

143 Acres

5th Leaf Almond Orchard
Glenn County, CA

Offering Memorandum

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5th Leaf Almond Orchard
Glenn County, CA

The Offering

Description: This property consists of 2 legal parcels that total 143.21 assessed acres, of which approximately 140 acres +/- is planted to almond orchards.

Location: The property is located in Glenn County approximately 4 miles to the north of the town of Willows, California. The property borders Interstate 5 and lies on the northeast side of Interstate 5 and road 39.

Orchard: The orchard was planted in the spring of 2013 and varieties include 50% Nonpareil, 25% Monterey, 12.5% Sonora and 12.5% Aldrich. All varieties are planted on Krymsk rootstock on 21 X 16 spacing.

Water: The property is irrigated by one deep well and 75 horsepower electric pump. The well and pump set up has a brand new sand media filtration system and water is delivered to the trees by micro sprinkler irrigation.

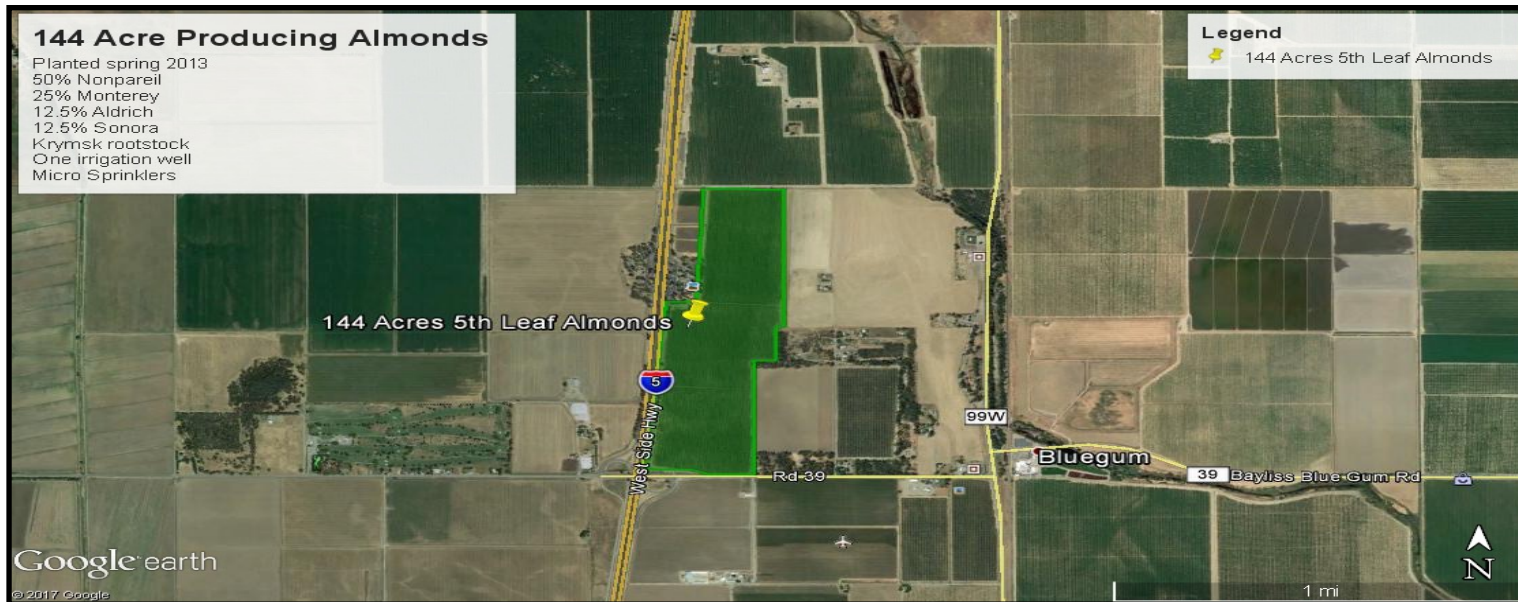
Soils: The soils on this ranch primarily consist of Class 2 soils with a sprinkling of Class 3 soils as described by the Irrigated Capability Index and are well suited for most permanent crops. See attached soil report map.

Price: \$4,870,000. Cash to Seller.

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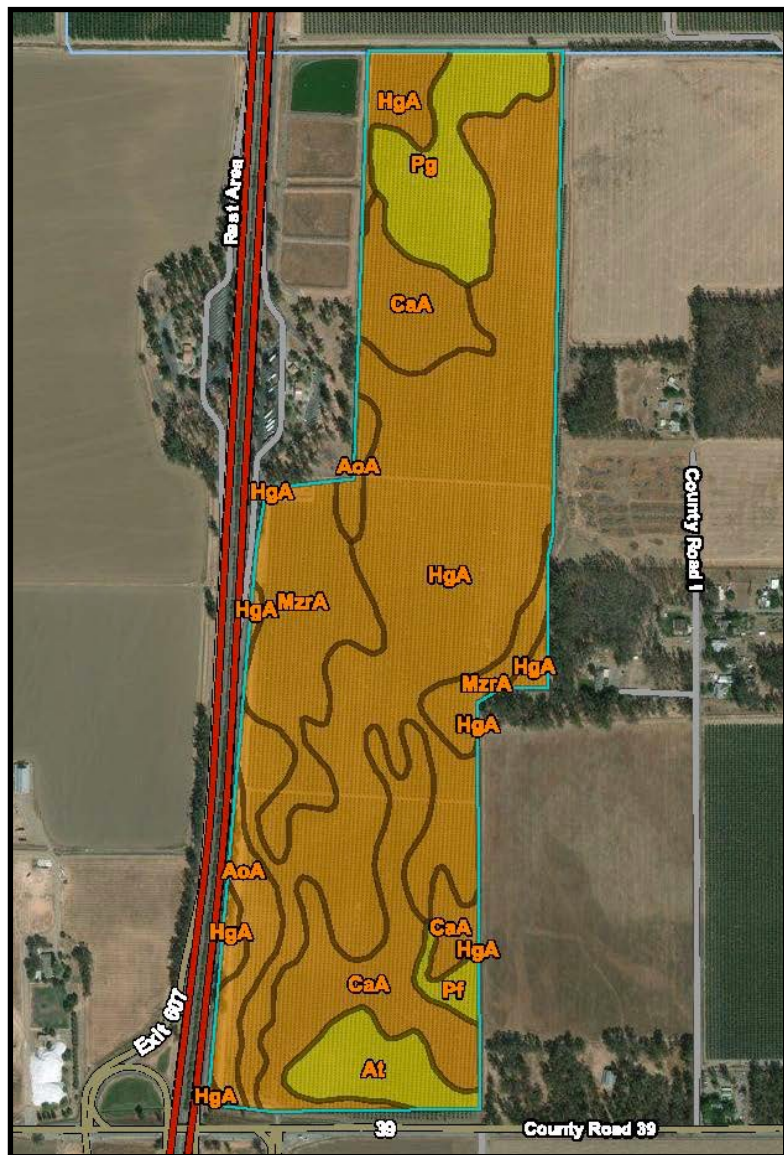
Location



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Soil Reports



Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AoA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	6.5	4.7%
At	Artois loam	3	6.2	4.5%
CaA	Capay clay, 0 to 2 percent slopes	2	24.7	17.7%
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	70.2	50.4%
MzrA	Myers clay, 0 to 3 percent slopes	2	18.3	13.1%
Pf	Plaza silt loam	3	1.7	1.2%
Pg	Plaza silty clay loam	3	11.7	8.4%
Totals for Area of Interest			139.2	100.0%







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