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BROKERAGE & APPRAISAL

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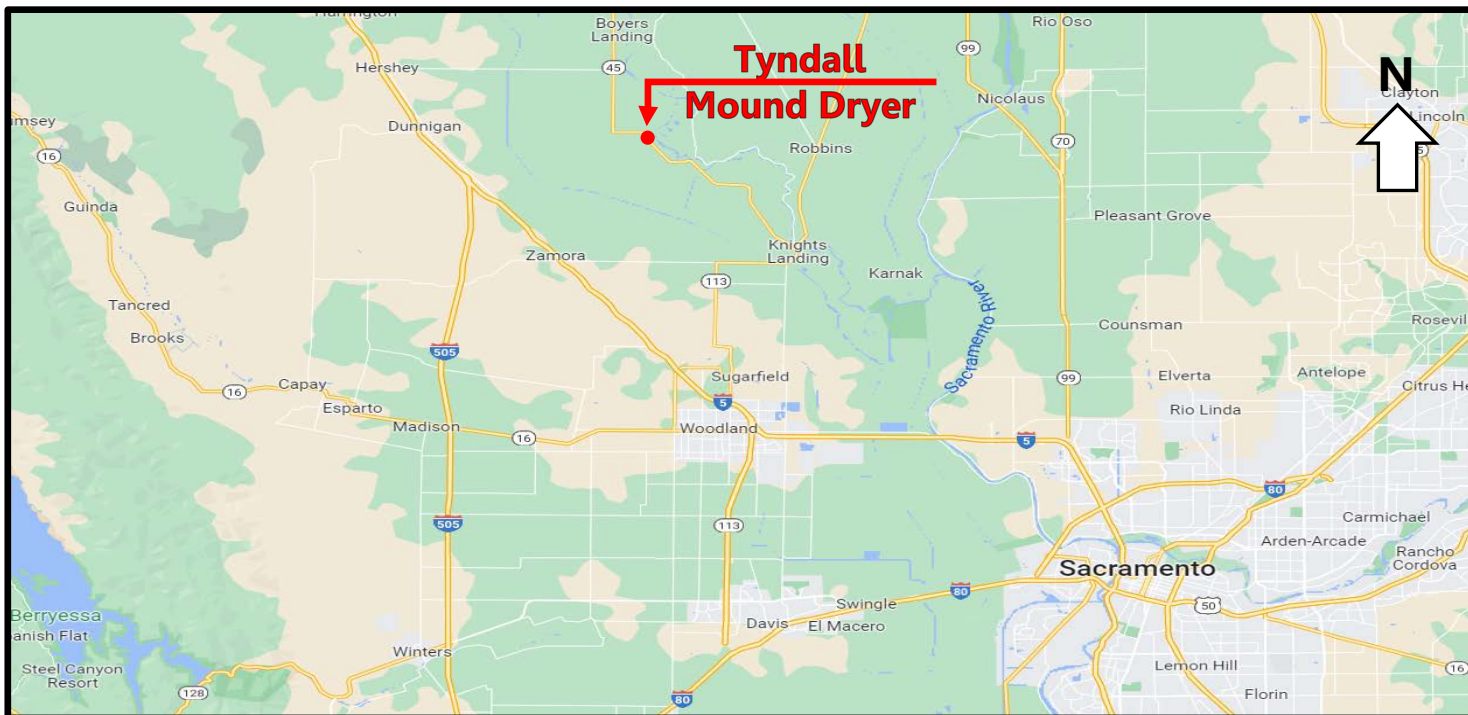
RICE DRYING FACILITY W/ 55 \pm ACRES **FOR SALE**



TYNDALL MOUND DRYER

LOCATION	Located at the northeast corner of Highway 45, along the west side of the Sacramento River, one and one-half miles northwest of Knights Landing in Yolo County.
FACILITY	1,115,000 \pm cwt. estimated storage Flat Storage – 495,000 \pm cwt. Bin Storage – 620,000 \pm cwt. (1) GSI Screen Dryer (2) Berico Screen Dryers (1) Shop (1) Office w/ 2 scales (1) Residence 5 \pm Acre Solar Field 771.120 kW-DC w/ (3) Inverters
ACRES	54.94 \pm Acres
PRICE	\$13,000,000

PROPERTY INFORMATION



DESCRIPTION

The property contains a total of 55+/- acres along the Sacramento River and is improved and operated as a Commercial Rice Drying and Storage Facility.

The rice drying and storage improvements include (3) Screen dryers, (3) Flat Houses, (16) Concrete Silos w/ (2) Star Tanks and (12) Metal Bins. Receiving and conveyance includes (3) receiving pits, augers, elevators & (2) 70' truck scales; 60 tons each for receiving and shipping.

The combined drying capacity is estimated at 6,000± cwt. per hour. The dryers are propane fired and the electrical is supplemented by the on-site Solar Array.

The facility is developed into three separate plants; Plant 3 sits atop the Sacramento River Levee and separate from the larger facility which allows for specialized drying/storage. Plants 1 and 2 are interconnected and allow for efficient conveyance of rice throughout the site. All three plants can easily be interconnected, and the additional acreage allows for further expansion.

Other improvements include (1) 4,000± s.f. shop, (1) 400± s.f. storage shed, (1) 600± s.f. office/scale house and (1) 1,700± s.f. Residence with attached two car garage.

The replacement cost for a similar facility is significantly higher than the asking price, making this a great opportunity to own an existing, well established facility in a predominant rice growing region. Financials are available to qualified buyers upon request. Call now for more information or for a showing!

ADDITIONAL INFO

Please call or email us for additional information.

**BRENNAN
& JEWETT**
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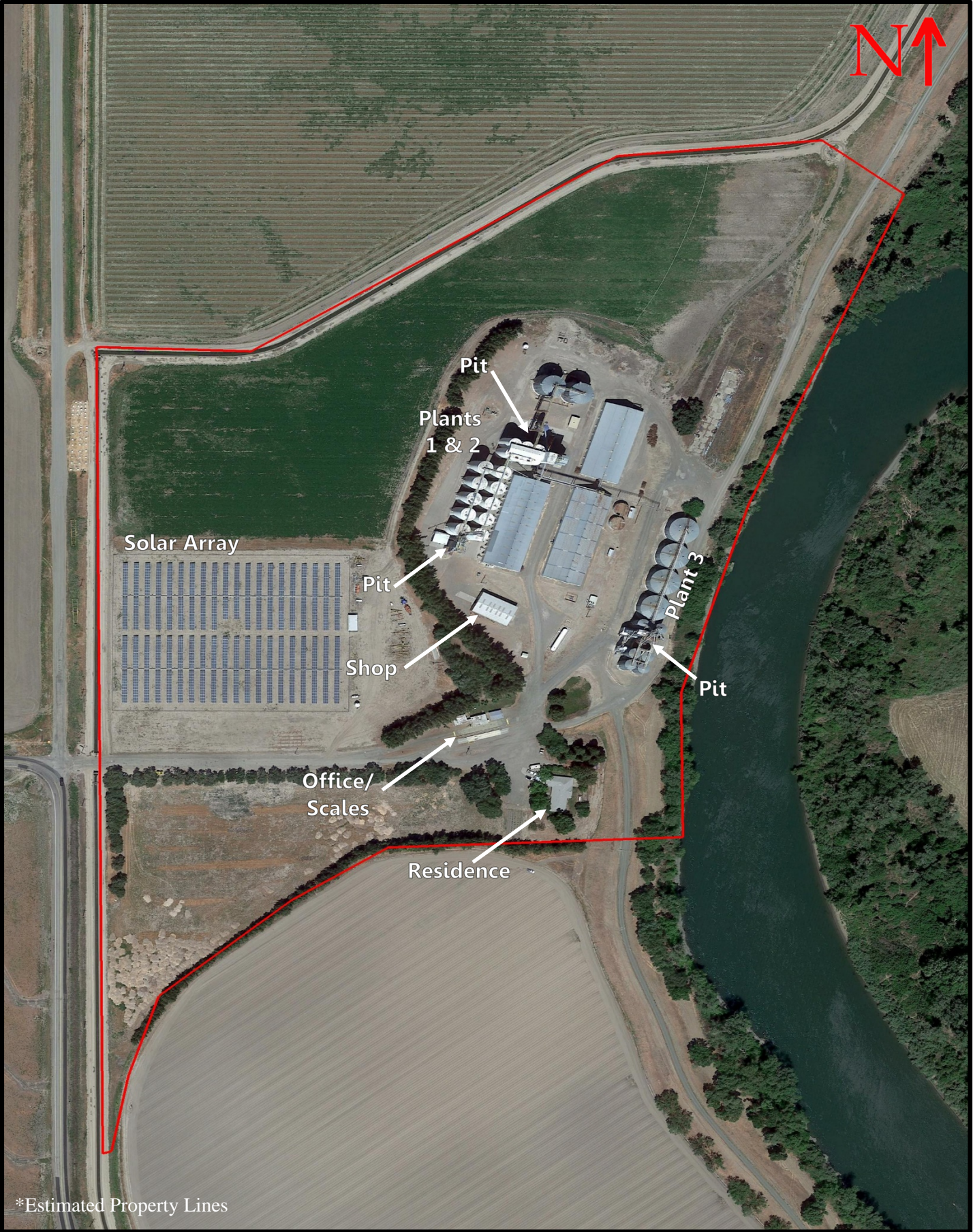
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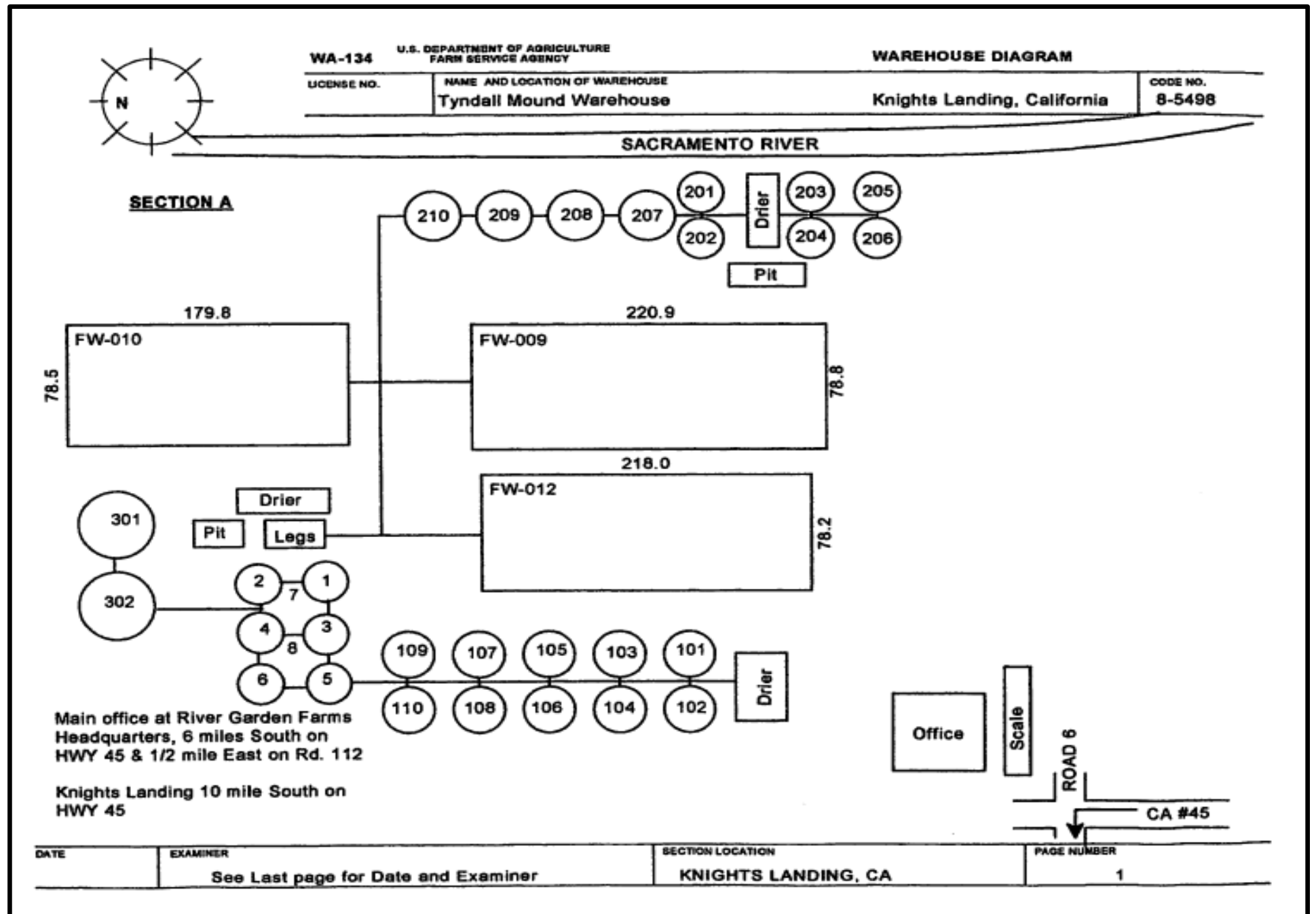
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PROPERTY AERIAL



*Estimated Property Lines

FACILITY LAYOUT



PROPERTY PHOTOS



PROPERTY PHOTOS



** The information contained herein has been supplied by the owners and sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The property is offered subject to prior sale, change in price, or withdrawal from the market without prior notice.