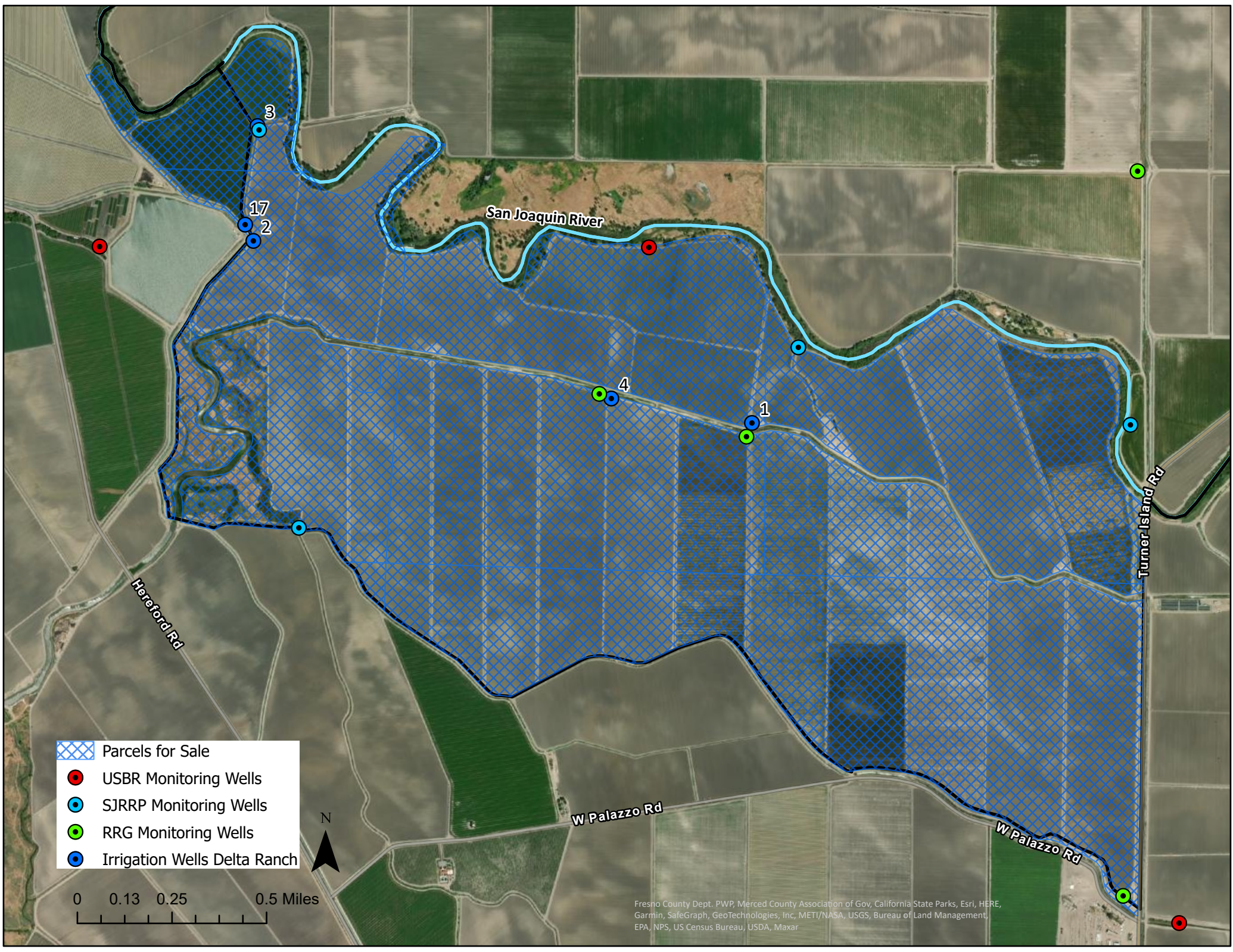


Offering of 1,823 acres of Exchange Contractor Water Supplied Farmland

- **Acreage:** Approximately 1,823 acres (also known as the “Delta Ranch”)
- **Location:** Located along the San Joaquin River in Merced County within the Turner Island Water District (TIWD) sphere of influence (water is delivered to the ranch directly via its own water supply, not from TIWD). The property forms 100% of the Turner Island Water District GSA-2, located in the Delta Mendota Subbasin and a party to the Exchange Contractors Water Authority GSP.
- **Water:** Surface water is delivered from San Luis Canal Company (a member of the Exchange Contractors Water Authority) via a drainage water contract. The land receives equal allocation of surface water as landowners in the San Luis Canal Company service area. Four operating wells exist on the property to deliver groundwater (wells 1, 2, 3, and 4 – well 17 is not currently operational). Data from on-site monitoring wells and more details about turnouts and existing irrigation systems will be made available during due diligence.
- **Soils:** Primarily class 3 soils.
- **Current Operations:** The property is planted to row crops, primarily cotton and tomatoes. It is currently farmed under lease by Del Mar Farms, but may be delivered to a buyer free of all leases.
- **APNs:**

APN	Assessed Acres
073-040-004	69
073-040-005	6
073-050-001	526
073-050-004	377
073-070-009	135
073-080-014	184
073-110-021	5
073-120-023	522



-  Parcels for Sale
-  USBR Monitoring Wells
-  SJRRP Monitoring Wells
-  RRG Monitoring Wells
-  Irrigation Wells Delta Ranch

0 0.13 0.25 0.5 Miles

