

Sierra Land Company

License #02157307



49.20+- Acres

***PRIME DEVELOPMENT LAND WITH PRODUCING
ALMONDS***

LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District
Fresno County, CA

SIERRA LAND COMPANY

Sarah Donaldson, Broker

Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

49.20+- Acres

***PRIME DEVELOPMENT LAND WITH PRODUCING
ALMONDS***

**LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District**

- LAND:** Approx. 49.20+- acres of prime farm ground
Assessor's Parcel Number(s): 393-071-20 and 393-071-19
- LOCATION:** Property is located on both the southwest and southeast corners of East Nebraska Ave and South Amber Avenue, inside the Sphere of Influence of the City of Selma, in Fresno County, California.
- ALMONDS:** **49.20+- acres of prime farm ground planted to almonds:**
Planted in 2014
50% Nonpareil, 50% Monterey
Nemaguard Rootstock
Spacing 22'x15'
Double Line Drip Irrigation System
- IMPROVEMENTS:** Large, enclosed barn in very good condition.
- WATER:** APN: 393-071-20 / 39.43+-acs is located in Consolidated Irrigation District and is entitled to receive surface water from CID. APN: 393-071-19 / 9.77+-acs is located in Consolidated Irrigation District and does not have surface water service from CID, but is interconnected to the CID system and able to use surface water. More information is available upon request. Both parcels are part of Central Kings GSA. This property also includes one active Ag Well (812-1 below) and two inactive wells.

SIERRA LAND COMPANY

Sarah Donaldson, Broker

Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

Sierra Land Company

License #02157307

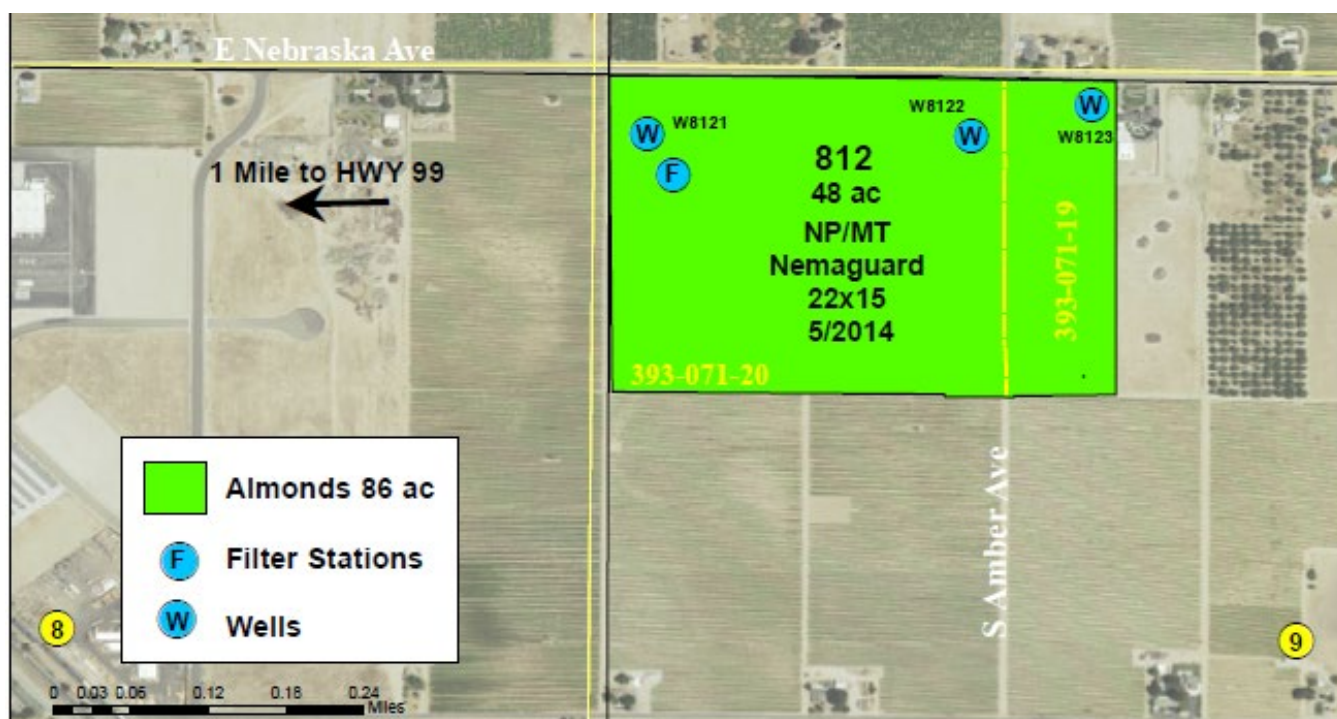
49.20+- Acres

**PRIME DEVELOPMENT LAND WITH PRODUCING
ALMONDS**

**LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District**

SOILS: All Class 1 Excellent rated soils. See enclosed soil ratings.

ASKING: **\$2,214,000 Cash**
*Buyer has the potential to assume existing low-cost loan, subject to lender approval and underwriting.



SIERRA LAND COMPANY

Sarah Donaldson, Broker

Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

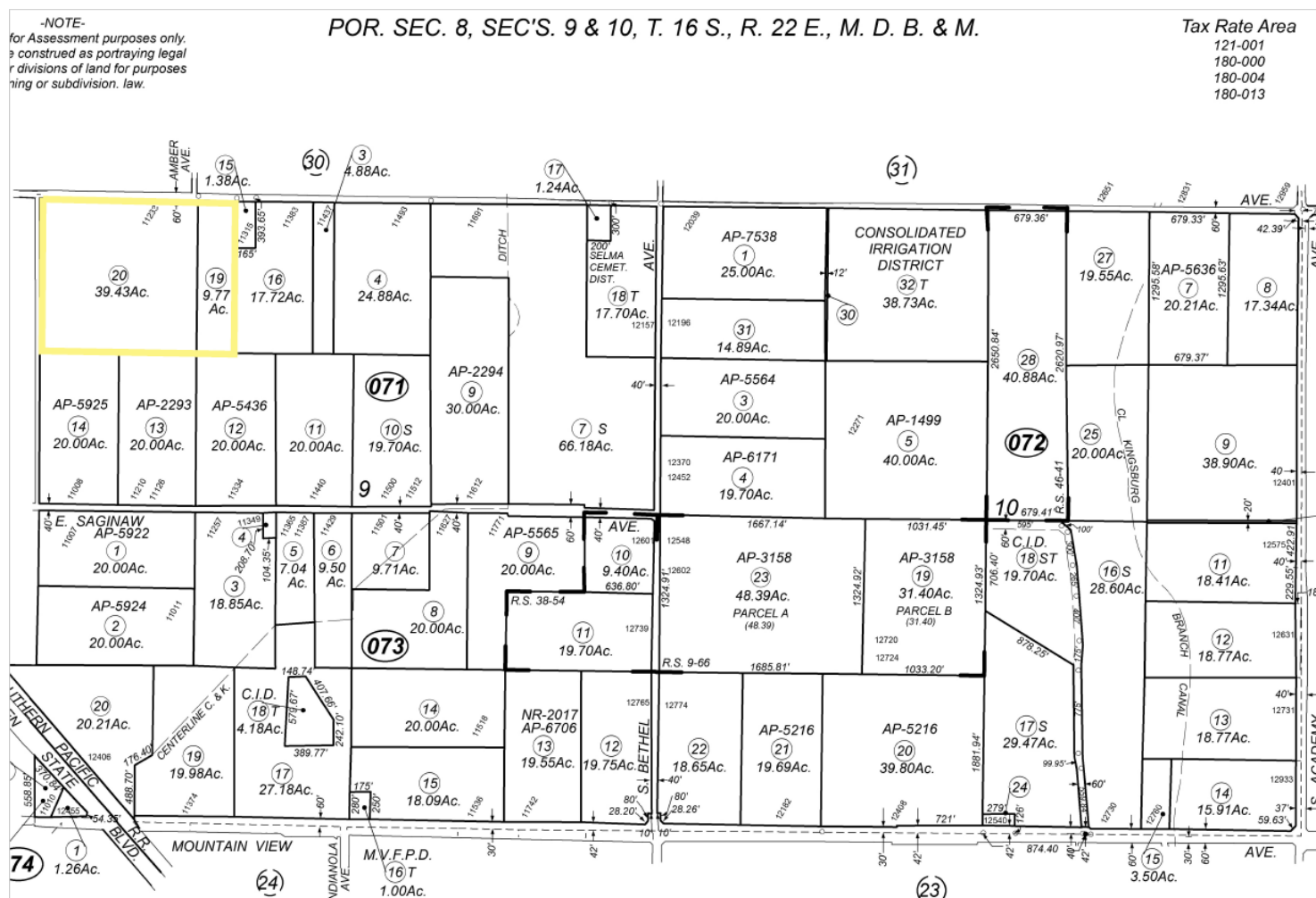
(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

License #02157307

PRIME DEVELOPMENT LAND WITH PRODUCING ALMONDS

LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District



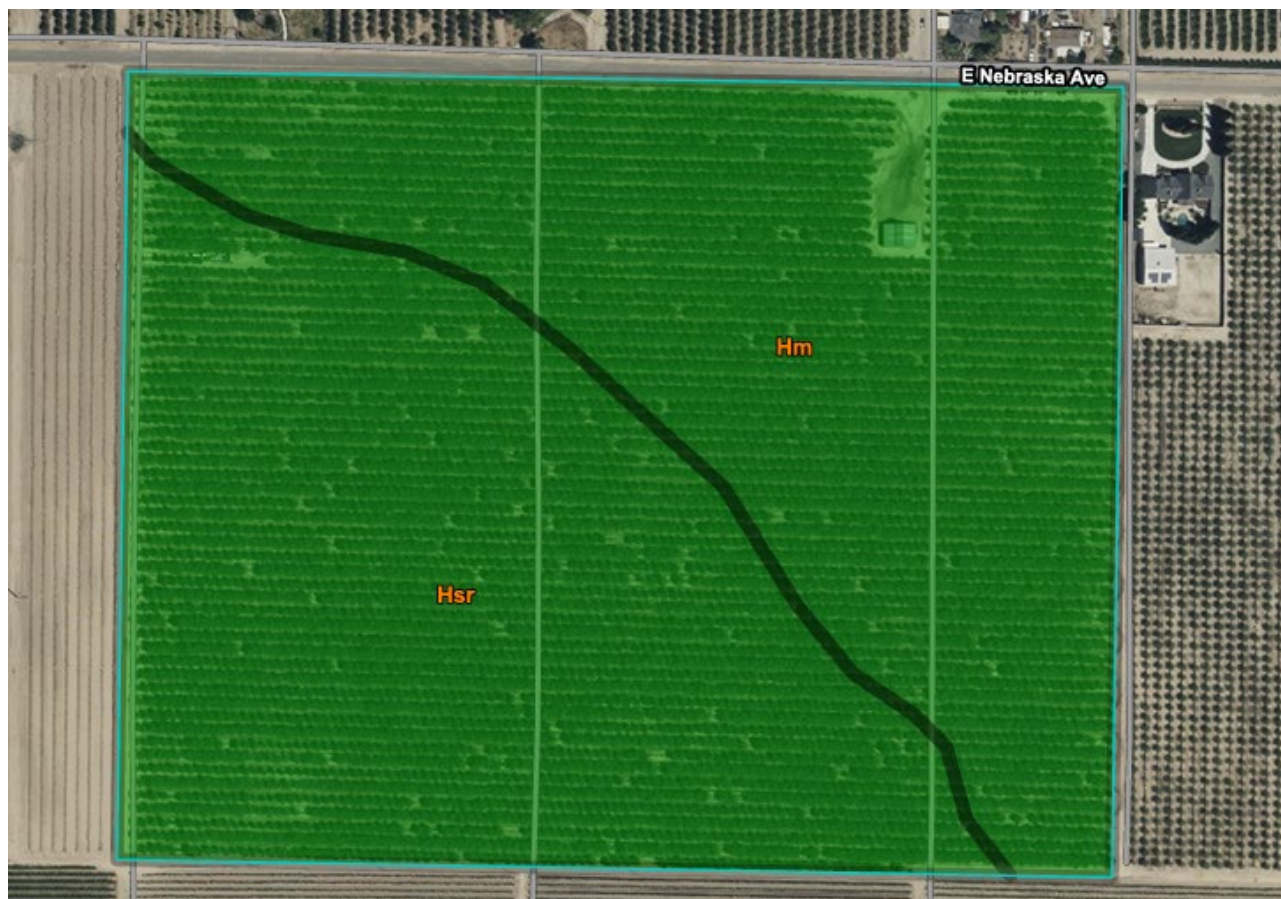
(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

Sierra Land Company

License #02157307

SOIL MAPS



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
Hm	Hanford fine sandy loam	Grade 1 - Excellent	Hanford (85%)	23.8	48.6%
Hsr	Hesperia fine sandy loam, very deep	Grade 1 - Excellent	Hesperia (85%)	25.2	51.4%
Totals for Area of Interest				48.9	100.0%

SIERRA LAND COMPANY

Sarah Donaldson, Broker

Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

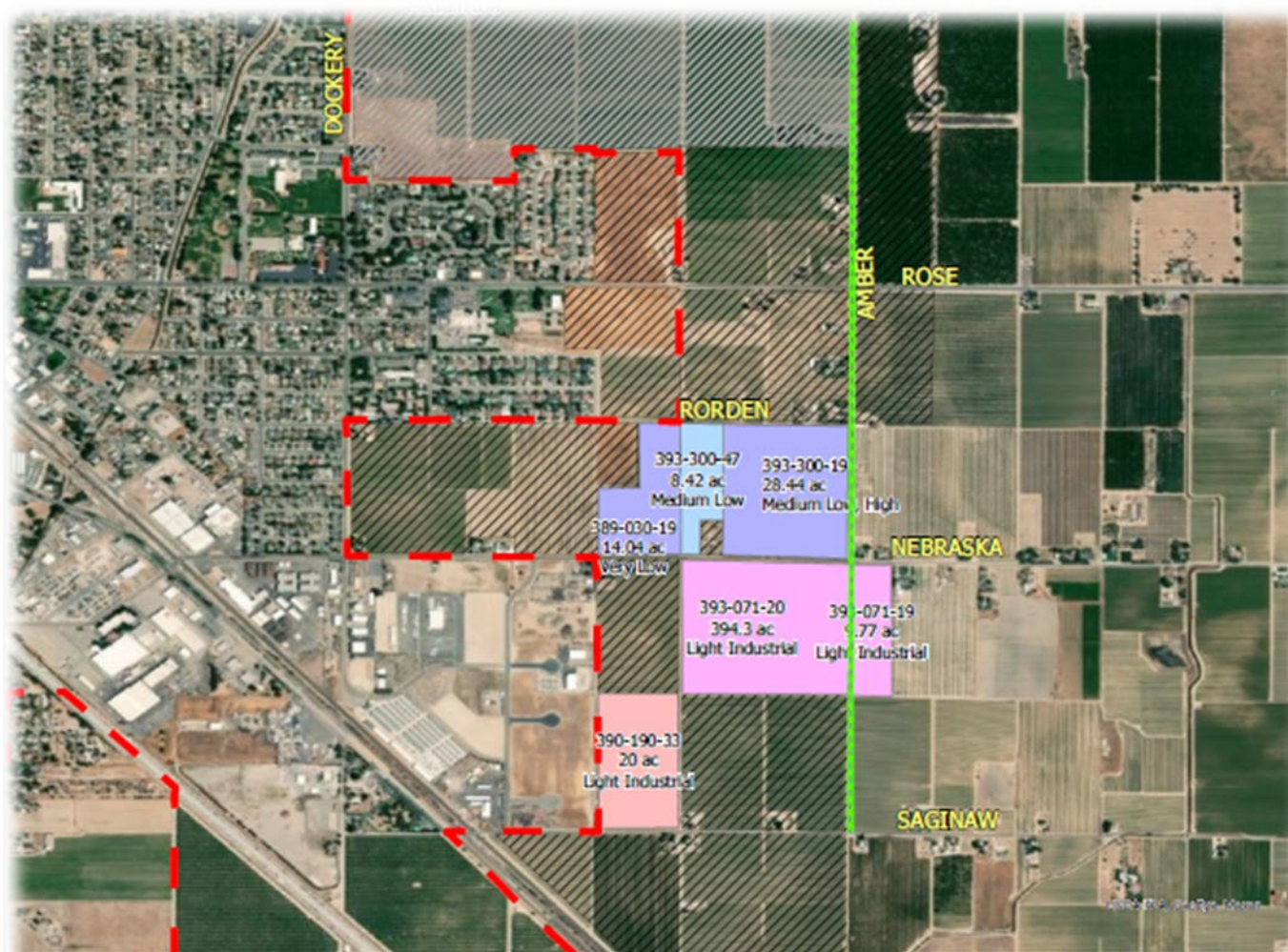
Sierra Land Company

License #02157307

49.20+- Acres

**PRIME DEVELOPMENT LAND WITH PRODUCING
ALMONDS**

**LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District**



SIERRA LAND COMPANY

Sarah Donaldson, Broker

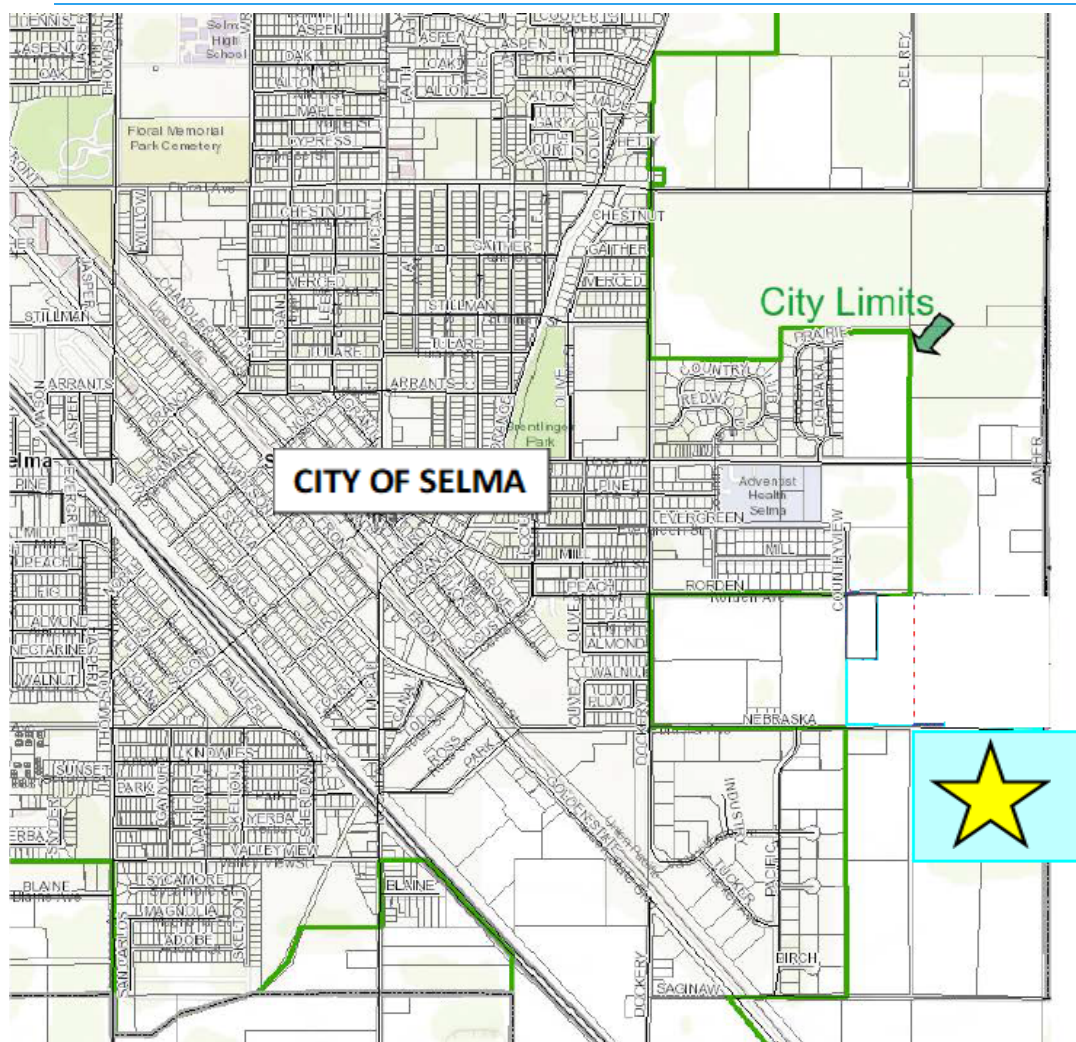
Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.

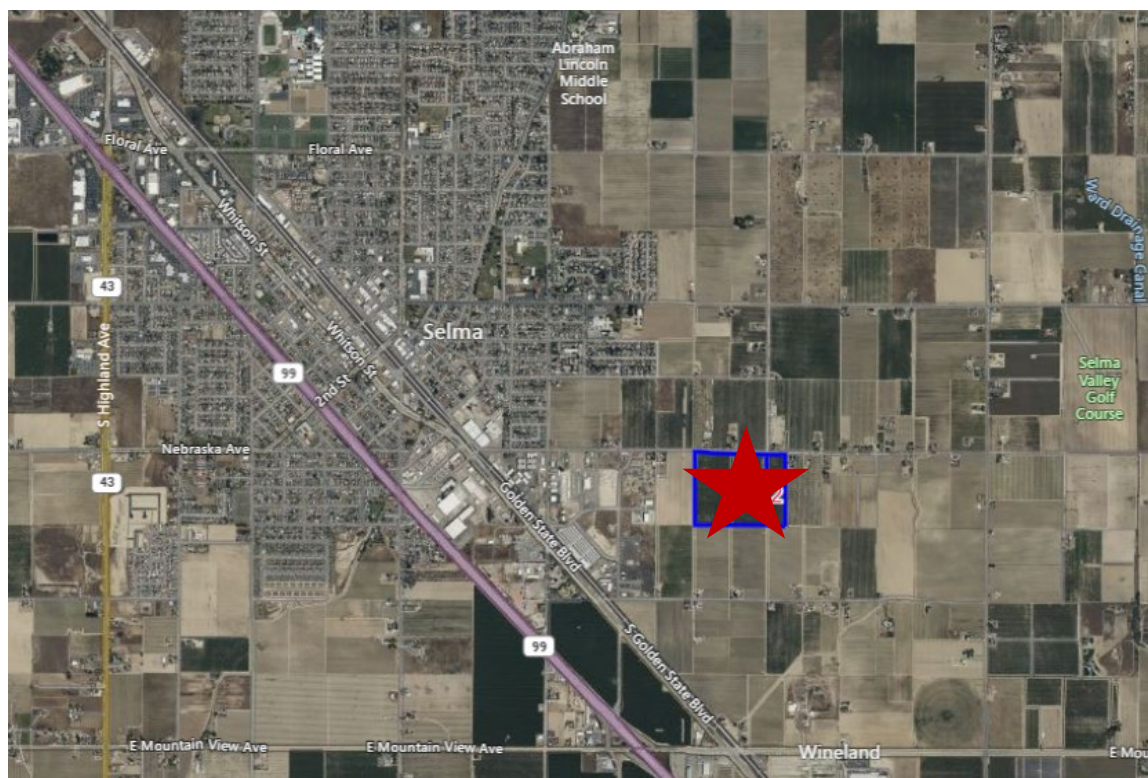
LOCATED IN THE SELMA SPHERE OF INFLUENCE
Consolidated Irrigation District



Page 7 of 8

Sierra Land Company

License #02157307



Sellers Rights: Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

Disclaimers: This information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein is and subsequent information to be provided by Broker shall be from sources believed to be reliable, neither Seller, Broker, nor its agents, makes any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information. Buyer should not rely on the accuracy of any such information. It shall be Buyers' sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyers' intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is offered for sale only in its present As-Is condition, and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. Seller referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

Exclusive Representation Rights: Sarah Donaldson has been granted Exclusive Rights to represent Seller in the offering and sale of the property described herein. All communications, Letters of Intent, Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting Sarah Donaldson.

Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal -<https://sgma.water.ca.gov/portal/>
Telephone Number: (916) 653-5791

The number of acres are estimates only and are based on available tax assessor information.

SIERRA LAND COMPANY

Sarah Donaldson, Broker

Sarah@SierraLandCompany.com

5250 N Palm Ave., Suite 222, Fresno, CA 93704

(559) 479-6582 Cell - License 02157307

All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised, as a matter of due diligence, to investigate and verify the accuracy of all such information, as well as the property's suitability for prospective purchasers intended purpose.