: The property has excellent water availability deriving from two (2) sources. The property has three (3) wells that combined will produce up to 4,500 gallons per minute. One of the wells was drilled in 2016 and test pumped up to 3,000 gallons per minute and is designed to deliver 2,400 gallons per minute at 45 psi. All of the wells have brand new electric motors, new pressure bowles and new VFD panels. The property is also in the Yolo Flood Control District and was allotted a full water year for 2016. Water is delivered to the trees by micro sprinklers and a double drip line system.

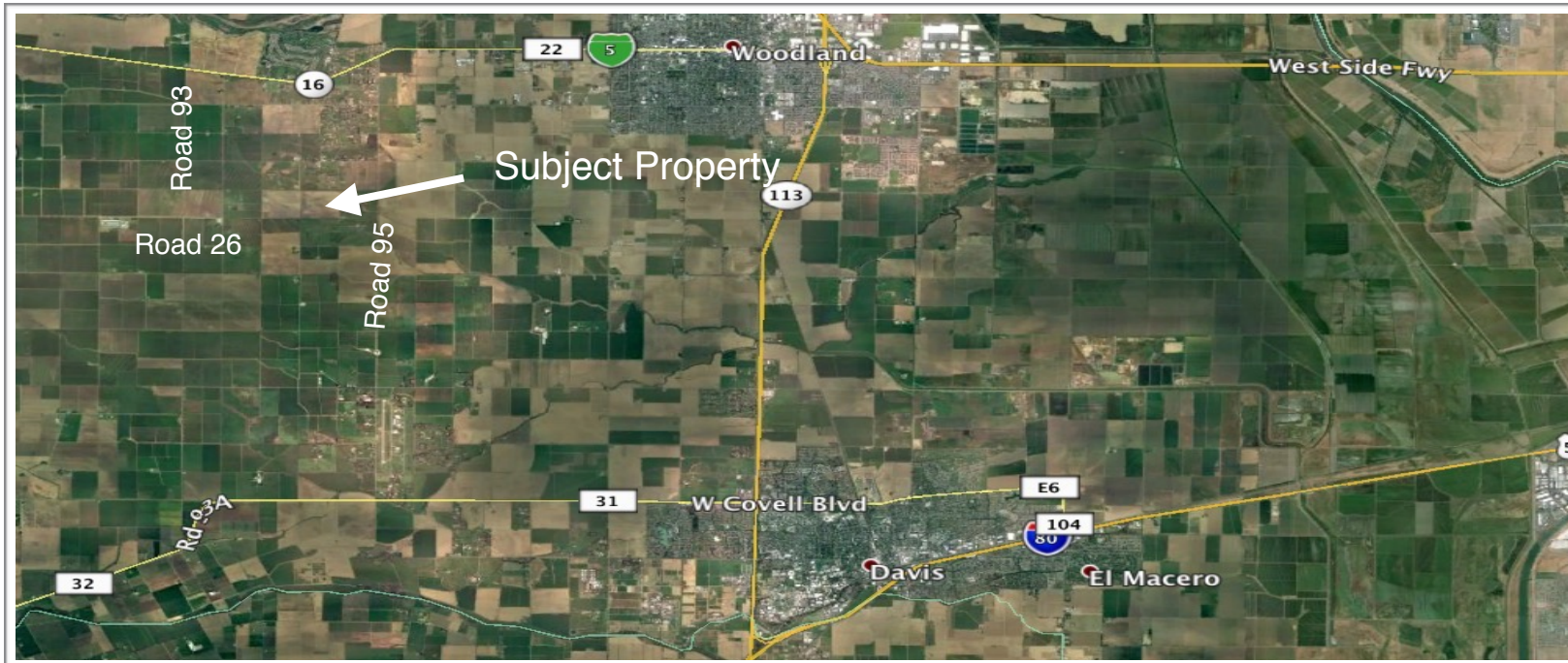
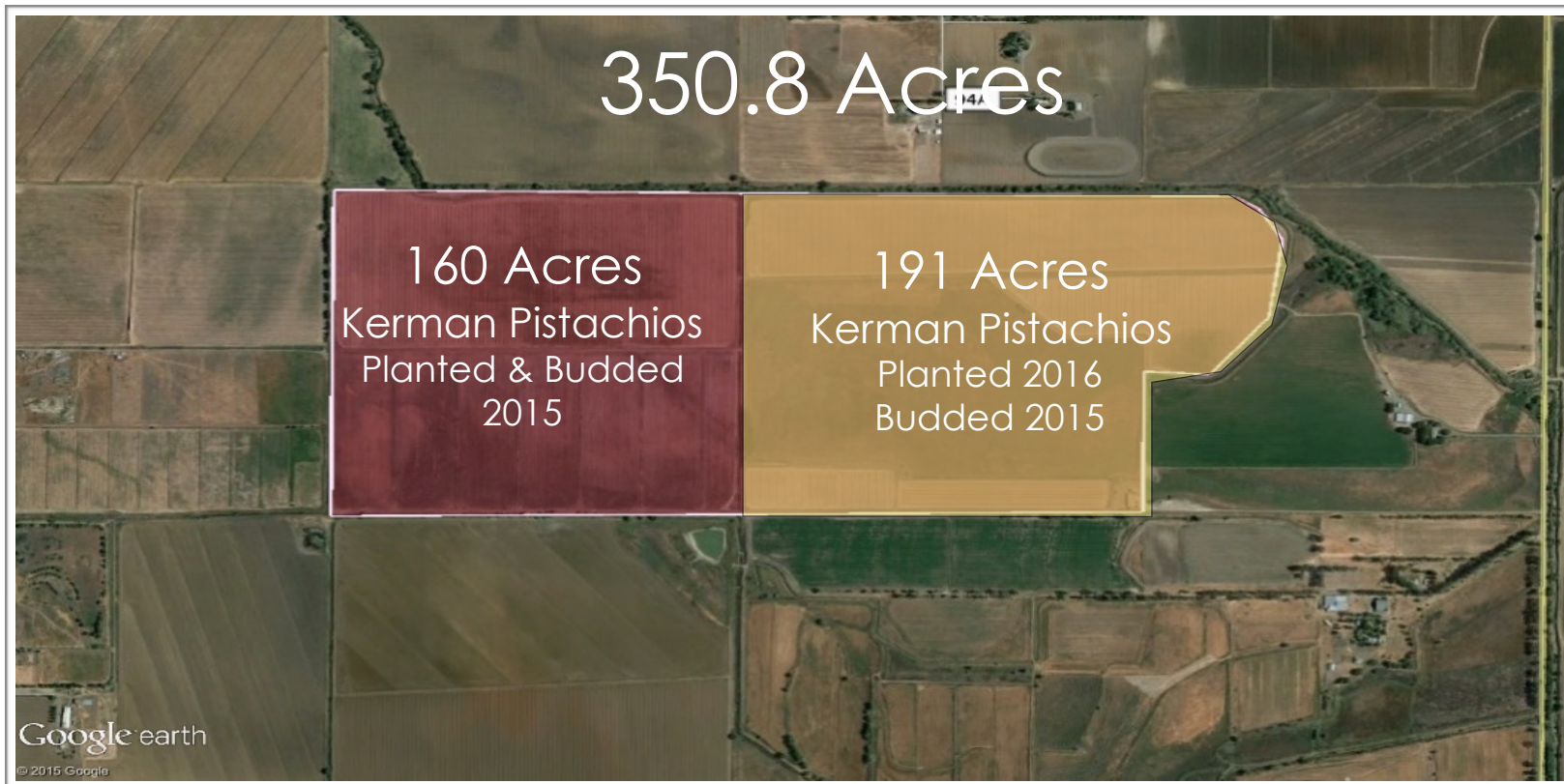
Taxes: The property is enrolled in the Williamson Act allowing property taxes to remain low at the close of escrow.

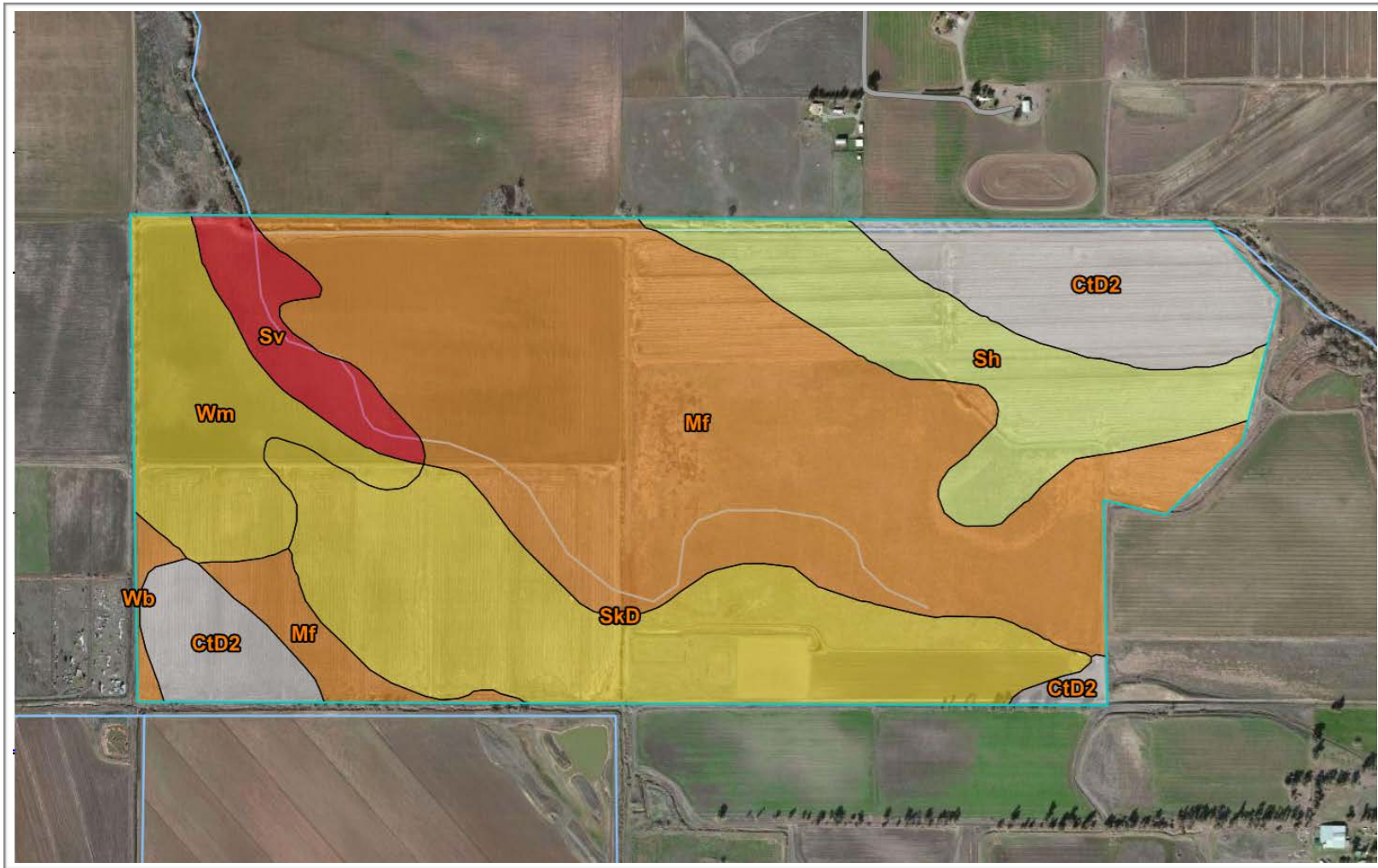
Agricultural Easement: The property is subject to an Agricultural Conservation easement.

Comments: This pistachio orchard has been developed with no expense spared. The orchard has excellent tree growth in its first full year. With two sources of plentiful water and a great orchard growing area, this property will make a great long term investment.

Price: \$7,700,000 or \$22,000 per acre.







CtD2	Corning gravelly loam		43.5
Mf	Marvin silty clay	2	153.3
Sh	San Ysidro Loam	4	40.1
SkD	Sehom clay	3	70
Sv	Sycamore complex	1	12.9
Wb	Willows Clay	2	2.1
Wm	Willows Clay, marly variant	3	31.5





Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

**For additional information please contact:
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