

385.77 ^{+/-} Acres
Westside Almonds

Property Location & Information

Property Location:

Located approximately 4 miles east of Hwy 33 (Derrick Avenue) on the south side of Davis Avenue adjacent to the California Aqueduct.

Property Use:

Almond Production
Varieties: 50% Nonpareil
50% Monterey

Offering Price & Terms

Offering Price:

\$10,030,020

Terms:

All Cash or terms
Acceptable to Seller

CO-OP FEE:

1.5%

Submit Proposals to:

Alliance Ag Services, Inc.

Michael Ming

Owner/Broker
Cal DRE #00951819
Cal BRE #0236938
(661) 631-0391

Greg Archer

Agent
Cal DRE #00865994
(559) 269-0097

mming@allianceagservices.com
garcher@allianceagservices.com

5401 Business Park South, Suite 122
Bakersfield, California 93309

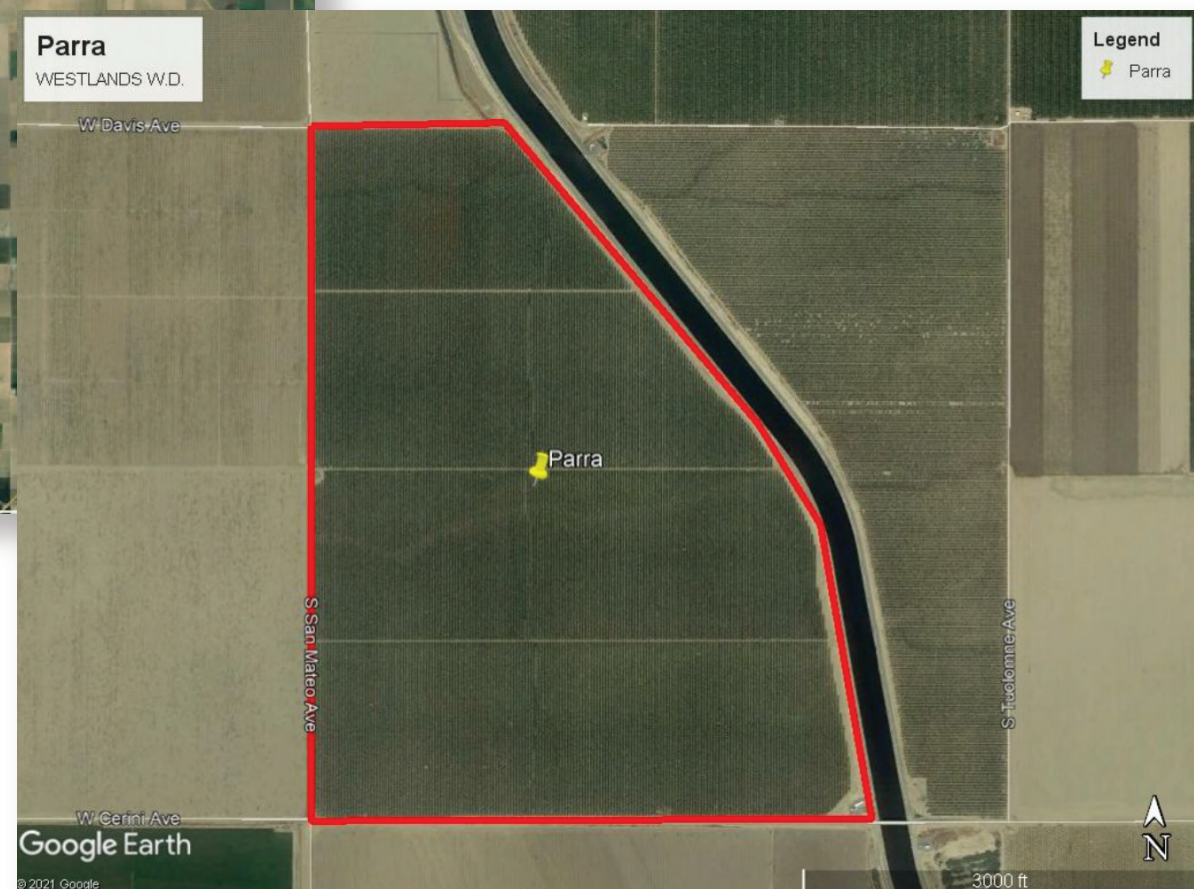
Property Assessment

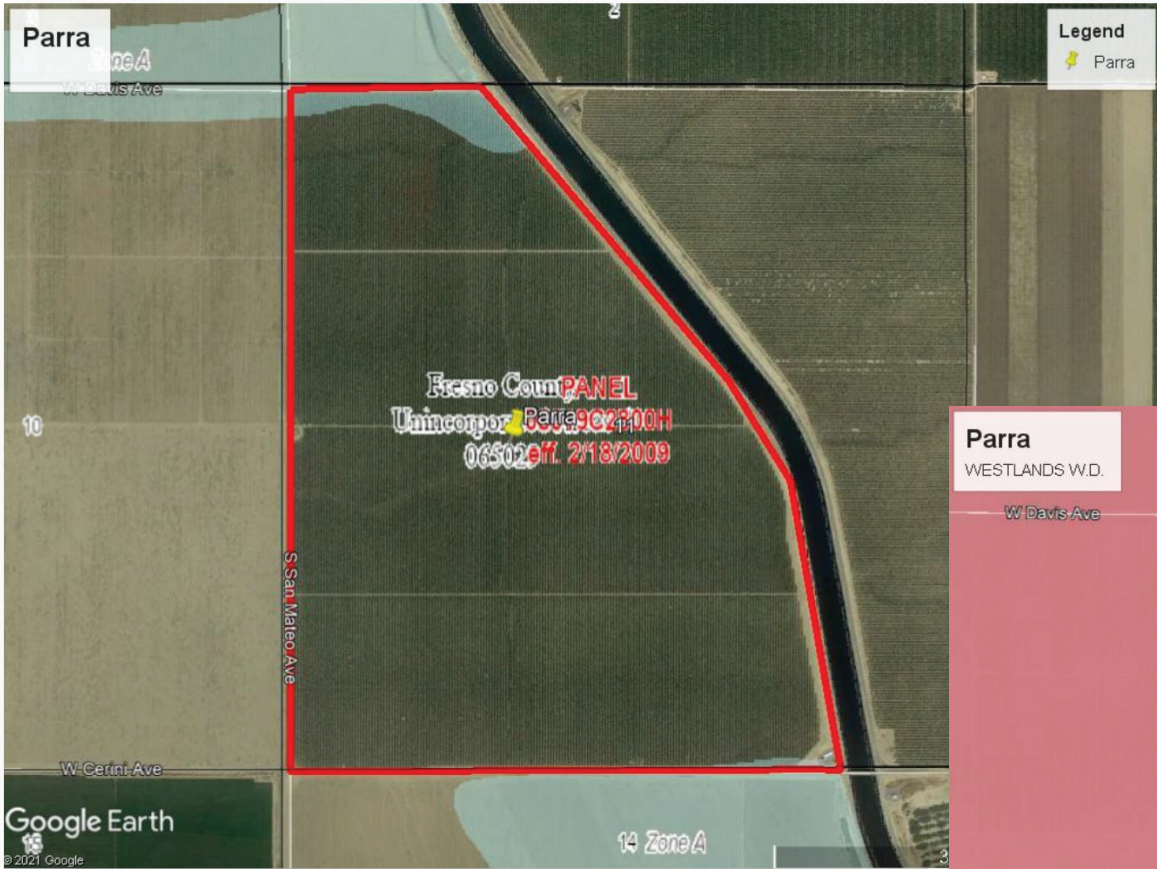
Property lies within and receives water from Westland Water District plus 1 deep well (600 HP)

Property consists of 7th leaf almonds located on productive westside soils. Irrigation water is distributed via dual line drip.

*Almond Production: Varieties: 50% Nonpareil & 50% Monterey
Seller to retain 2021 Almond Crop. Escrow to close after 2021 harvest*

Property is located in Fresno County, CA - APN: 045-061-61S



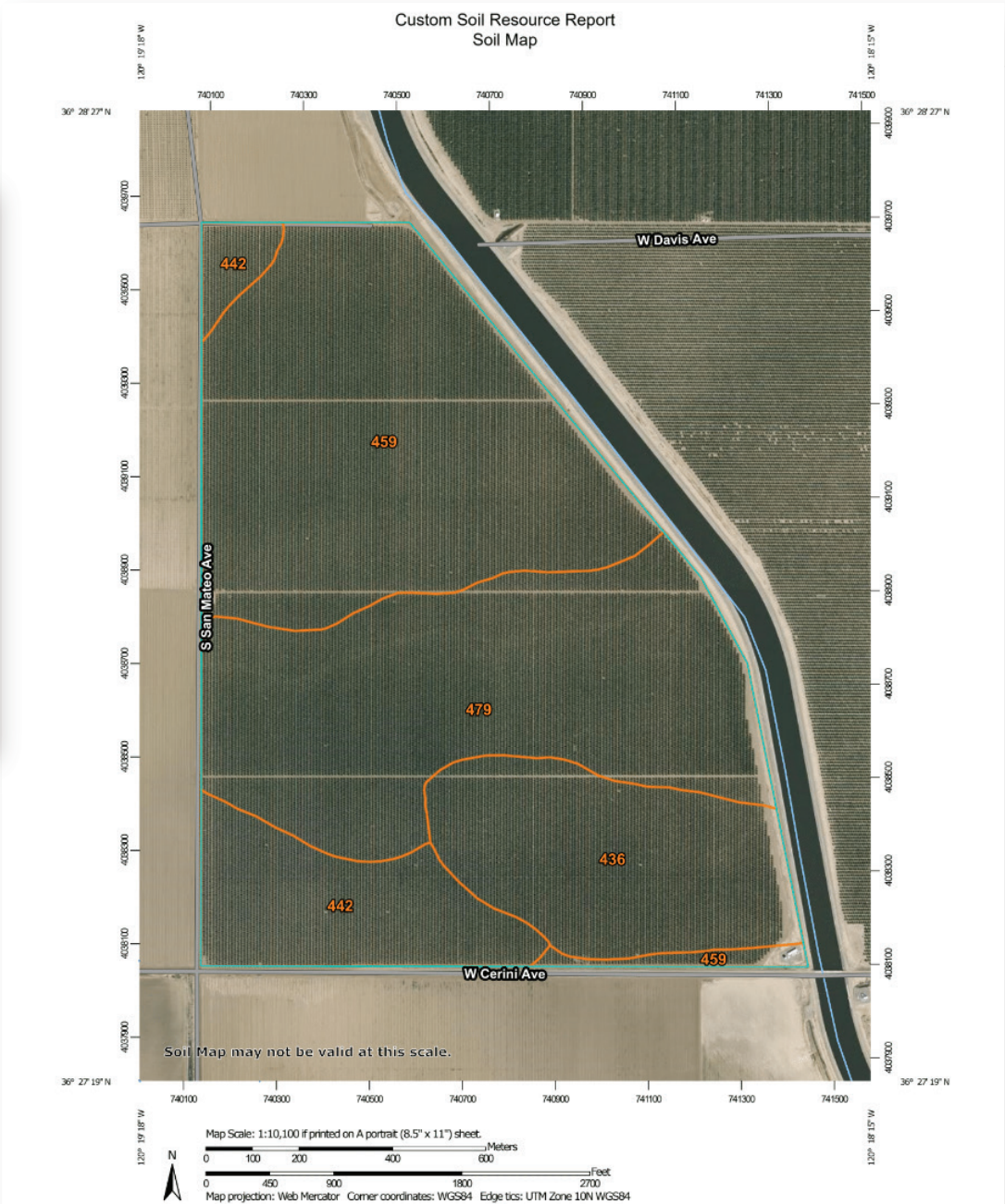


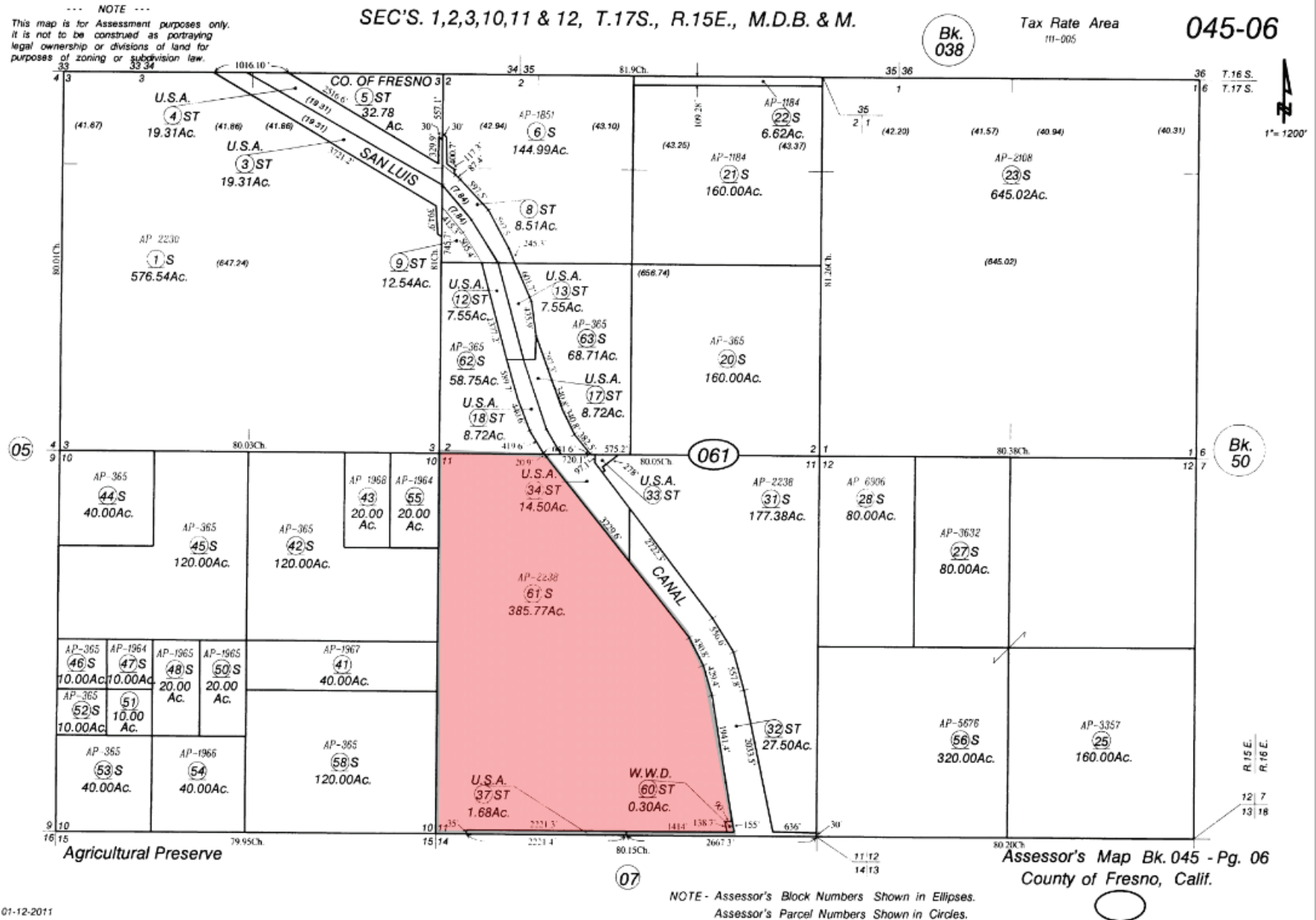




Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
436	Panoche loam, 0 to 2 percent slopes	64.9	16.5%
442	Panoche clay loam, 0 to 2 percent slopes	49.1	12.5%
459	Ciervo clay, 0 to 2 percent slopes	148.5	37.7%
479	Cerini clay loam, 0 to 2 percent slopes	131.7	33.4%
Totals for Area of Interest		394.2	100.0%







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 Water 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.

- Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers.

- Alliance Ag Services, Inc, its brokers and agents make no representations as to the availability of water to the subject property and regulatory restrictions.

- Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional

Additional information is available at:

California Department of Water Resources Sustainable Groundwater

Management Act Portal - <https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791

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.

*"Providing efficient,
reliable, and
professional
service since 2002."*



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