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Lic. 01050665
591 Colusa Avenue
Yuba City, California U.S.A. 95991
(530) 671-2770 • Fax (530) 674-0651

**595 GROSS ACRES, MORE OR LESS
RICE & ROW CROP RANCH
SUTTER COUNTY, CALIFORNIA**

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of California
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SUTTER COUNTY, CALIFORNIA**

LOCATION: The property is located at the northwest corner of Norman Road and Garmire Road. (See attached aerial maps)

ACRES: 595 gross acres, more or less.

FARMABLE ACRES: According to the FSA office there is 564.08 acres.

WATER: The entire property is in the Meridian Farms Water District which has very secure water rights from the Sacramento River. There are no wells on the property, but this area is known to have a very good supply of ground water. (See attached costs from the district).

SOILS: The property is primarily Class II- Nueva Loam and Class III- Capay Silty Loam. (See soils maps attached.)

USE: This property has a history of being farmed to multiple row crops and rice. With the great soils and good farming practices, this property will grow great high yielding crops.

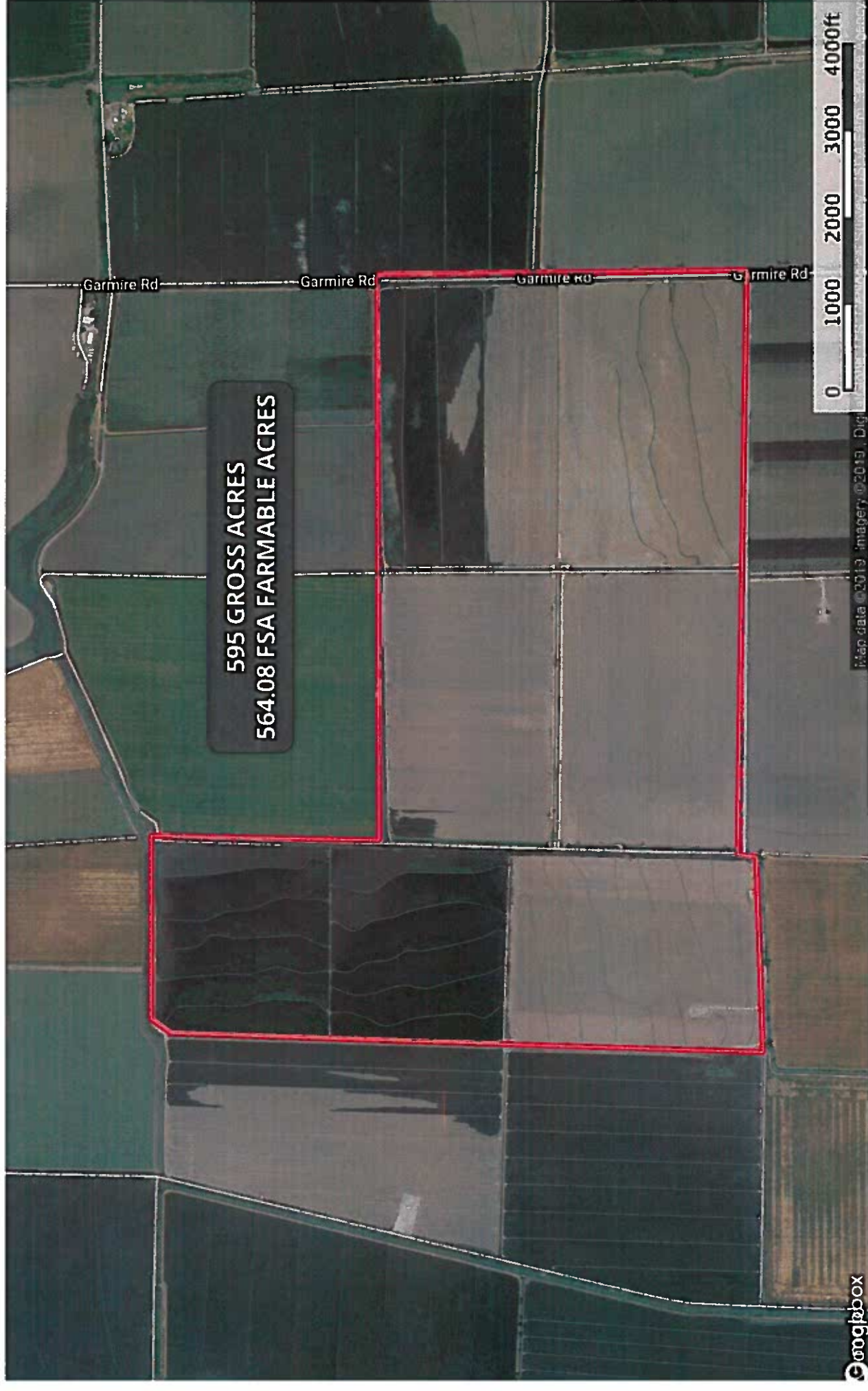
COMMENTS: Properties of this size and quality in northern California do not come up for sale very often and especially with very secure irrigation water and great soils. The general area in which this property lies is known to produce high quality yields of multiple crops.

PRICE: \$7,050,000 (\$11,848/gross acre).

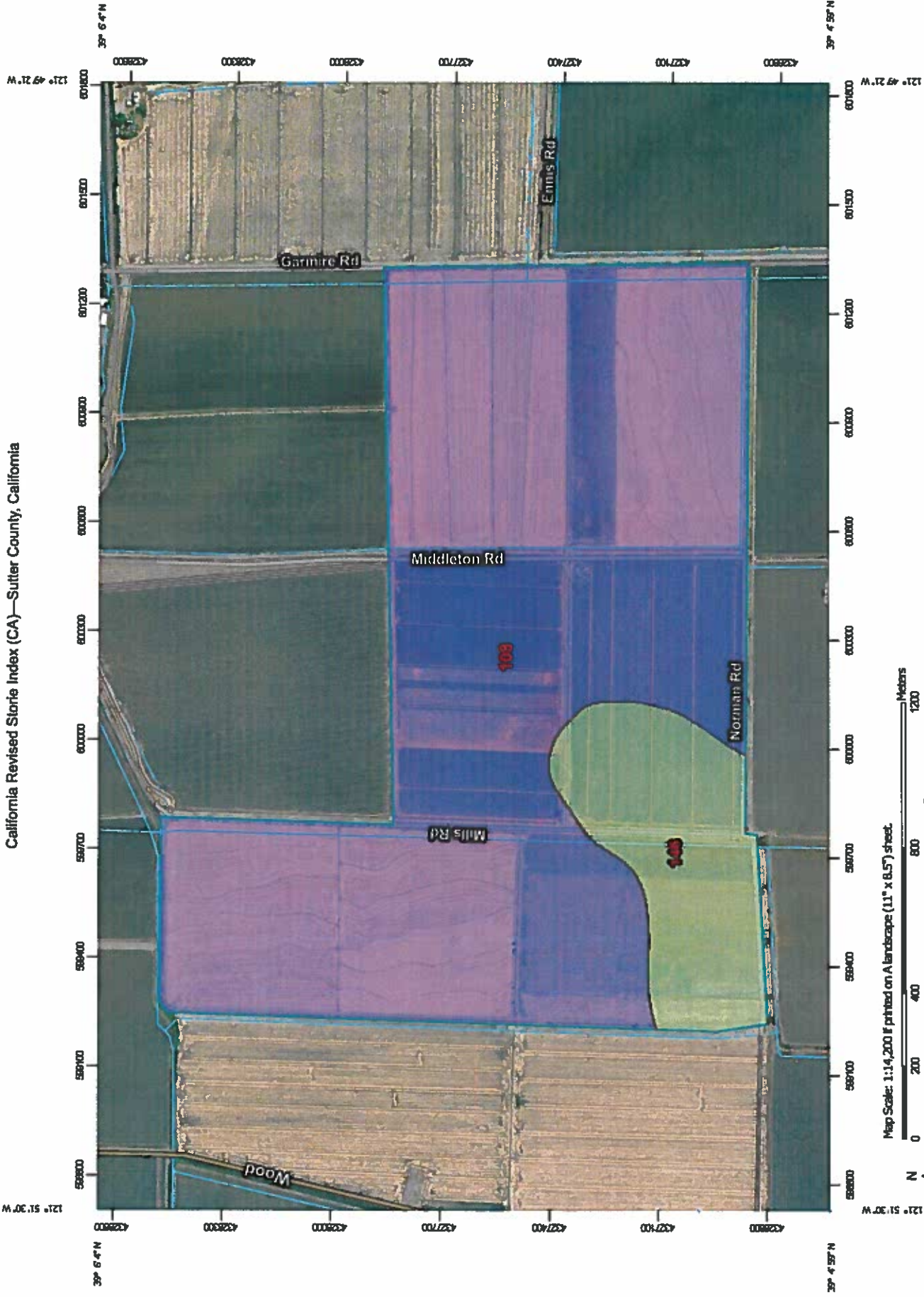
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Boundary

M The information contained herein was obtained from sources deemed to be reliable. All-Right Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary Boundary



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
108	Capay silty clay, wet 0 to 2 percent	Grade 3 - Fair	Capay, silty clay, wet (80%)	518.5	85.8%
146	Nueva loam, wet, 0 to 1 percent slopes	Grade 2 - Good	Nueva, loam, wet (85%)	85.8	14.2%
Totals for Area of Interest				604.3	100.0%

Exhibit A

Water Unit Duties for Summer & Winter Crops

Summer Crops (1)	AF/Acre	Winter Crops	AF/Acre
Alfalfa	4.50	Chard (Seed)	3.40
Bean	2.50	Cover Crop	2.50
Corn	4.00	Grain Hay	2.00
Cotton	3.30	Oats & Oat Hay	2.00
Cover Crop	2.50	Onion (Seed)	2.50
Fallow	0.00	Non-Irrigation	
Milo	1.85	Wheat	0.32
Misc. Deciduous	4.10	Safflower	0.81
Miscellaneous Field Crops	2.50	Sunflower	0.81
Pasture	4.90		
Peas	1.00		
Prune	2.51		
Rice	6.00		
Safflower	2.20		
Small Vegetable	2.50		
Sunflower	2.20		
Tomato	2.30		
Tomato Drip	1.70		
Vetch	2.50		
Vinseed	1.60		
Vinseed Drip	1.20		
Walnut	4.40		
Walnut Drip/Sprinkle	2.50		
One Irrigation	1.00		
Second Irrigation	0.80		
(1) Water figures above for summer crops cover water use from April 1 through October 31.			

Water payments are paid in 3 payments. The first 2 payments are charged at \$9.09 per acre foot and the 3rd payment is based on the years water costs and may fluctuate a little up or down depending on final costs.

For example for Alfalfa it would be as follows:

Payment 1: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Payment 2: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Payment 3: 4.5 Ac/Ft x \$9.09 = \$40.91 per acre

Total cost per acre per year = \$122.73 per acre