

TIERRA PARTNERS

THERMAL, CALIFORNIA

Price Reduction
\$22,000 per acre

VEGETABLE GROUND
IN COACHELLA VALLEY

ALLIANCE AG SERVICES
Local Knowledge - Global Reach

**EXCLUSIVE OFFERING
MEMORANDUM**

www.allianceagservices.com

TIERRA PARTNERS

ALLIANCE AG SERVICES
Local Knowledge - Global Reach

PROPERTY LOCATION

Mecca, California
South of Avenue 66
West of State Route 86

Approximate Acreage

319.06 assessed acres

Use

Property is suited for multiple vegetable crops

OFFERING PRICE

\$7,018,000.00
\$22,000 per acre

TERMS

All cash or terms acceptable to seller

CO-OP FEE

2.0% to Buyer's Broker

SUBMIT PROPOSALS TO

Alliance Ag Services, Inc.
Cal DRE#02103139

Michael Ming, Broker
mming@allianceagservices.com
Greg Archer, Agent
garcher@allianceagservices.com

5401 Business Park South, Suite 122
Bakersfield, California 93309

PROPERTY ASSESSMENT

The subject property consists of one property located near Mecca, California.

Location: Southwest corner of Avenue 66 and Pierce Street, Thermal, California, Riverside County.

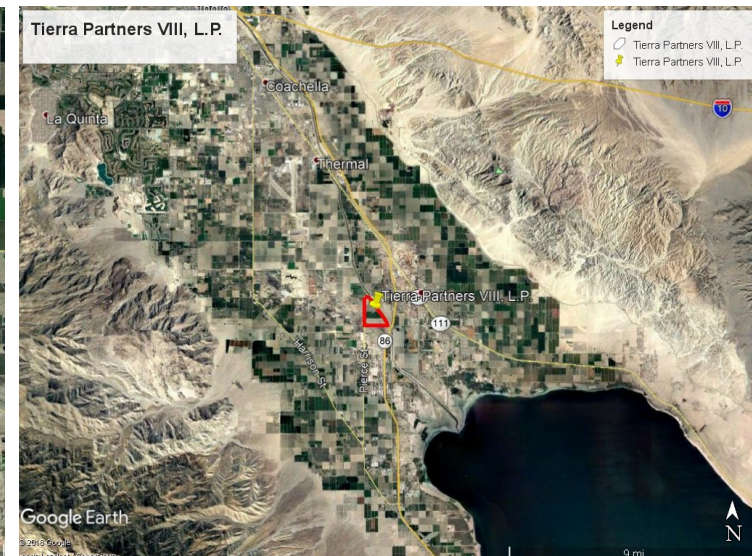
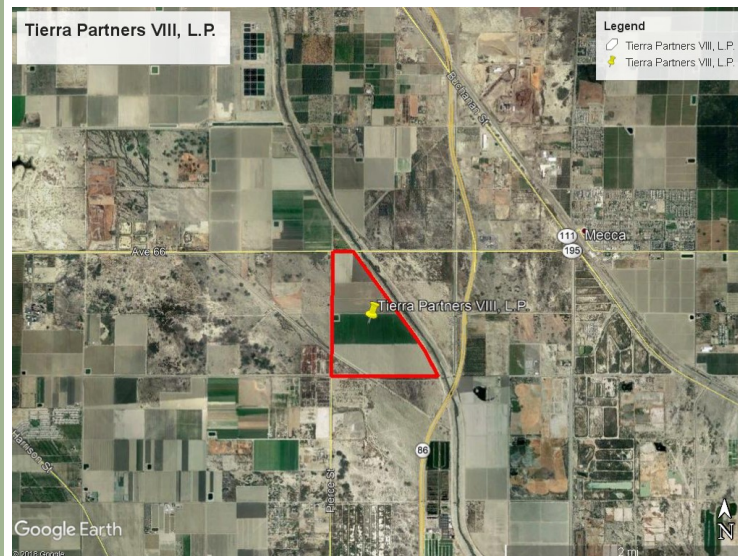
Approximately 2.1 miles west of Mecca, California. For GPS purposes put in 66001 Pierce Street, Thermal, California.

(See map for exact location)

Water: Irrigation: Water is delivered to property via Coachella Water District (CWD). CWD receives its water from the All American Canal which is part of the Colorado River System. Onsite delivery is via pipeline and sprinkler system. Property also has a storage reservoir.

Lease: Property is currently leased through June 30, 2021. Lease information available upon request.

ADDITIONAL PROPERTY INFORMATION REQUEST



A composite header image featuring three distinct agricultural scenes: a top-down view of rows of crops in a field, a winding blue river flowing through a dry landscape, and a close-up of green leafy vegetables.

TIERRA PARTNERS

A wide-angle photograph of a vast, flat agricultural field filled with lush green crops. In the distance, a range of rugged, brown mountains stretches across the horizon under a clear blue sky. A dirt path or embankment is visible in the immediate foreground.

ALLIANCE AG SERVICES, Inc
Local Knowledge - Global Reach

TIERRA PARTNERS

Custom Soil Resource Report Map—California Revised Storie Index (CA)



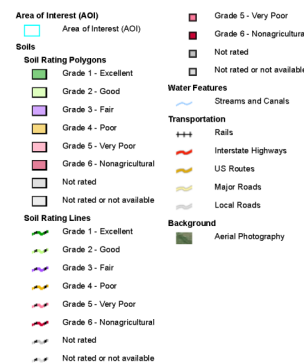
Custom Soil Resource Report

Table—California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
CrA	Coachella fine sand, wet, 0 to 2 percent slopes	Grade 3 - Fair	Coachella (85%)	3.4	1.0%
GcA	Gilman fine sandy loam, wet, 0 to 2 percent slopes	Grade 1 - Excellent	Gilman (85%)	137.3	40.9%
GdA	Gilman fine sandy loam, moderately fine substratum, 0 to 2 percent slopes	Grade 2 - Good	Gilman (85%)	21.1	6.3%
GfA	Gilman silt loam, wet, 0 to 2 percent slopes	Grade 1 - Excellent	Gilman (85%)	39.1	11.6%
Ir	Indio fine sandy loam, wet	Grade 1 - Excellent	Indio (85%)	54.0	16.1%
It	Indio very fine sandy loam, wet	Grade 1 - Excellent	Indio (85%)	50.2	14.9%
Sa	Salton fine sandy loam	Grade 3 - Fair	Salton (85%)	1.3	0.4%
Sb	Salton silty clay loam	Grade 4 - Poor	Salton (85%)	29.5	8.8%
Totals for Area of Interest				335.8	100.0%

Custom Soil Resource Report

MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: websoilsurvey.sc.egov.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Riverside County, Coachella Valley Area, California



TIERRA PARTNERS

DISCLAIMER

As-is: This is an “as-is” sale and will be sold without representation or warranties/guarantees of any kind.

Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water (“District Water”) from the Coachella Valley Irrigation District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of “arable,” “irrigable” or “irrigation” land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer’s own risk.

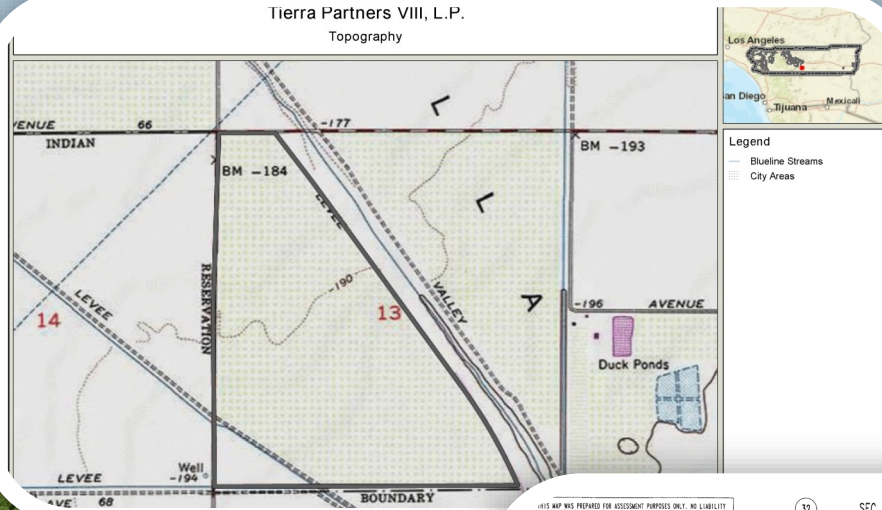
Information contained herein from sources Alliance Ag Services, Inc (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer’s own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers’ rights and interests.

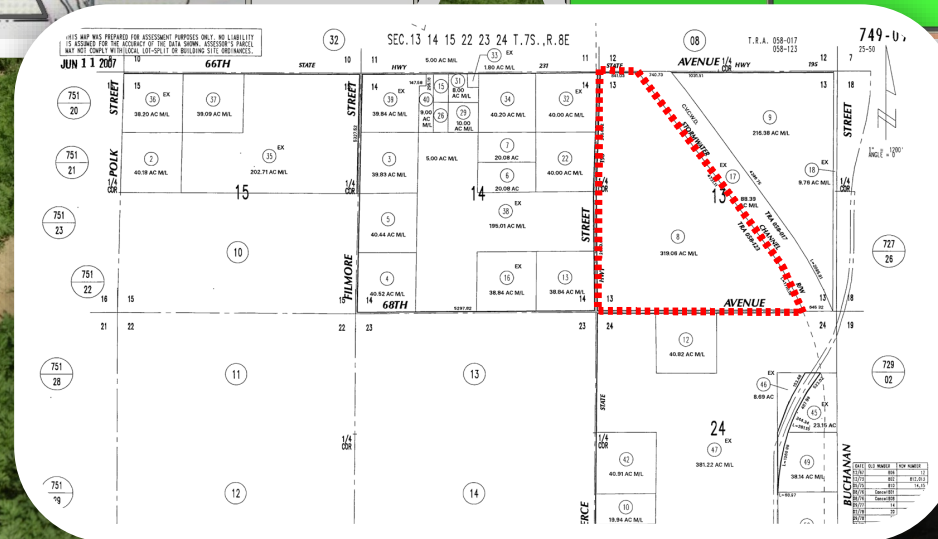
AAS, as real estate brokers, only represent the SELLER in this transaction. This offering is subject to prior sale, matters of title change of price, rental or other conditions; may be withdrawn from the market without advance notice, and is subject to any special listing conditions or requirements the Seller may impose.

TIERRA PARTNERS

Tierra Partners VIII, L.P.
Topography



Tierra Partners VIII, L.P.
Zoning A-1-10



Contact:
MICHAEL MING
BROKER
661-343-2367
BRE #0951819

GREG ARCHER
AGENT
559-269-0097
BRE #0865994

ALLIANCE AG SERVICES
Local Knowledge - Global Reach