



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±511.99 ACRES OF ALMONDS & OPEN LAND
CHICO, BUTTE COUNTY, CA



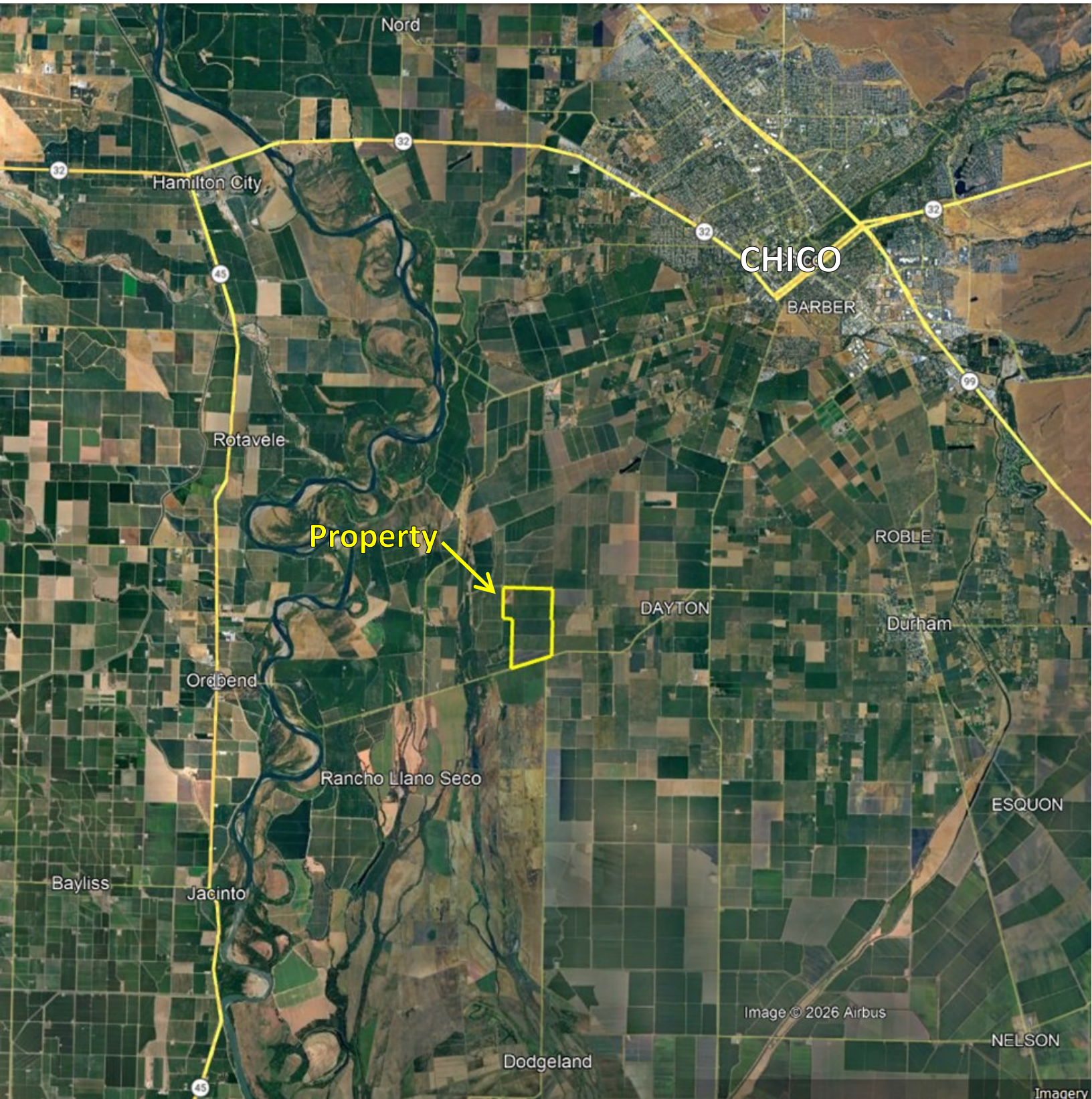
Exclusively Presented By:
Kyle Dalrymple, Broker DRE #01857897
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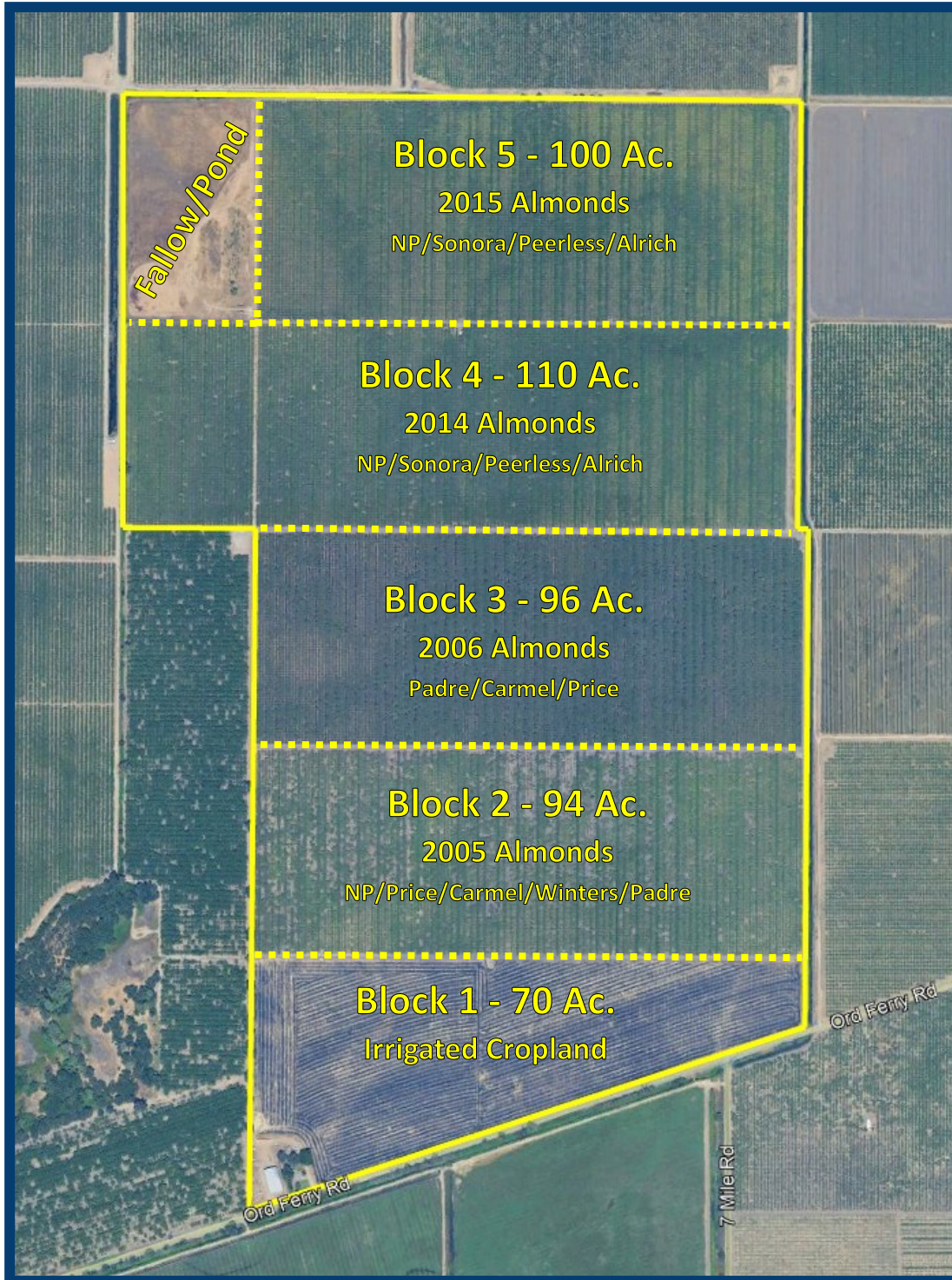
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OFFERING SUMMARY

- ±210.00 net acres of 2014/2015 Almonds.
- ±190.00 net acres of 2005/2006 Almonds.
- ±70.00 net acres of Irrigated Cropland w/ solid-set irrigation system in place.
- ±24.00 acres of open/fallow land/seasonal pond.
- Soils are primarily Busacca clay loam with lower amounts of Esquon-Neerdobe, Conejo clay loam and Ignord fine sandy loam.
- Abundant groundwater supply from (5) high-volume, on-site ag. well units. Micro or solid-set sprinkler systems.
- ±12,000 SF steel equipment shed, manager's residence and various support structures.
- Good deer/waterfowl hunting opportunities.

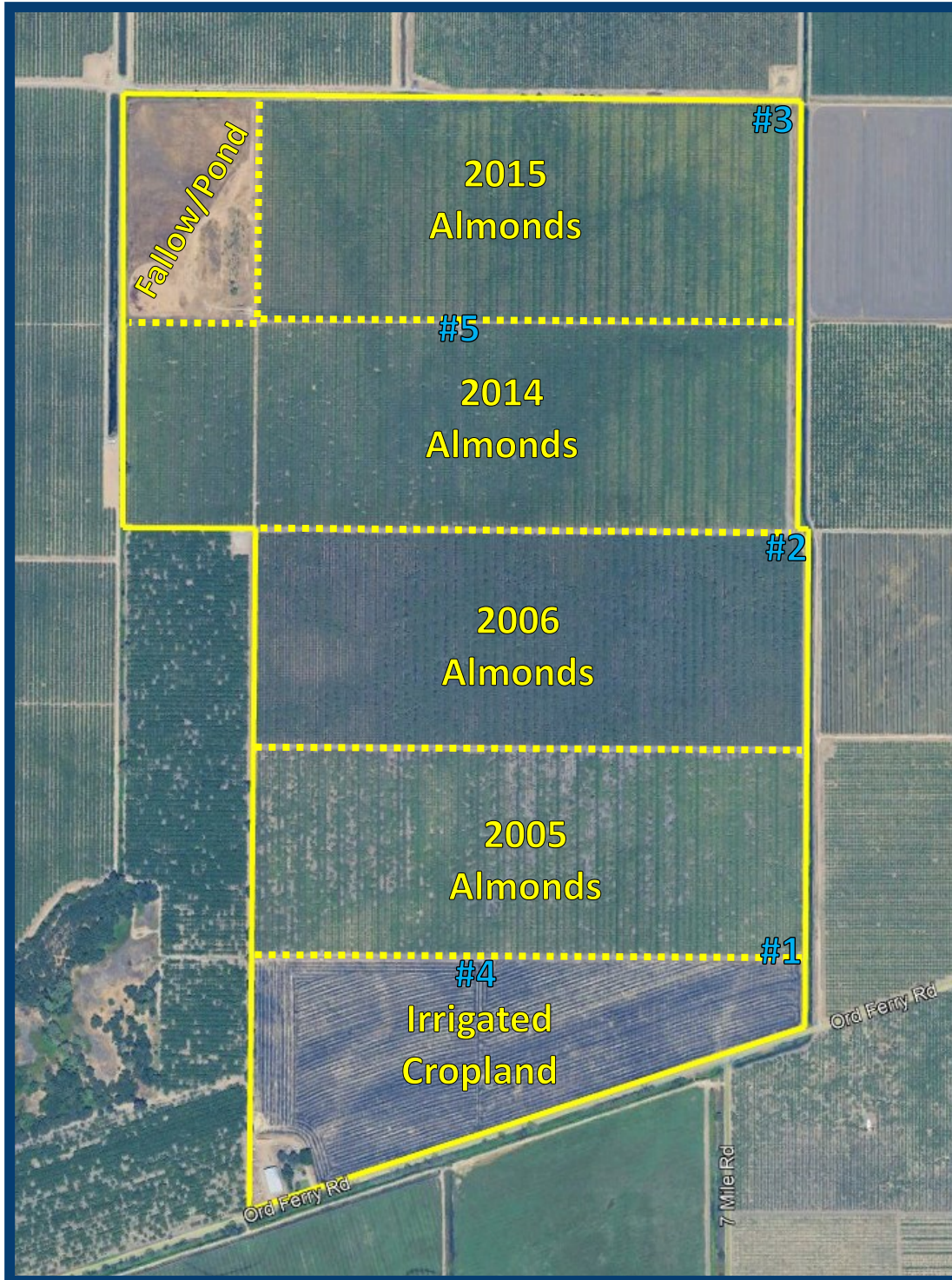
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WELL INVENTORY

- #1—100 HP turbine motor on Berkeley pump with 3 can filters.
- #2—150 HP turbine motor on Layne Bowler pump with 10 sand-media filters.
- #3—200 HP turbine motor on Layne Bowler pump with 3 Morrill filters.
- #4—150 HP Johnson gear-head on a Goulds pump with 2 Morrill filters.
- #5—250 HP Amarillo gear-head on a Flowserve pump with 4 Morrill filters.

Production records and additional information available to qualified buyers upon request.

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PRICE: \$8,500,000 (\pm \$16,600/gross acre)
Call/Text/Email for more info or to schedule a tour.

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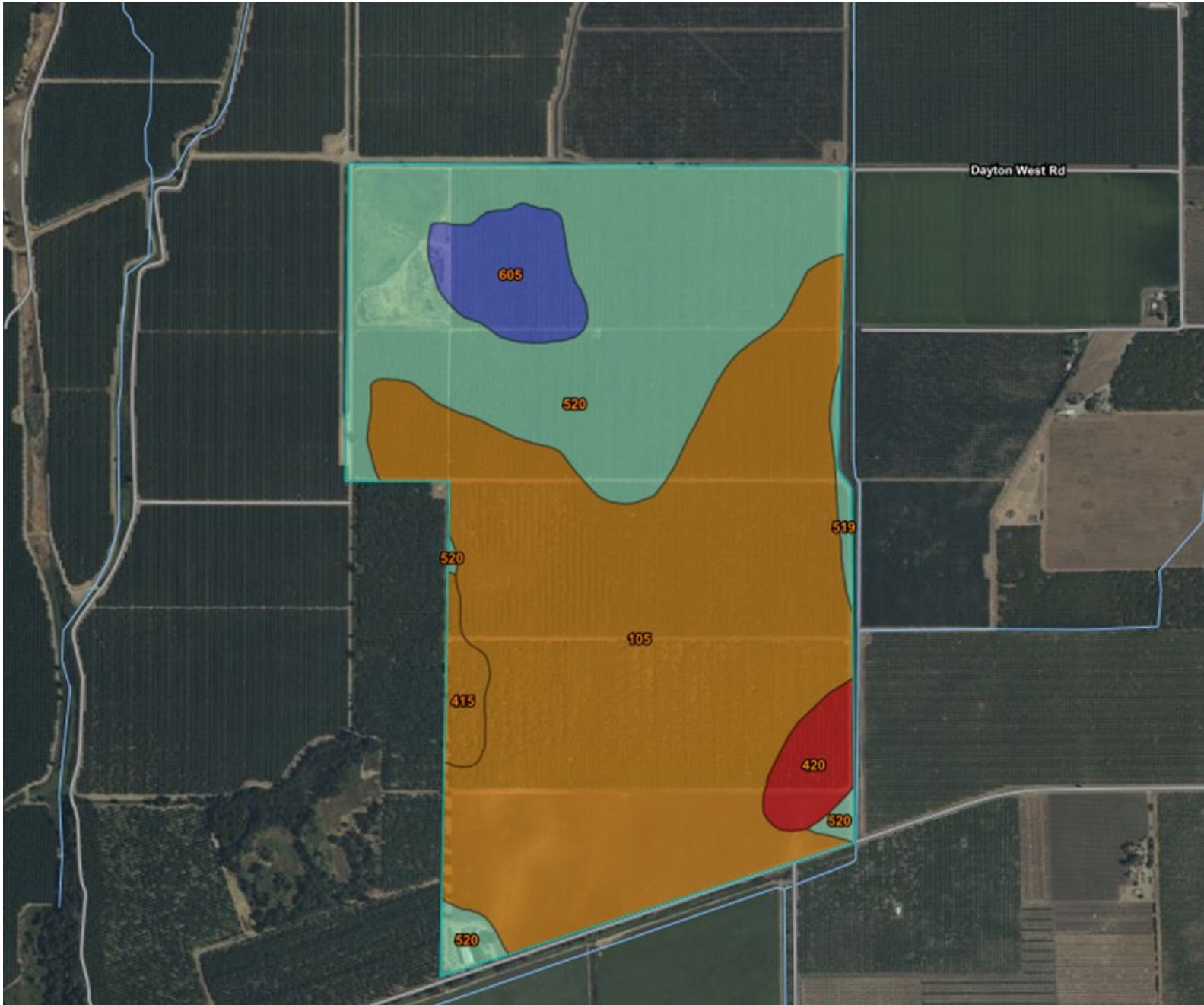
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Summary by Map Unit — Butte Area, California, Parts of Butte and Plumas Counties (CA612)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Busacca clay loam, 0 to 1 percent slopes	2	296.5	56.8%
415	Ignord fine sandy loam, 0 to 2 percent slopes	2	9.1	1.7%
420	Conejo clay loam, 0 to 1 percent slopes	1	14.2	2.7%
519	Edjobe silty clay, 0 to 1 percent slopes	5	3.2	0.6%
520	Esquon-Neerdobe , 0 to 1 percent slopes	5	173.1	33.2%
605	Duric Xerarents-Oroville , 0 to 1 percent slopes, leveled	7	25.6	4.9%
Totals for Area of Interest			521.6	100.0%

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