

River Oaks Ranch

630+/- Acres
Walnuts, Almonds &
Orchard Development Opportunity
District 10, CA

CHARTER REALTY



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(530) 666-7000



J HILL LAND COMPANY

FARMLAND AND RANCH SALES

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Property Information

| | |
|---------------|--|
| Location: | From Marysville, CA go north on Highway 70 for 8 miles. The farm is on the west side of Highway 70. Shown by appointment only. DO NOT TRESPASS! |
| APN#: | Yuba County APN#'s: 005-010-001, 003-080-012, 003-080-013 |
| Use: | There is a mix of almonds, walnuts, pecans and ground suitable for orchard production that needs to be planted. |
| Soils: | The property is a mix of class I, II, & IV soils. The portion of the farm with a class IV designation is due to the fact that it floods more frequently than the rest of the farm. Excluding that factor, the soils class would be a number 1. |
| Water: | There are 2 diversion points with riparian water rights. The current owner is using one of the diversion points. The quantity of water associated with said rights is sufficient to irrigate the entire farm. In addition to the diversion points there are 2 wells. River Pump: 50HP, Well#1: 50HP, Well#2: 75HP |
| Improvements: | There are a number of improvements on the farm. The following are the structures and their respective sizes: Main Residence 3,023 Sqft Worker Housing Number 1 1,100 Sqft Worker Housing 2 1,162 Sqft Worker Housing 3 540 Sqft Worker Housing 4 384Sqft Worker Housing 5 960 Sqft Metal Barn 4,900 Sqft Metal Shop 1,500 Sqft Wood Barn 5,016Sqft |
| Leases: | There is a 5 year lease on the subject property with the tenant paying 25% of the crop proceeds to the landlord. |

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|-----------|---|
| Taxes: | The property taxes will be a little over 1% of the sales price at the close of escrow |
| Prices: | \$13,545,250 or \$21,500 per acre |
| Terms: | Cash at the close of escrow |
| Comments: | This property has a lot of upside potential. It has a good mix of young & old walnuts, young almonds, and a large block of open ground ready for a new planting. Dual sourced properties are hard to come by. This farm is extremely SGMA safe. The farm is complete with homes, a shop, and equipment storage barn. Please call for a private showing today! |

Young Walnut Block



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Older Walnut Block



2nd Leaf Independent Almond Trees



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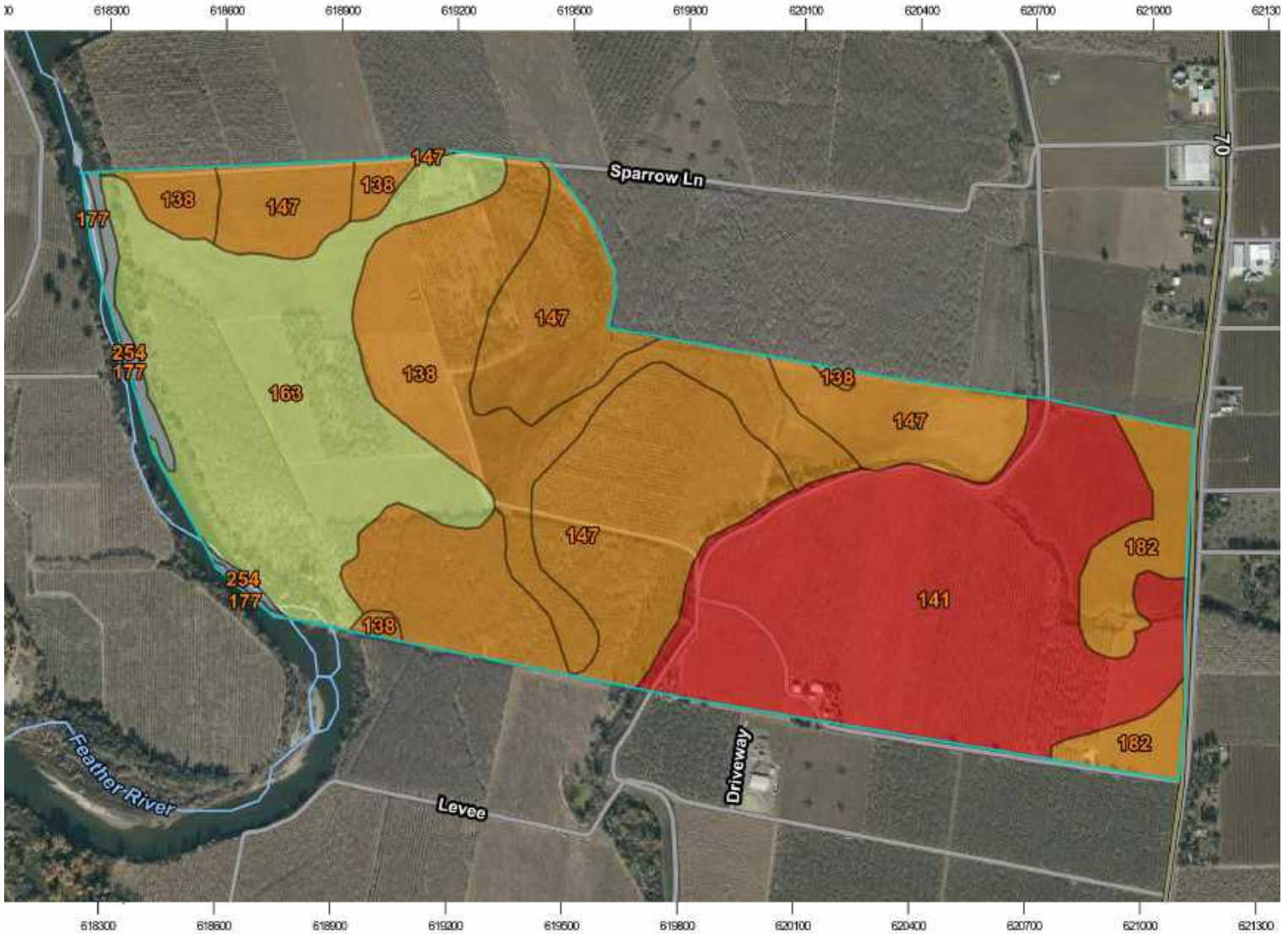
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Irrigated Capability Class—Sutter County, California, and Yuba County, California
(Shaeffer)



Map Scale: 1:15,900 if printed on A landscape (11" x 8.5") sheet:



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84

Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/
Pag




































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| MAP LEGEND | | MAP INFORMATION |
|---|---|---|
| <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> Capability Class - I</p> <p> Capability Class - II</p> <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> Capability Class - I</p> <p> Capability Class - II</p> | <p> Capability Class - III</p> <p> Capability Class - IV</p> <p> Capability Class - V</p> <p> Capability Class - VI</p> <p> Capability Class - VII</p> <p> Capability Class - VIII</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p> | <p>The soil surveys that comprise your AOI were mapped at 1:24,000.</p> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>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.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Sutter County, California Survey Area Data: Version 17, Jun 1, 2020</p> <p>Soil Survey Area: Yuba County, California Survey Area Data: Version 14, Jun 4, 2020</p> <p>Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Dec 6, 2018—Dec 12, 2018</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |

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| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---------------------------------------|---------------|--------|--------------|----------------|
| 177 | Water | | 2.4 | 0.3% |
| Subtotals for Soil Survey Area | | | 2.4 | 0.3% |
| Totals for Area of Interest | | | 706.2 | 100.0% |

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---------------------------------------|---|--------|--------------|----------------|
| 138 | Columbia fine sandy loam, 0 to 1 percent slopes, occasionally flooded | 2 | 110.7 | 15.7% |
| 141 | Conejo loam, 0 to 1 percent slopes, MLRA 17 | 1 | 199.0 | 28.2% |
| 147 | Feather silt loam, 0 to 2 percent slopes, occasionally flooded | 2 | 202.5 | 28.7% |
| 163 | Hollipah loamy sand, 0 to 1 percent slopes, frequently flooded | 4 | 150.0 | 21.2% |
| 182 | Kilaga clay loam, 0 to 1 percent slopes | 2 | 34.4 | 4.9% |
| 254 | WATER | | 7.0 | 1.0% |
| Subtotals for Soil Survey Area | | | 703.7 | 99.7% |
| Totals for Area of Interest | | | 706.2 | 100.0% |

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Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Rating Options

Aggregation Method: Dominant Condition

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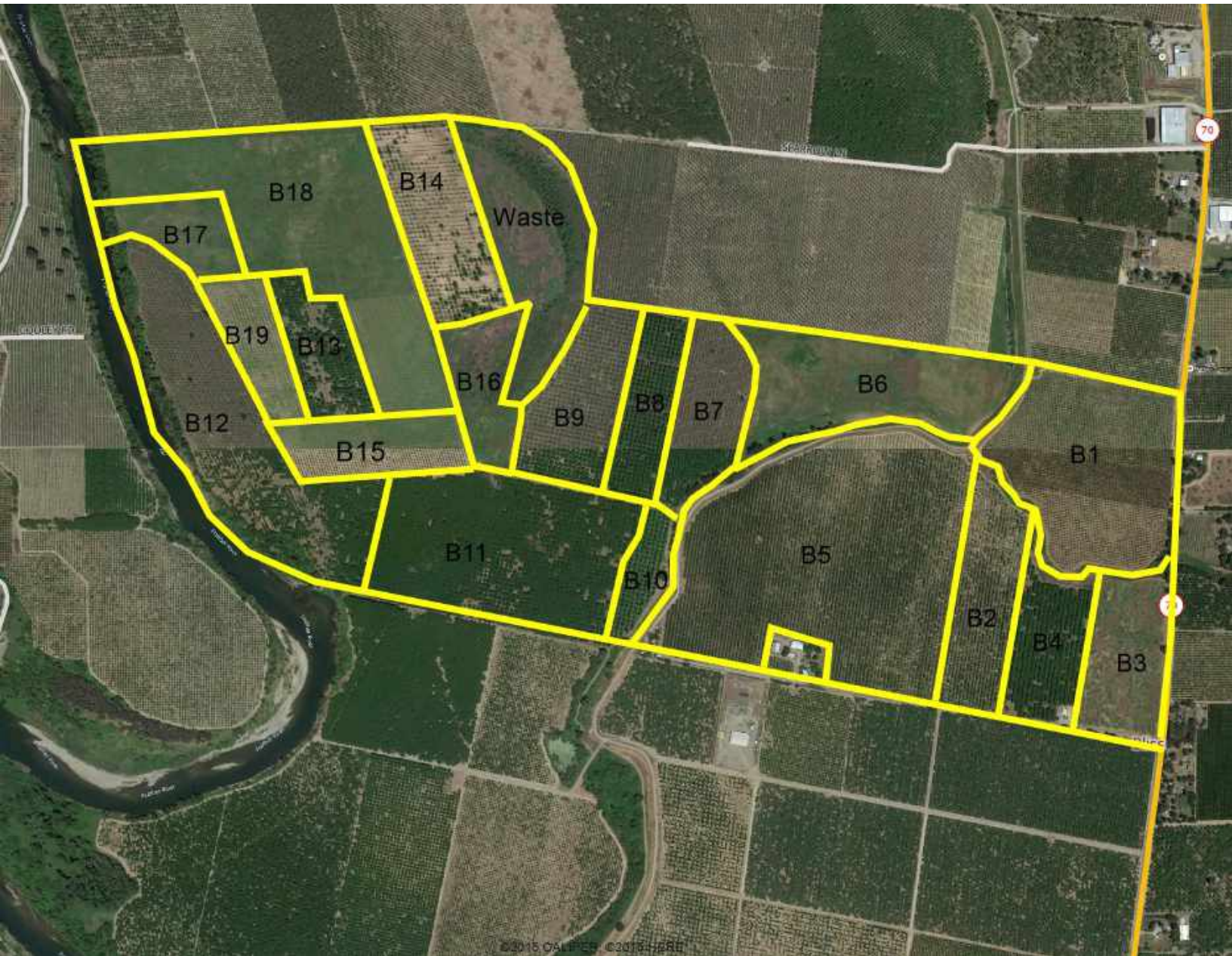
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Shaeffer Ranch Break Down

| Field Number | Acres | Variety & Rootstock | Age | Irrigation |
|----------------------------|-------|-----------------------------|-------|------------------|
| B1 | 47.5 | Chandlers on Black | 2017 | Flood |
| B2 | 23 | Chandler & Tulare on Pardox | 2013 | Solid Set |
| B3 | 16.5 | Independents on Krymsk | 2020 | Micro Sprinklers |
| B4 | 18.5 | Chandler on Black Walnut | 1992 | Flood |
| B5 | 100 | Chandler & Tulare on Pardox | 2012 | Solid Set |
| B6 | 30 | Fallow | | |
| B7 | 20.5 | Chandler | 2000* | Handline |
| B8 | 21.5 | Vina | 1990* | Handline |
| B9 | 20 | Chandler | 1990* | Handline |
| B10 | 8.5 | Pecans | 1990* | Not Irrigated |
| B11 | 58 | Hartleys | 1990* | Handline |
| B12 | 49 | Chandler | 2000* | Handline |
| B13 | 16.5 | Vina | 2000* | Handline |
| B14 | 30 | Hartleys | | |
| B15 | 18 | Chandlers on Paradox | 2012 | Micro Sprinklers |
| B16 | 13.5 | Fallow | | |
| B17 | 12.5 | Fallow | | |
| B18 | 67.5 | Fallow | | |
| B19 | 12 | Chandlers on Paradox | 2012 | Micro Sprinklers |
| Waste | 23.5 | | | |
| Roads, ditches, river, etc | 23.5 | | | |
| Total Acres: | 630 | | | |

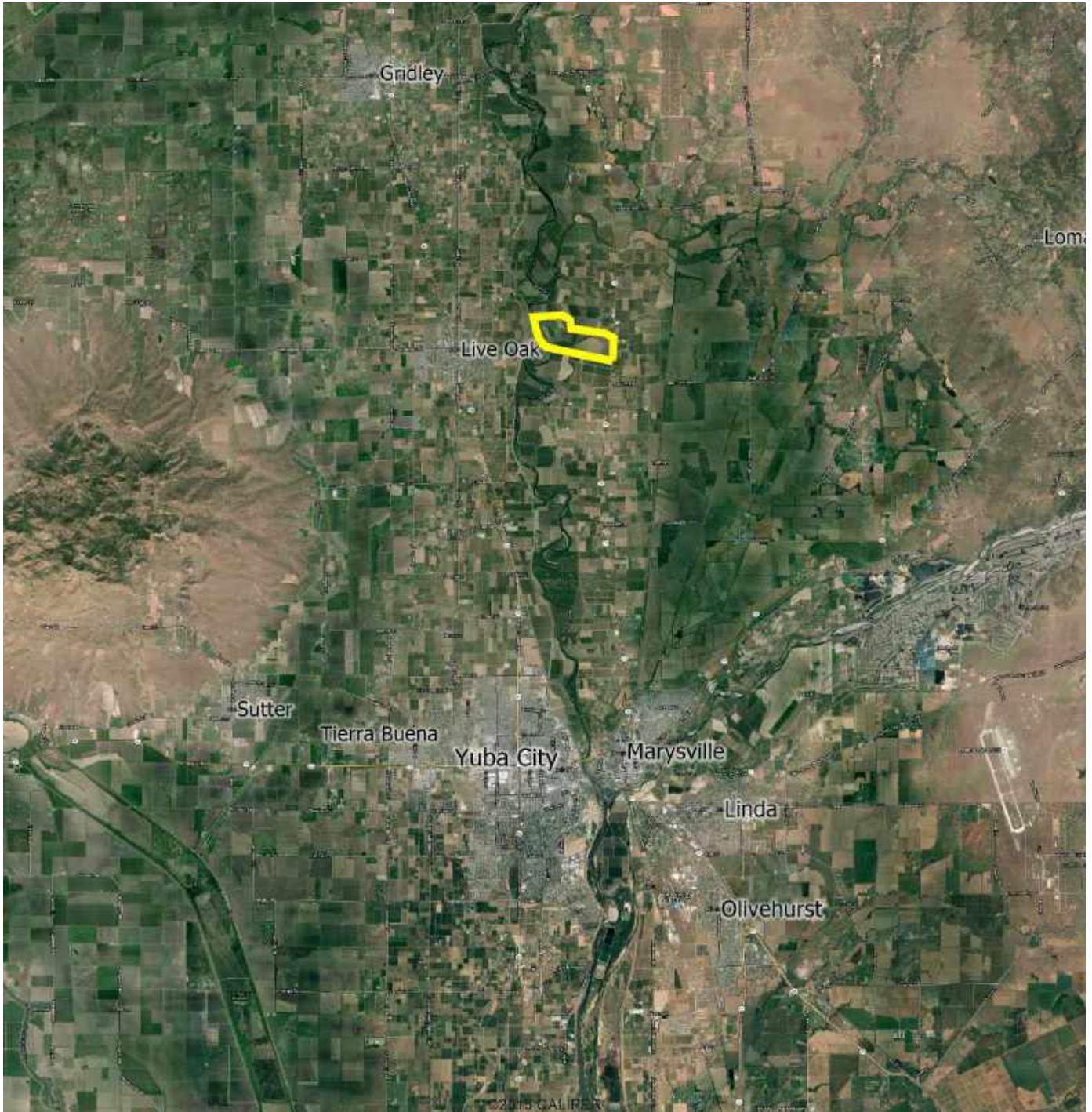
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