AVAILABLE:

THE BELTRAN RANCH

OFFERED AT $40,000,000

POTRAIN REALTY

150 ACRE SOLAR FARM, WITH CONTRACT FOR 800 +/- ACRE EXPANSION IN 2021

FOR MORE INFORMATION, CALL SARAH BOGETTI
POTRAIN REALTY - BRE #01991976
209.988.3247 - WWW.POTRAINREALTY.COM

POTRAIN
REALTY

WWW.THEBELTRANRANCH.COM

163 ACRES WALNUTS - 30 ACRES CHERRIES

39 ACRES APRICOTS - 402 ACRES ALMONDS

133 ACRES IRRIGATED OPEN GROUND

744 ACRES PASTURE - AG WELL

SHOP - OFFICE- BARNS - SHEDS - HOME

Beltran Ranch:

Coldwell Solar Lease:
-Feb 2023- $75K/ month
-Amount increases 1% annually starting Feb 2024
-Ending 1/2056 with payment of $104,151.77
-Jan 2022- last year payment is paid in advance (Jan 2056)- $1,249,821.24

Frontier Solar Lease:
-Lease started in 2015 with 1% increase per year
-Next payment 3/2020 - $11,202.20
-Last payment 6/2049 - $15,249.84

Refer to farm sheet/ production records for orchard data

Potential farm ground to plant is + 100 acres

Potential tax savings with removal of approximately 378-417 acres of trees for next phase of solar

Water Controlled by Beltran entities:
Oak Flat Water District, 768 acres, 100% allocation, 2038 ac ft
Del Puerto Water District, 389 acres, 100% allocation, 1206 ac ft

Summary of acreage:
Fred Beltran & Sons, 464 acres:
125 Almonds, Oak Flat Water
204 acres water rights, Del Puerto Water
135 acres pasture
Beltran Farms, 1401 acres:
509 acres Almonds, Walnuts, Apricots, Cherries
150 acres solar farm
133 open irrigated ground
609 acres pasture

*The information provided by Potrain Realty is believed to be reliable but its accuracy has not been verified and its given with no guarantee or warranty.

The Beltran Ranch, Stanislaus County:

APN	Acres
025-017-019	840.44
027-017-036	112.55
027-017-063	318.75
027-017-080	125.29
027-017-082	144.9
027-017-083	67.6
027-017-090	255.78
026-012-003	32.85
	1898.16

POTRAIN REALTY

Almonds, with production:

Field #	Acres	Variety:	Year planted		2017	AVG/ ACRE	2018	AVG/ ACRE	2019	AVG/ ACRE
OUT FOR SOLAR:										
F411	27	Nonpareil/ Carmel	2007		66251	2454	20682	766	47020	1741
F410	29	Independence	2015		8292	286	19142	660	38311	1321
F215/217	23	Nonpareil/ Carmel	2004		36510	1587	46231	2010	43286	1882
F19D	48	Nonpareil/ Carmel/ Superial	2013		104060	2168	63064	1314	99517	2073
F16	22	Butte/ Padre	1994		54742	2488	28280	1285	33824	1537
F13C	42	Nonpareil/ Sonora/ Wood Colony	2008		116727	2779	64214	1529	76797	1829
F12	24	Nonpareil/ Carmel	1994		44913	1871	28308	1180	39763	1657
POSSIBLY OUT FOR SOLAR:										
F214	14	Nonpareil/ Sonora/ Wood Colony	2011		60820	4344	11057	790	21973	1570
F211	15	Nonpareil/ Monterey	2019		27756	1850	16755	1117	0	0
REMAINING IN PRODUCTION:										
F206	33	Nonpareil/ Monterey	2019		57561	1744	35384	1072	0	0
F207	24	Nonpareil/ Monterey	2016		0	0	0	0	20600	858
F208	34	Nonpareil/ Carmel	2005		81751	2404	66187	1947	59480	1749
F209	25	Nonpareil/ Carmel/ Sonora	1998		44722	1789	39336	1573	46564	1863
F210	27	Butte/ Padre	2006		57080	2114	38680	1433	45920	1701
F212	15	Nonpareil/ Carmel	1999		29180	1945	54244	3616	30560	2037
TOTAL ALL	402				790365	2091	531564	1406	603615	1705

Apricots:

F213	39	Pattersons	2017		PCP Contract

Cherries:

F310	30	5 ac Tioga, 5 ac Royal Haze	2014	
		20 ac Coral/ Brooks		

Walnuts:

F13	46	Tulare/ Chandler	2000	
F11	36	Tulare	1999	
F13B	16	Tulare	2004	
F19	23	Chandler	2008	
F19B	17	Howard	2008	
F19C	25	Howard	2009	
TOTAL	163			