

MENDONCA DAIRY PROPERTY

**±251.63 Acres Devoted to Irrigated Cropland and Riparian Land with
Dairy Facility and Residential Improvements**

(Does Not Include Livestock, Equipment, Feed Inventory, Quota/Base)

**Located at:
12467 Carpenter Road
Crows Landing, CA 95313**

Offered for

\$5,500,000

Presented By:



**Edwards, Lien & Toso, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484**

LOCATION AND ACCESS

Property is located at 12467 Carpenter Road, Crows Landing, CA 95313 along the west side of Carpenter Road and the east bank of the San Joaquin River between West Main Avenue and Crows Landing Road, approximately four miles northeast of Crows Landing, in Stanislaus County.

Property has direct road frontage and access off Carpenter Road, which provides year-round access.

SIZE, SHAPE, TOPOGRAPHY AND ELEVATION

Property includes 251.63 assessed acres and is irregular in shape as its western boundary is formed by the east bank of the San Joaquin River. A levee traverses the property (north-south) protecting the facility area from adverse flood potential. Topography is bench level to grade. The property elevation is generally 50 feet above mean sea level, which is typical for river ranches.

UTILITIES AND SERVICES

This property has typical semi-rural or rural utilities and services available. Utilities consist of electrical service provided by the desirable Turlock Irrigation District (TID) with communication service available from AT&T. There are no urban sewer or water services available to the property. Four onsite domestic wells supply the dairy and farmstead with water for domestic needs. Sewage is contained by approximately six septic systems with leach fields. Police and fire protection are provided by County agencies. Garbage collection and propane services are available from various private companies.

ZONING AND TRENDS

Property is located in an area typically devoted to long-term general agricultural use and surrounded by similar agricultural properties. The property is zoned for agricultural use and is not located within the sphere of influence of any city or semi-rural community. The current Stanislaus County zoning designation for the property is "A-2-40". This zoning designation provides for general agricultural use with a 40-acre minimum parcel size. Current agricultural use of the property complies with the current zoning designation and the general plan designation of Stanislaus County which is also agriculture.

FEDERAL FLOOD HAZARD

Property is entirely located in Special Hazard Flood Zone "A", according to the Federal Insurance Rate Map, Stanislaus County, Community printed panel 06099C0760E, dated 9/26/2008. Special Hazard Flood Zone "A" designates areas of 100-year flood; base flood elevations and flood hazards factors not determined. Refer to the FEMA flood zone map attached to this profile.

SOIL DETAILS

Soils found on the property were classified by the Natural Resources Conservation Service (NRCS) using the mapping tools found on the USDA's Web Soil Survey website. The map noting specific soil locations throughout the property can be found within this profile document, and are shown in the following chart:

(±) % of PROPERTY	MAP SYMBOL	SOIL TYPE	CAPABILITY UNIT
62.1%	CsB	Columbia soils, channeled, 0-8% slopes	III
17.2%	CeA	Columbia loam, 0-1% slopes	II
7.8%	DwA	Dinuba sandy loam, slightly saline-alkali, 0-1% slopes	II
6.9%	WbA	Waukena fine sandy loam, moderately saline-alkali, 0-1% slopes	IV
5.7%	WdA	Waukena sandy loam, slightly saline-alkali, 0-1% slopes	III
0.2%	W	Water	

The soil survey rates soils according to capability class. Capability classes show, in a general way, the suitability of soils for most kinds of crops. Soil capability classes are grouped by roman numerals I to VIII, according to their limitations. As the numeral increases, it indicates progressively greater limitations and narrower choices for use.

The Columbia series consists of very deep, moderately well drained soils with negligible to medium runoff; moderately rapid permeability. These soils are used for irrigated hay, small grain, and orchard and row crops. Vegetation consists of a fairly dense cover of oaks, cottonwoods, willows, vines, shrubs and grasses near stream channels, but more open away from the channels.

WATER SOURCE, DISTRIBUTION & COST

Turlock Irrigation District (TID) is the primary irrigation water source to this ranch, which is supplemented by the dairy's effluent lagoon water. Irrigation water can also be supplemented through riparian water rights to the San Joaquin River. TID water is distributed via underground pipelines that are used to flood irrigate from valves into field checks. Facility and domestic water is sufficiently provided by four on site wells with submersible pumps.

AGRICULTURAL PRESERVE DESCRIPTION

Property is enrolled in the Agricultural Preserve program (Williamson Act).

DESCRIPTION OF STRUCTURAL AND SITE IMPROVEMENTS

This property's dairy facility improvements involve mostly vintage construction with some additions as late as 2000. The dairy was originally built in or around the 1950's. The milk barn is a conventional double 8 herringbone (16 stalls), which is equipped to its optimal capacity. There are approximately 390 freestall beds and $\pm 1,110$ linear feet of (950' flushed and 120' non-flushed) feed space mostly vertical pipe stanchions and pipe & cable fencing for mature cows (milking & dry). Hospital and maternity cows are housed in a $\pm 1,100$ SF covered pen attached to the east side of the hay barn that includes 50 LF of 5/10' self-locking stanchions on a concrete riser with a 3' concrete feed manger. Supporting young stock improvements include ± 332 LF of mostly vertical pipe stanchions (non-flushed) for heifers/springers and ± 70 LF of locking stanchions on wood riser. Feed storage facilities consist of a large steel hay barn and concrete silage bunker. Other supporting facility type improvements are centered in a 3,200 SF metal shop; a 1,857 SF main dwelling with an attached garage; a second dwelling with attached garage and three mobile homes with detached garages. The mobile homes are for sale, but will be handed in separate escrows.

Overall, the facility is estimated to physically and legally handle an operation near 600 milk cows. State agency compliance and monitoring documentation is available.

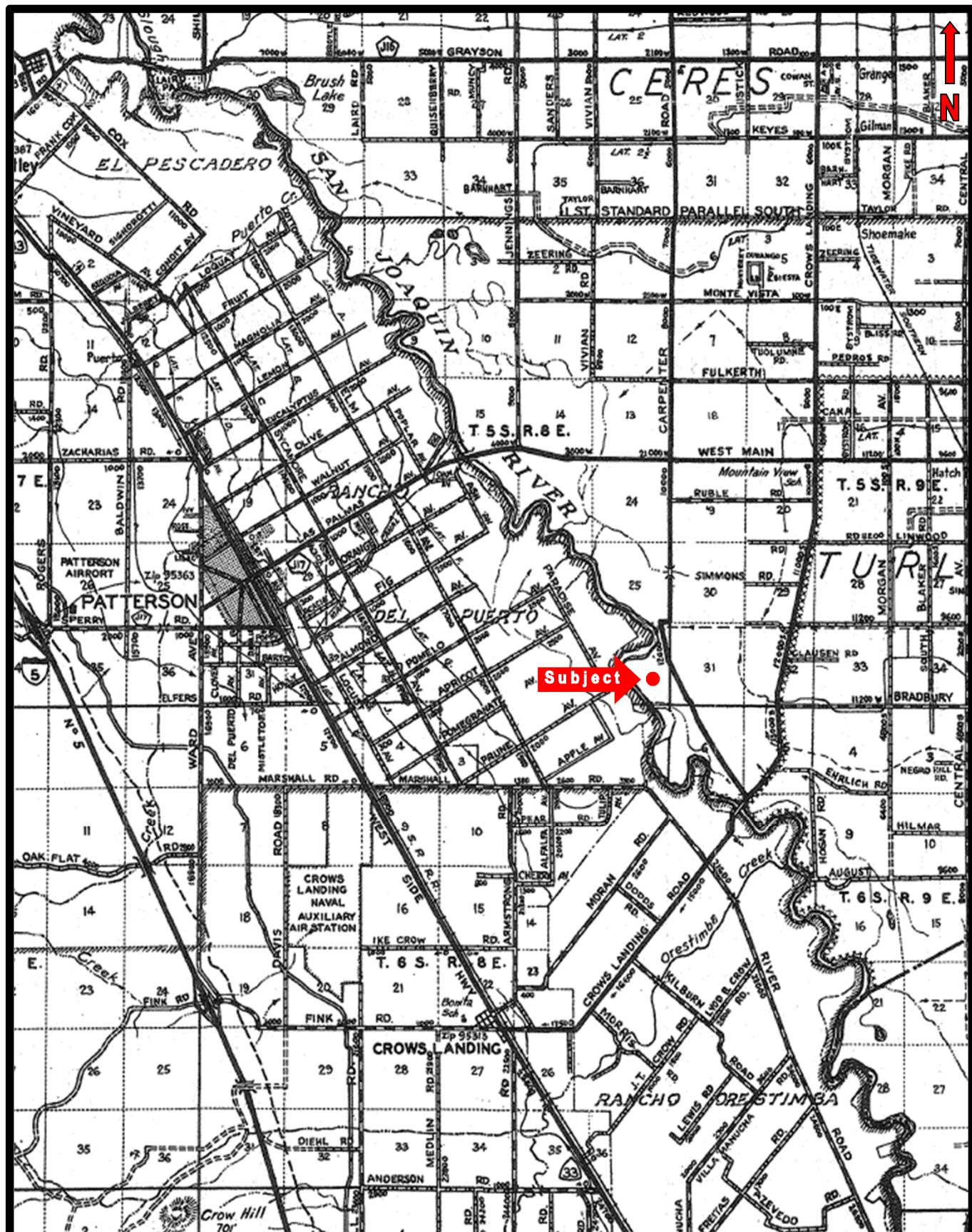
DETAILS OF PRESENT LAND USE & PRODUCTIVITY

For visual details refer to the Aerial Plat Map within this profile. Acreage breakdowns are estimates only and not represented to be exact. The land uses are detailed as follows:

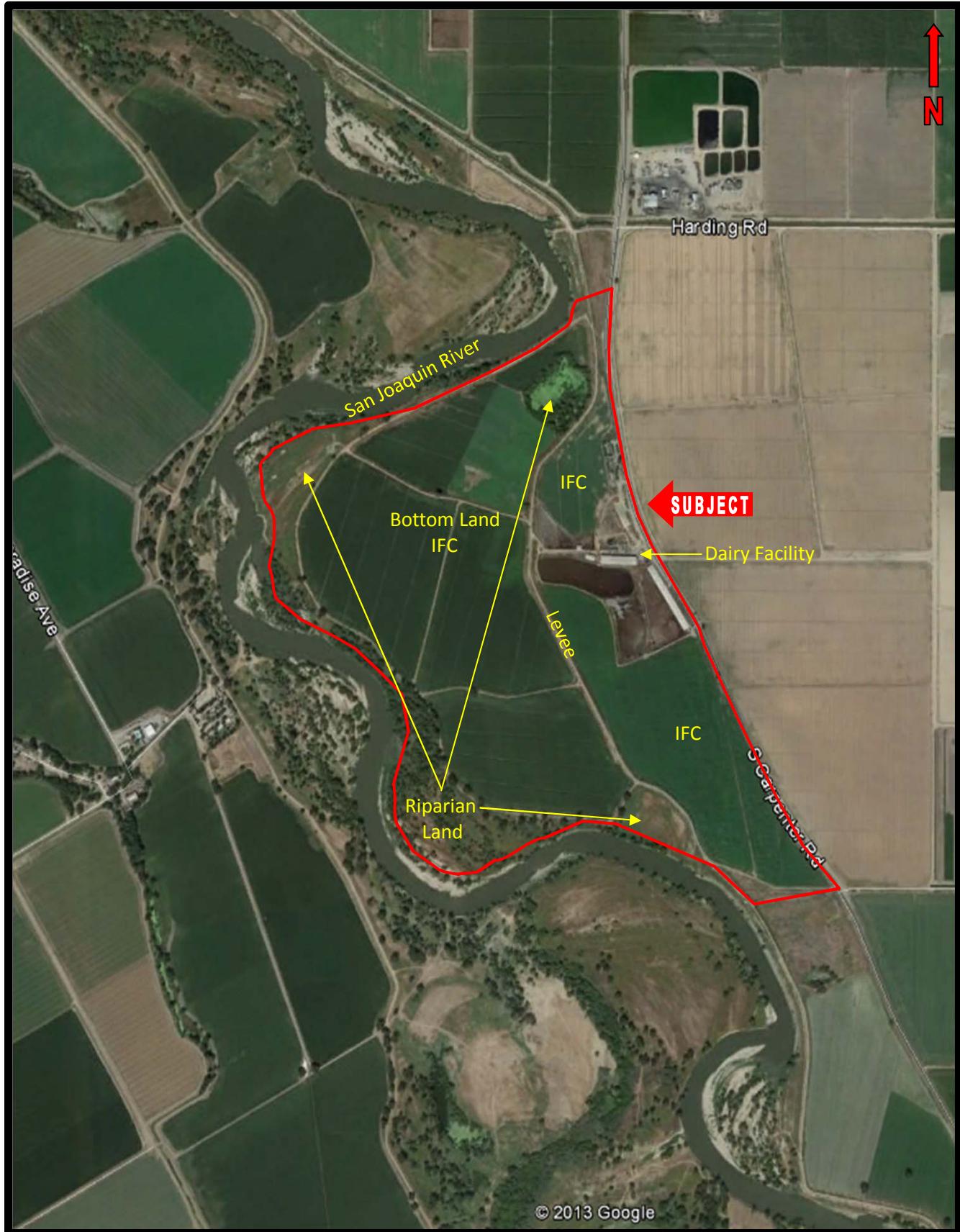
<u>Acres</u>	<u>Comments</u>
±184.00	Acreage devoted to irrigated cropland
±22.00	Acreage devoted to the dairy facility site, which is located more or less along the center of the east boundary along the west side of Carpenter Road between the levee and said road.
±13.00	Acreage devoted to all farm roads, irrigation laterals or ditches, drainage ditches, field borders, levee and peripheral areas.
±32.63	Acreage devoted to native riparian land, or waste, along the east bank of the San Joaquin River, which includes a ±5-acre area near the property's northeast tip, encompassing approximately 13% of the total assessed acreage.
<hr/> <u>±251.63</u>	<u>Total Acres</u>

*This information was obtained from sources that are deemed reliable but are in no way guaranteed by Edwards, Lien & Toso, 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.

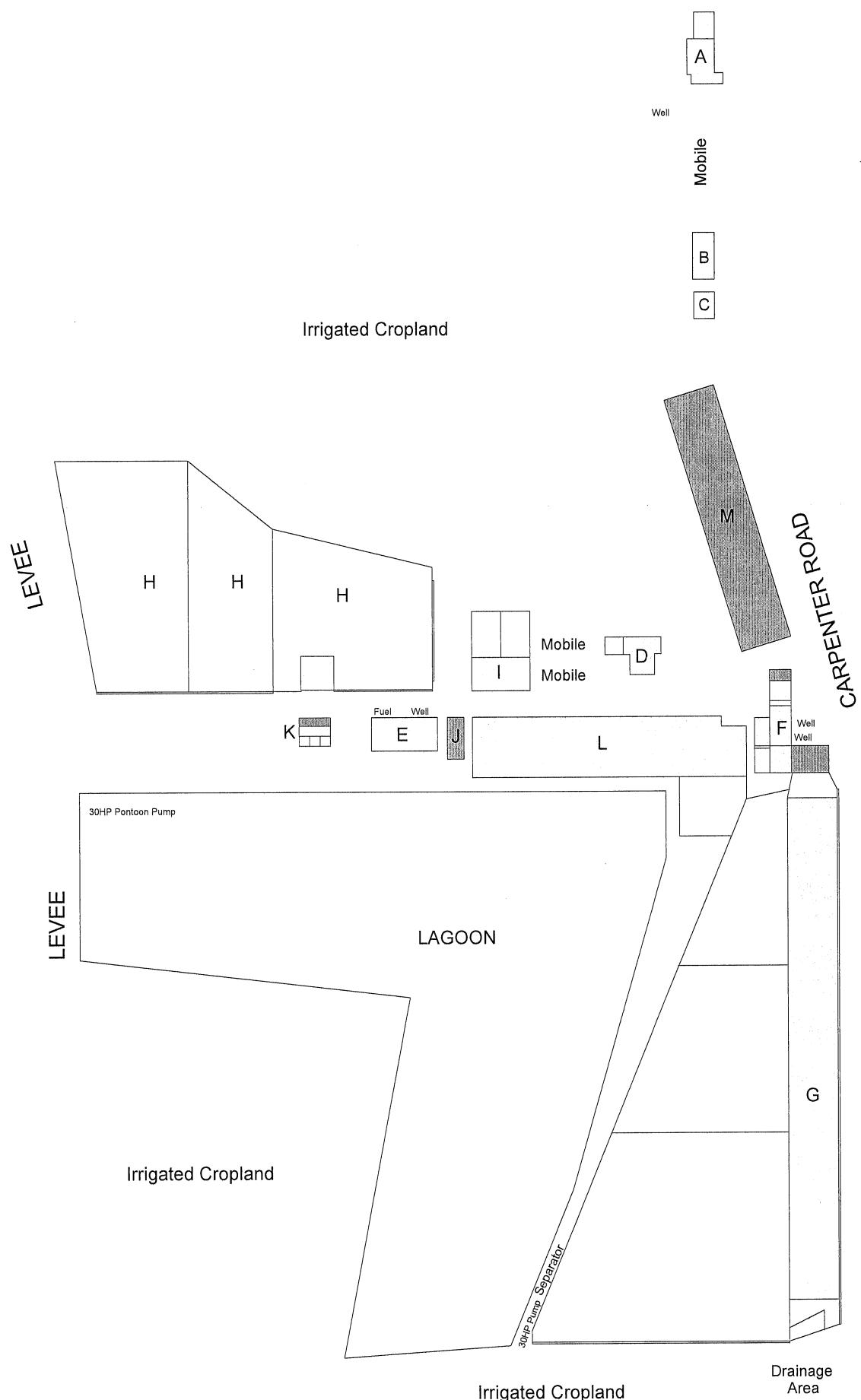
MARKET AREA LOCATION MAP



AERIAL PLAT MAP



FACILITY PLAT MAP



Scale: 1 = 175

ASSESSOR'S PARCEL MAP

POR. SEC. 25, 26, 36-5-8 & POR. SEC. 31 T.5S.R.9E.M.D.B.8M.

POR. PALMBROOK COL. - LOT 18

600 620

58-1202

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

Hilmar, CA

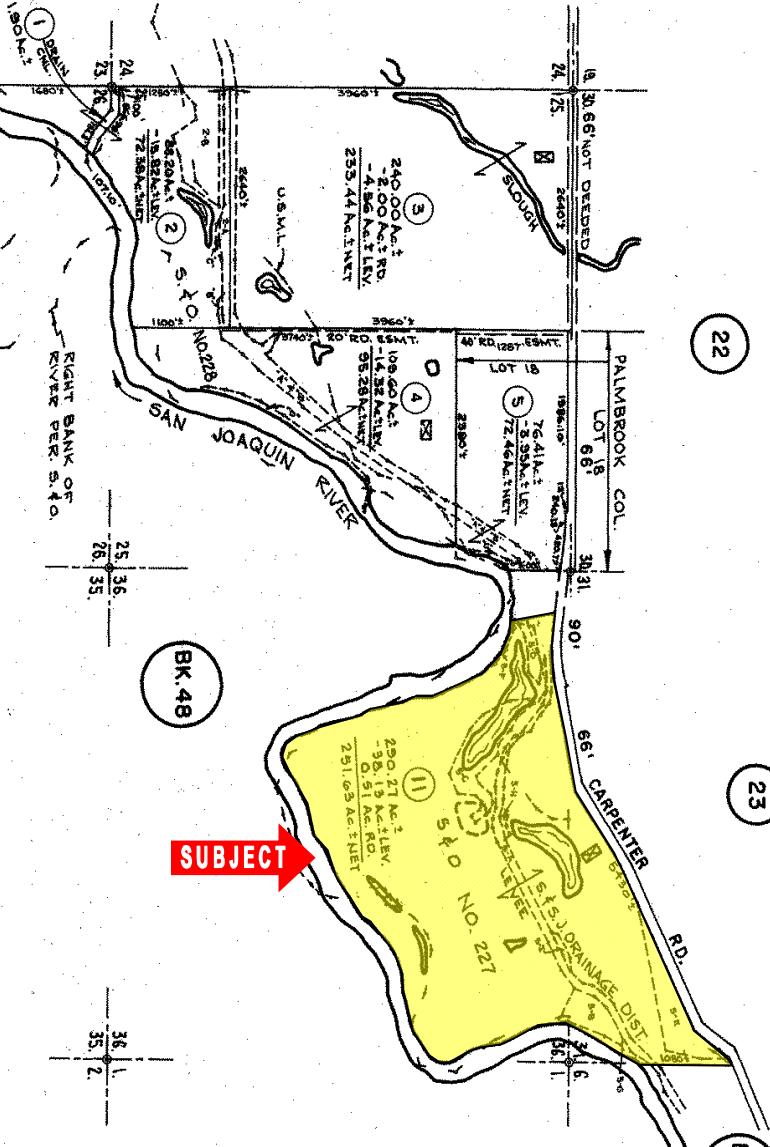
FROM 22-04, 21
R.M. 5-7
LAB-300-15574224
S-8-67, 10-1-04 M6, 3-20-01 MF

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The seal of Stanley County, South Dakota, is circular. It features a central shield with a plow, a sheaf of wheat, and a sheaf of corn. Above the shield is a five-pointed star. The words "STANLEY COUNTY" are written in a circle around the top of the shield, and "SOUTH DAKOTA" is written in a circle around the bottom.

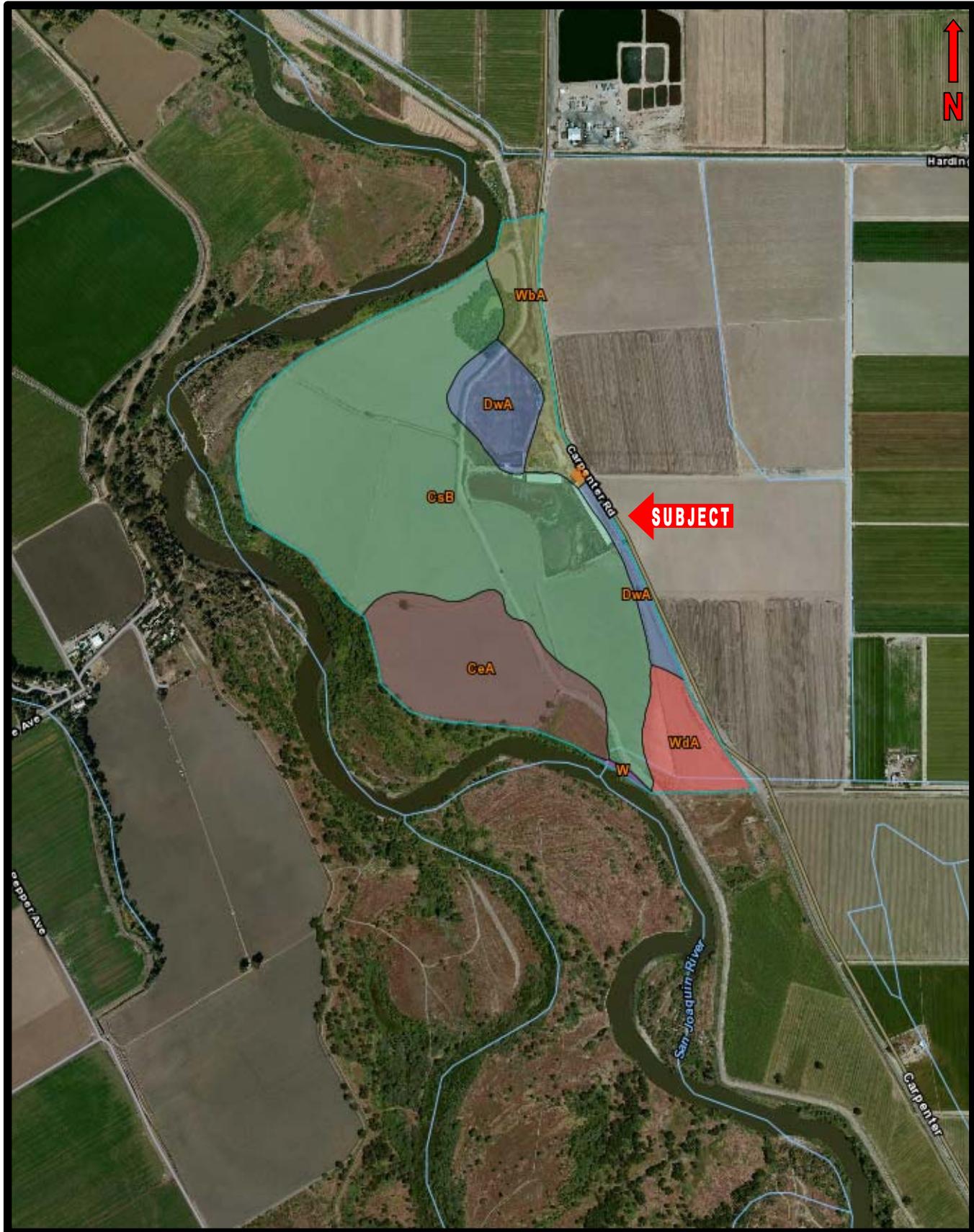
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Back To
Book
Index

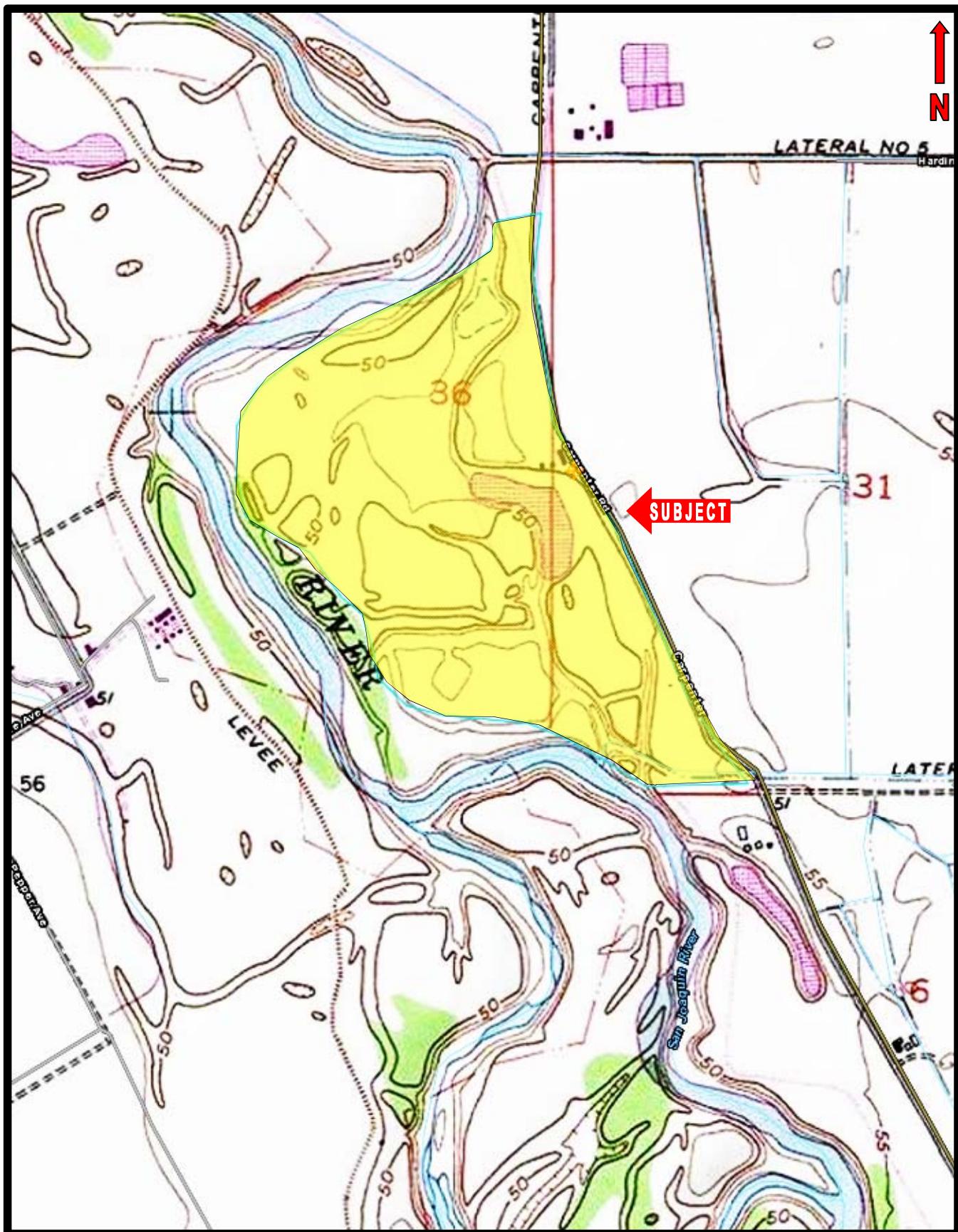


SUBJECT

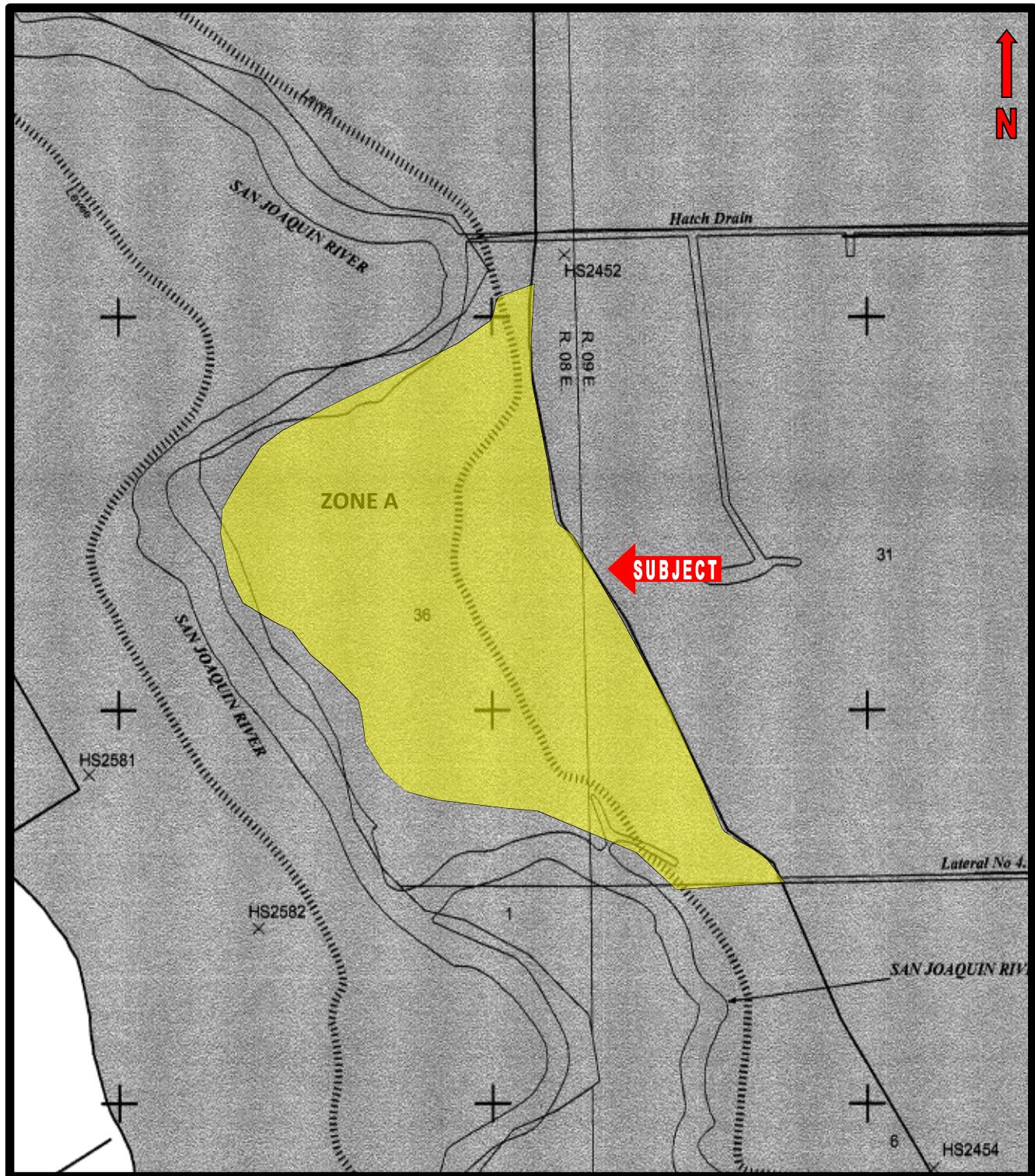
SOIL MAP



TOPOGRAPHY MAP



FEMA FLOOD MAP



SUBJECT PHOTOGRAPHS



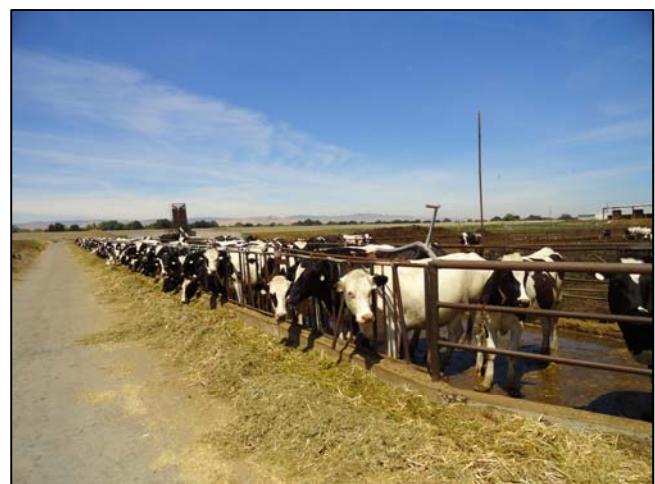
Milk Barn



Milking Parlor



Freestall Barn



Corrals



Levee Protected Cropland



Dairy Lagoon

SUBJECT PHOTOGRAPHS



Shop



Hay Barn



Mobile Home



Supplemental Dwelling



Silage Slab



Mobile Home with Detached Garage

SUBJECT PHOTOGRAPHS



Mobile Home with Detached Garage



Main Dwelling



Riverside Irrigated Cropland



Native Riparian Land



River Pump



Typical View of San Joaquin River Frontage