



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±32.64 Acres of 9th Leaf Almonds — CAPAY

50% Nonpareil / 25% Monterey / 25% Aldrich on Krymsk Rootstock



EXCLUSIVELY PRESENTED BY:

Kyle Dalrymple
Associate Broker - DRE #01857897
530.870.2732

Executive Summary

Location: Property is situated off the northwest corner of the intersection of Cutting Avenue and 5th Avenue, in the Capay area ± 4 miles northeast of Orland in Tehama County, CA. Property includes $\pm 20'$ wide strip of deeded land connecting the property to 5th Avenue for access.

Land Area/Property Size: ± 32.64 Assessed Acres

Land Use: ± 31.00 Net Acres of almonds planted in the fall of 2014 ($\pm 9^{\text{th}}$ leaf). Orchard consists of 50% Nonpareil, 25% Monterey and 25% Aldrich, all on Krymsk rootstock. Trees are planted on 14' tree x 21' row spacing (± 148 TPA) with orchard rows running north/south.

Block has averaged $\pm 2,000$ lbs./acre over the last several years.

There are an additional ± 2 acres of trees planted on the southerly adjoining property on a year-to-year lease that may be transferable to buyer.

Assessor's Parcel Number: 091-220-015 – 16.32 assessed acres
091-220-016 – 16.32 assessed acres
32.64 total assessed acres

Soils: Soils are comprised of: $\pm 56\%$ Hillgate loam (Class 3), $\pm 32\%$ Clear Lake clay (Class 2) and $\pm 12\%$ Arbuckle gravelly fine sandy loam (Class 2) per USDA Soil Survey.

Irrigation Supply: (1) ag. well with 30 HP electrical turbine motor paired with a Yardney filter and fertilizer injection system. Acreage is irrigated through micro-sprinklers, set up to irrigate in two blocks (± 16 ac. each), yet can be ran in one set. Well is located on the southerly adjoining parcel, yet is deeded to the subject property.

Structural Improvements: None.

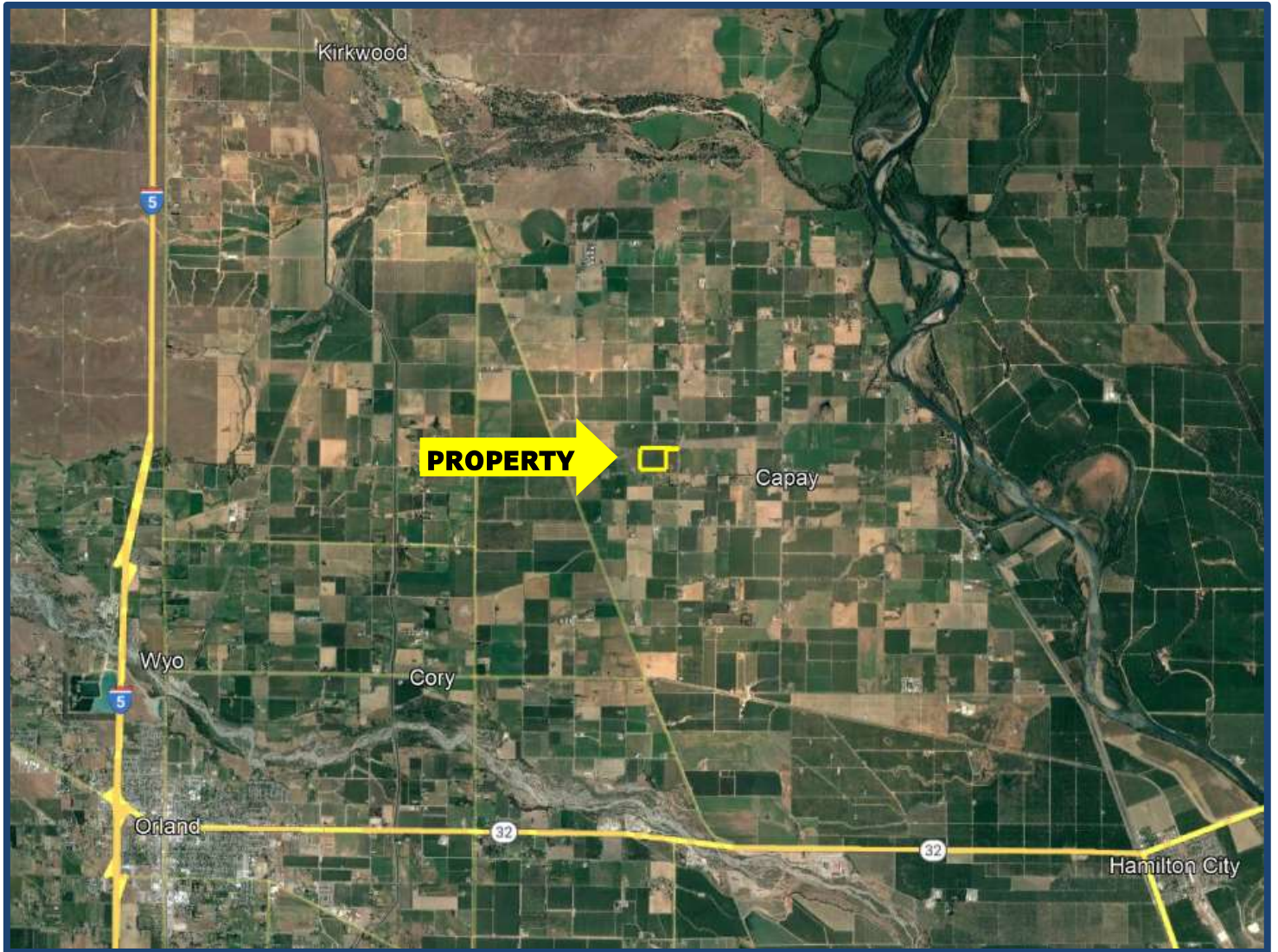
Comments: This is a prime aged almond orchard on good soils with solid irrigation supply located in the desirable area of Capay.

Offer Price: **\$25,000 per deeded acre (\$816,000)** – Cash to Seller
Accepted offer subject to bankruptcy court approval.

Property Showing: Qualified buyers contact listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT PERMISSION FROM BROKER

Contact: Kyle Dalrymple at 530-870-2732 or email to kyle@eltappraisers.com

PROPERTY LOCATION MAP



*This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

PROPERTY PLAT MAP



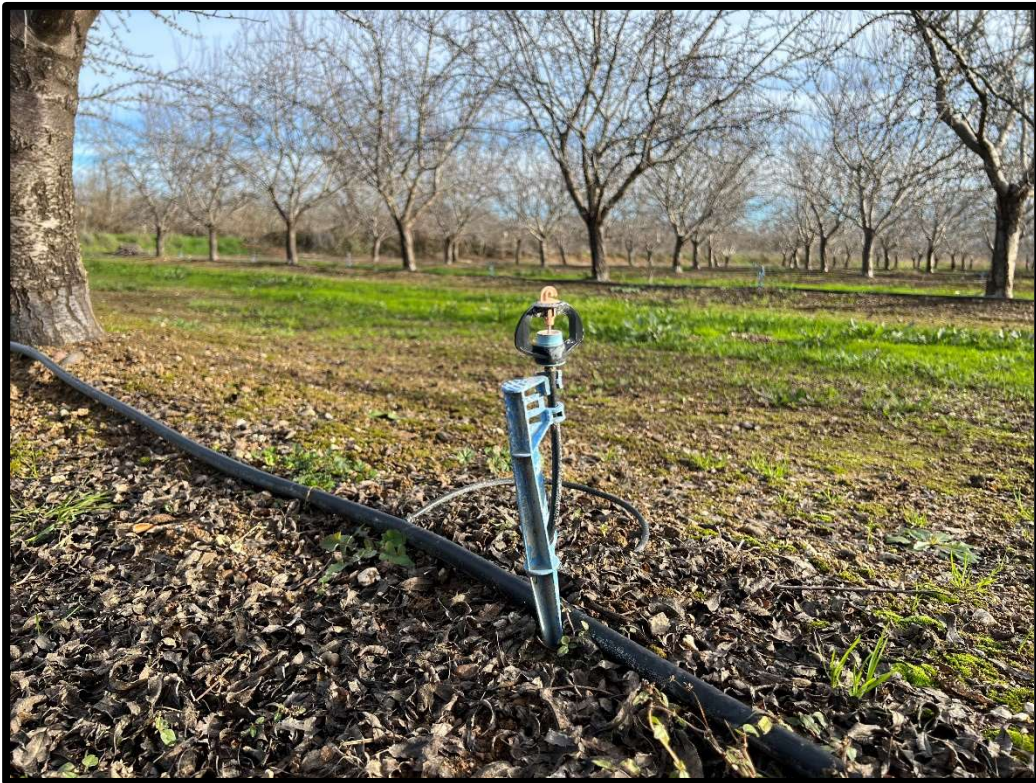
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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



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PROPERTY PHOTOGRAPHS



Irrigated Capability Class—Glenn County, California, and Tehama County, California



Map Scale: 1:3,260 if printed on A landscape (11" x 8.5") sheet.

0 45 90 180 270 Meters
0 150 300 600 900 Feet

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



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

1/22/2024
Page 1 of 6










MAP LEGEND

Area of Interest (AOI)










 Area of Interest (AOI)

Soils



Soil Rating Polygons








 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Lines


 Capability Class - I
 Capability Class - II
 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Soil Rating Points






 Capability Class - I
 Capability Class - II

 Capability Class - III
 Capability Class - IV
 Capability Class - V
 Capability Class - VI
 Capability Class - VII
 Capability Class - VIII
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Glenn County, California
 Survey Area Data: Version 19, Sep 6, 2023

Soil Survey Area: Tehama County, California
 Survey Area Data: Version 18, Aug 28, 2023

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.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 7, 2022—May 31, 2022

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgA	Hillgate loam, 0 to 2 percent slopes, MLRA 17	2	0.1	0.2%
Subtotals for Soil Survey Area			0.1	0.2%
Totals for Area of Interest			33.4	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Au	Arbuckle gravelly fine sandy loam, 0 to 2 percent slopes, MLRA 17	2	4.1	12.3%
Cc	Clear Lake clay, 0 to 4 percent slopes, MLRA 17	2	10.6	31.7%
HgA	Hillgate loam, 0 to 3 percent slopes	3	18.6	55.8%
Subtotals for Soil Survey Area			33.4	99.8%
Totals for Area of Interest			33.4	100.0%

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

Component Percent Cutoff: None Specified