



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

SWANSON HULLING & SHELLING
19835 Fowler Avenue, Turlock, CA 95380
Merced County APN: 045-330-023

Purchase Price: \$4,900,000 (Hulling/Shelling Machinery & Equipment Included)



Almond Hulling & Shelling Facility

**±20.10 Assessed Acres Devoted to a Fully Equipped Almond Hulling & Shelling Facility
with Residential Improvements and Supporting Acreage**

Exclusively Offered By:

ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819

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PROPERTY DESCRIPTION:

Land Area/Property Size: ±20.10 total assessed acres. ±12 acres in facility/farmstead site area. Remaining ±8.10 acres devoted to open land for equipment storage, stockpiling and drainage.

Land Use: Primarily centered in facility and residential sites.

Structural/Site Improvements: Hulling/shelling/drying facility and single family residence. Refer to detail to follow.

Non-Agricultural Influence: Semi-rural residential.

Flood Zone Rating: Flood Zone "X".

Ag. Preserve Status: Is not enrolled in the Williamson Act.

Zoning: A-1, Agriculture, 20-acre minimum parcel size.

Soils: Hilmar and Delhi sand series soils (Cap. Class 3).

Water Supply: Property is in Turlock Irrigation District. There is an onsite domestic well that is equipped with a submersible pump providing facility and domestic water supplies.



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STRUCTURAL AND SITE IMPROVEMENT DESCRIPTION:

1) **Huller/Sheller Building:** An all steel ±8,040 SF structure with an eave height of 24 feet and was built in 1976. This building houses all of the huller / sheller equipment, a sizing line, three optical sorters, with a ±576 SF Office attached to the northern side of this building. This 1976 structure is in average condition and offers average utility. Complete machinery and equipment inventory to follow.

2) **Single Family Residence:** Originally built in 1981, this structure has been remodeled over time to its current ±2,575 SF, 3 Bedroom / 3 Bath configuration. The residence is wood farmed, flagstone exterior accents, newer composition roof with central heat and air and granite counter tops. This structure is in average+ condition and offers average utility.

3) **Commodity Barn:** A three bay ±1,400 SF commodity barn enclosed on three sides and open to the west. Each bay has three sides constructed of concrete blocks on a concrete floor with a concrete apron. The vertical metal roof supports are steel pipe with the metal roof supported by I-beams and wood purlins. There is a large, heated storage tank for molasses on the north end of this structure's roof. This structure is used for almond hulls that have been ground with molasses added. This 2016 structure is in average condition and offers average utility.

4) **Shop:** An all steel ±4,800 SF structure with an eave height of 16 feet and was built in 2007. This building is used to support the owner's custom almond farming and trucking business as well as in support of the almond shelling operations. This structure is in average condition and offers average utility.

5) **70' truck scale** and partially paved yard.

Total square footage of the subject facility is 17,391 SF and includes the residence.

Per review of a seven-year production history for the facility, current stabilized **hourly processing capacity is considered well supported at 7,500 meat pounds per hour**. Annual throughput records available.



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HULLER / SHELLER MACHINERY & EQUIPMENT INVENTORY (Includes but may not be limited to the following):

ITEM	QTY	DESCRIPTION	Manuf.	Model	Size	HP
SHELLER						
1	1	Primary Plant Elevator	RMC	-	16"	3
2	1	Cross Auger	RMC	-	16"	5
3	3	Sheer Rolls / #1-#3	RMC	-	48"	3
4	5	Shaker Decks	RMC	519	6'X12'	7.5
5	1	Elevator / In-Shell	RMC	-	16"	3
6	1	Elevator / To Sheer Roll #1 to #2	RMC	-	16"	3
7	1	Elevator / To Meat Line	RMC	-	16"	3
8	1	Elevator / In Hull back to Shear Roll #3	RMC	-	12"	3
9	1	Elevator / Middle Line	RMC	-	16"	3
10	1	Sheer Roll #4	RMC	-	48"	5
11	3	Elevators / Meat Line	RMC	-	16"	3
12	1	Hull Belt	Unk	-	20"	2
13	1	Sheer Roll #5	RMC	-	48"	5
14	3	Sheer Rolls / #6-#8	RMC	-	36"	5
15	3	Shaker Tables	RMC	-	5'X5'	1.5
16	1	Elevator / Hulls	RMC	-	12"	3
17	1	Dual Scalping Decks (New)	BMM	-	7'X16'	5
18	1	SuperVac Air Knife	VWM	-	60"	3
19	1	SuperVac Main Fan	VWM	-		20
20	2	SuperVac Air Locks	VWM	-		1.5
21	1	Meat Deck	RMC	-	5'X10'	7.5
22	1	Aspirator	Jesse	-	48"	1.5
23	1	Elevator / Meat	RMC	-	12"	3
24	1	Gravity Table	LMC	Mk 5		3
25	1	Gravity Table Fan		-		15
26	1	Elevator / Meat	RMC	-	16"	3
27	1	Sheer Roll	RMC	-	36"	5
28	1	Aspirator	Jesse	-	48"	1.5
29	1	Gravity Table	LMC	Mk 4		3
30	1	Gravity Table Fan		-		15
30	1	Elevator / Meat	RMC	-	12"	3
31	1	Gravity Table (Hash Line)	Oliver	220		3
32	1	Gravity Table Fan		-		10
33	1	Destoner Shaker	LMC	-		5
34	1	Feeder	Kamper	-	18"	2
35	1	Sorting Machine / 8 Lane	Satake	SM II		110V
36	1	Bin Filler	Kamper	-	18"	2
37	1	Elevator / Reject Line	MS	-	12"	3
38	1	Sorting Machine / 4 Lane	Satake	SM II		110V

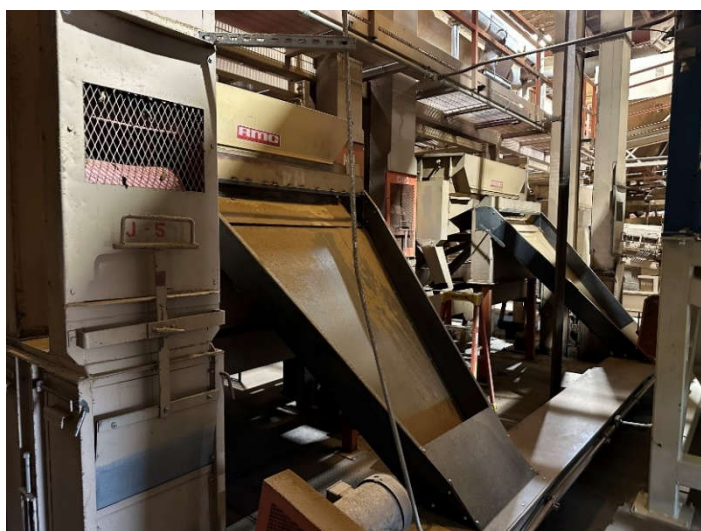
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HULLER / SHELLER MACHINERY & EQUIPMENT INVENTORY, continued						
ITEM	QTY	DESCRIPTION	Manuf.	Model	Size	HP
SHELLER						
39	1	Floor Auger	Unk.	-	9"	5
40	5	Hard Shell Crackers		-	48"	2
41	3	Hard Shell Crackers		-	36"	2
PRE-CLEANER						
42	1	Receiving Bin & Auger	Unk.	-	12"	7
43	1	Pit Elevator	Unk.	-	20"	3
44	1	Stick Reel / Potato Chain	RMC	-	60"	2
45	2	Detwigger	RMC	-	40"	2
46	2	Sand Screens	RMC	-	4'X8'	3
47	2	Destoner Shaker	Forsberg	P-6	-	3
48	1	Elevator	RMC	-	16"	3
49	7	Storage Bins (7 sets of doubles)	RMC	-	-	-
BY PRODUCT HANDLING EQUIPMENT						
50	1	Elevator / Hulls	RMC	-	14"	3
51	1	Detwigger	RMC	-	48"	2
52	2	Overhead Hull Augers	RMC	-	460'	8
53	1	Elevator / Hash	RMC	-	14"	3
54	1	Aspirator	MS	-	48"	5
55	1	Bag House w/ducting	Wilkey	-	360 Bags	150
56	1	Elevator / Shell	RMC	-	12"	3
57	1	Overhead Shell Auger	RMC	-	100'	5
58	1	Hash Line Truck Dump	Unknown	-	-	2
59	1	Dirt House	N/A	-	-	2
DRYER						
60	12	Dryers-Gas Fired Burners	Peerless	-	24 bin cap.	-
ELECTRICAL						
61	1	Electrical Panel (2007 / 2,000 Amp)	GE	-	-	-
AUXILIARY EQUIPMENT						
62	1	Air Compressor	HydroVane	-	80 CFM	-
63	1	Air Dryer	Zeks	NC	-	-
64	1	Air Compressor	IR	-	60 CFM	-
65	1	Air Tank	-	-	250 G	-

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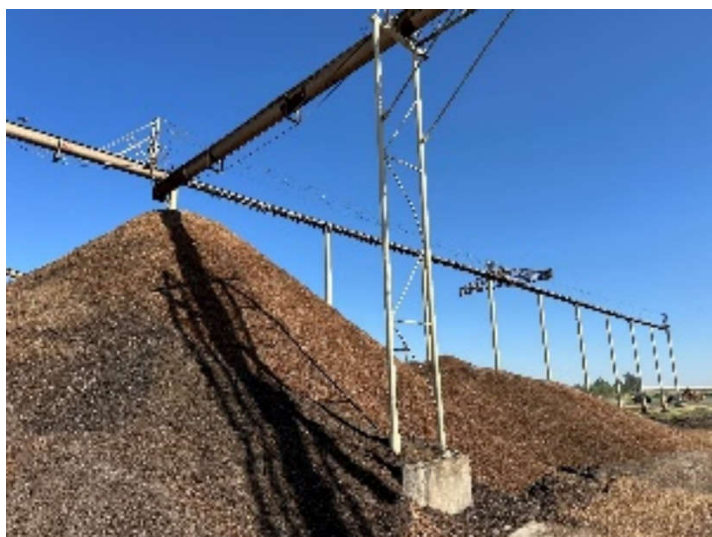
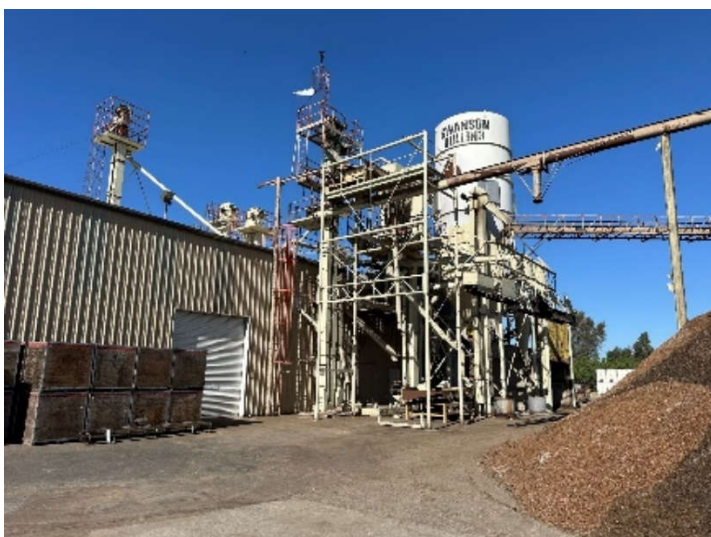
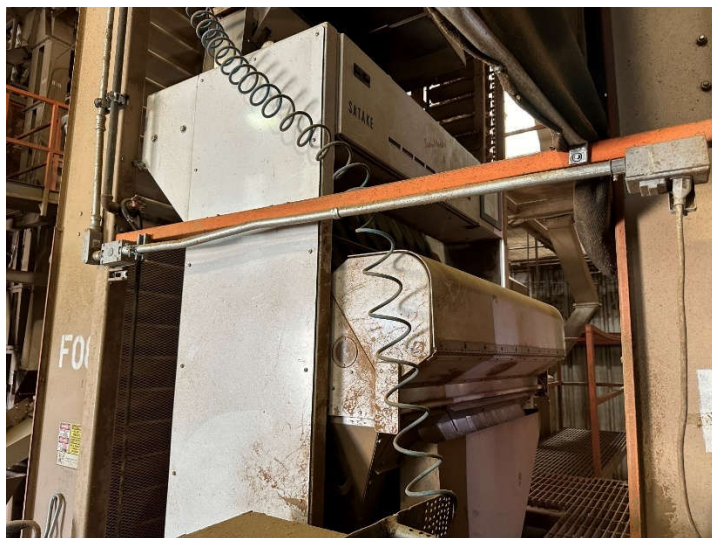
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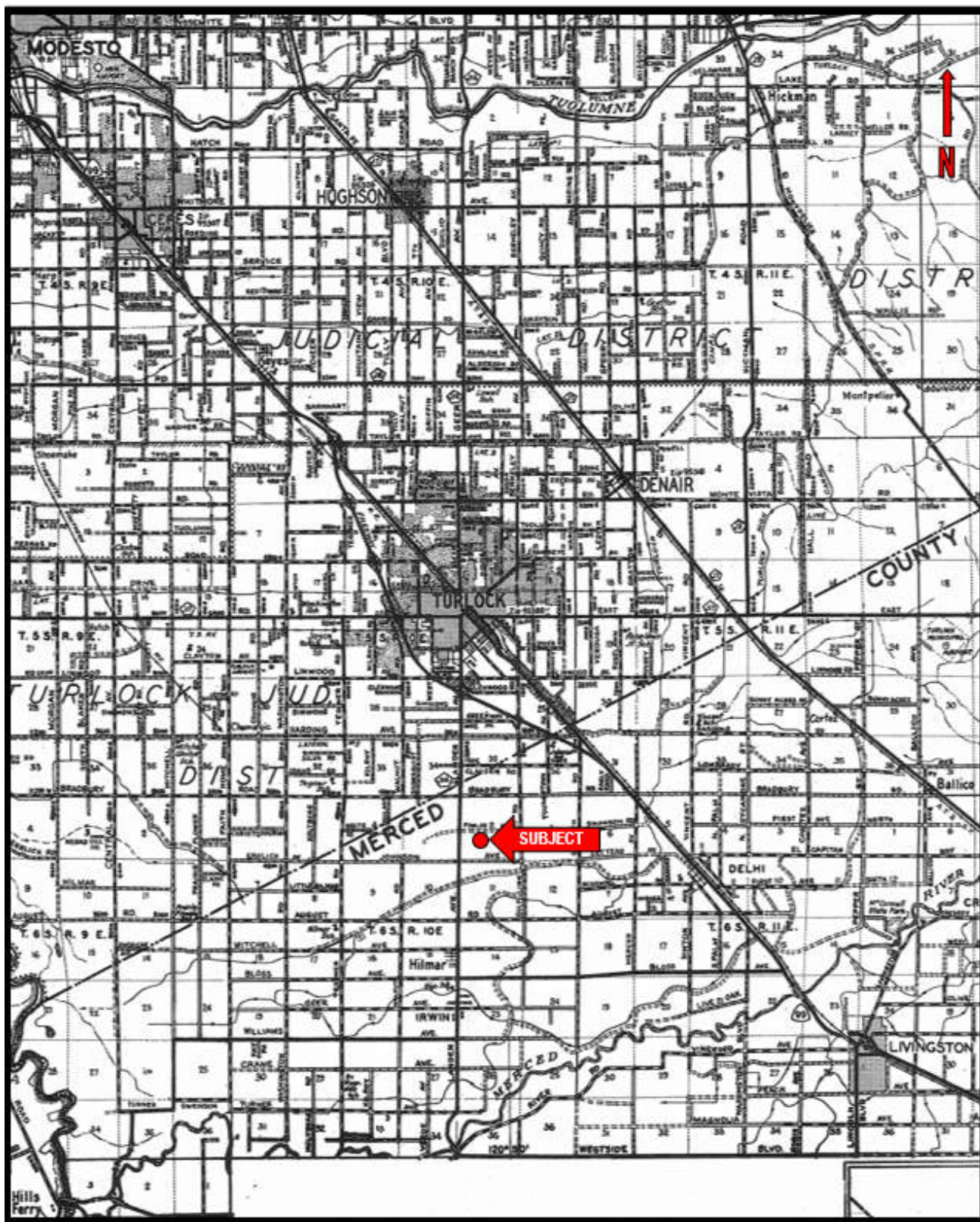
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MARKET AREA LOCATION MAP:

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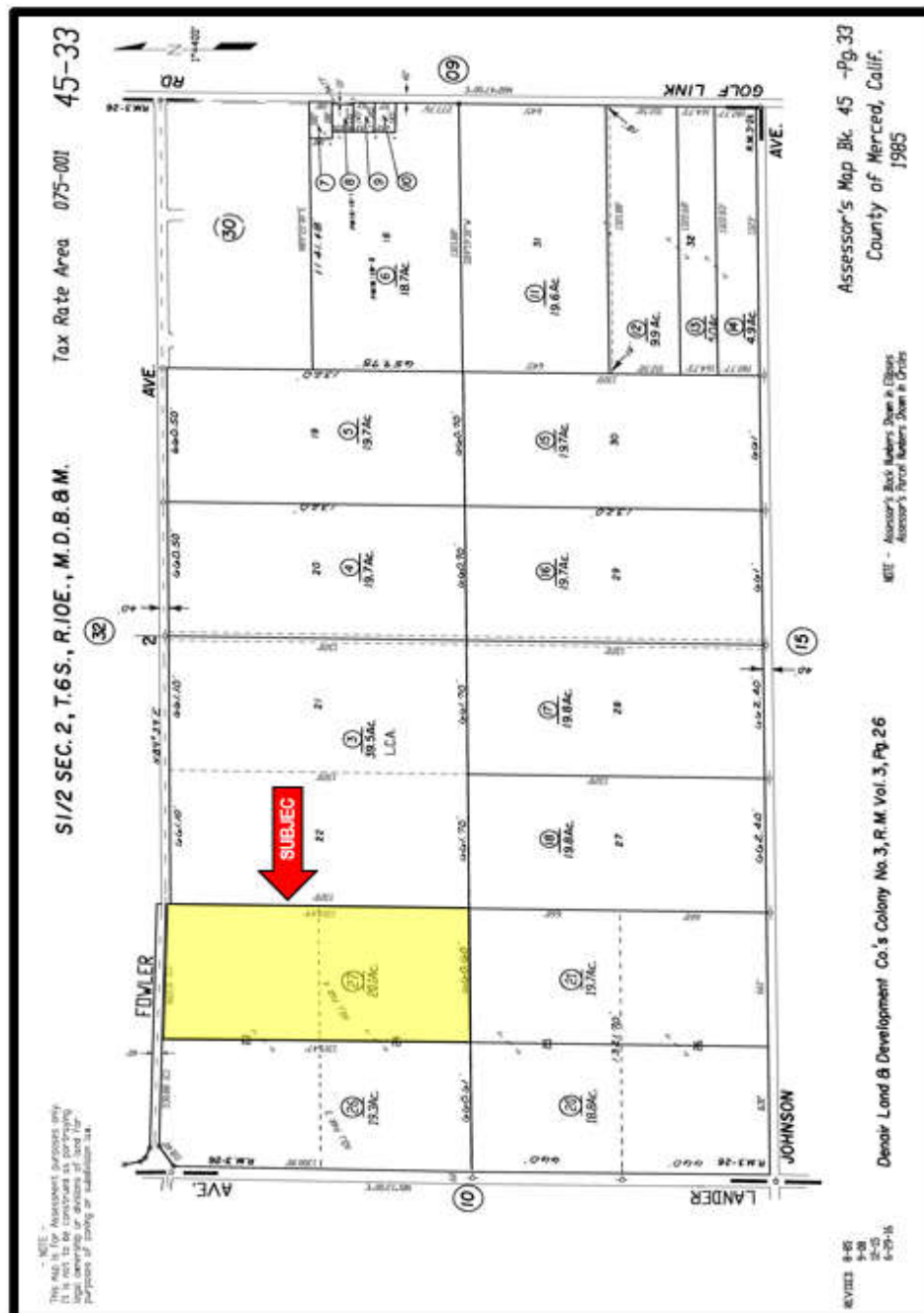
AERIAL PLAT MAP:



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ASSESSOR PARCEL MAP:



GENERAL SALE TERMS: All cash to seller. Selling in as is condition. Hull/shell/hash commodity inventory values and/or any terms of marketing and removal from premises will be negotiated outside of escrow directly between buyer and seller. Certain operational personal property items are available, however not included in this offering of the real property and trade fixtures. It is unnecessary for personal property and any value assigned to intangibles such as good will to run through the real property escrow process. However, this will be at the discretion of the selling/buying parties.

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