Sierra Land Company
License #02157307

98.88+- Acres
Almonds
Madera Irrigation District
Madera County, CA



SIERRA LAND COMPANY
Sarah Donaldson, Broker
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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.

98.88+- Acres
Almonds
Madera Irrigation District

LAND: Approx. 98.88+- acres of prime farm ground
Assessor's Parcel Number: 047-330-004

LOCATION: 9701 Road 32, Madera County, California.

ALMONDS: 2 Plantings:
39+-acres planted in 2017
57+-acres planted in 2019
50% Non Pareil and 50% Monterey
Hansen Rootstock
Spacing: 22' x 15'
Irrigation: Micro Sprinklers

WATER: Property is located within and receives water from Madera Irrigation District.

50 HP Electric Ag Well

SOILS: Excellent Class 1 and 2 Soils. See enclosed soil ratings.

ASKING: $3,460,000 or $35,000/acre

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SOILS MAP



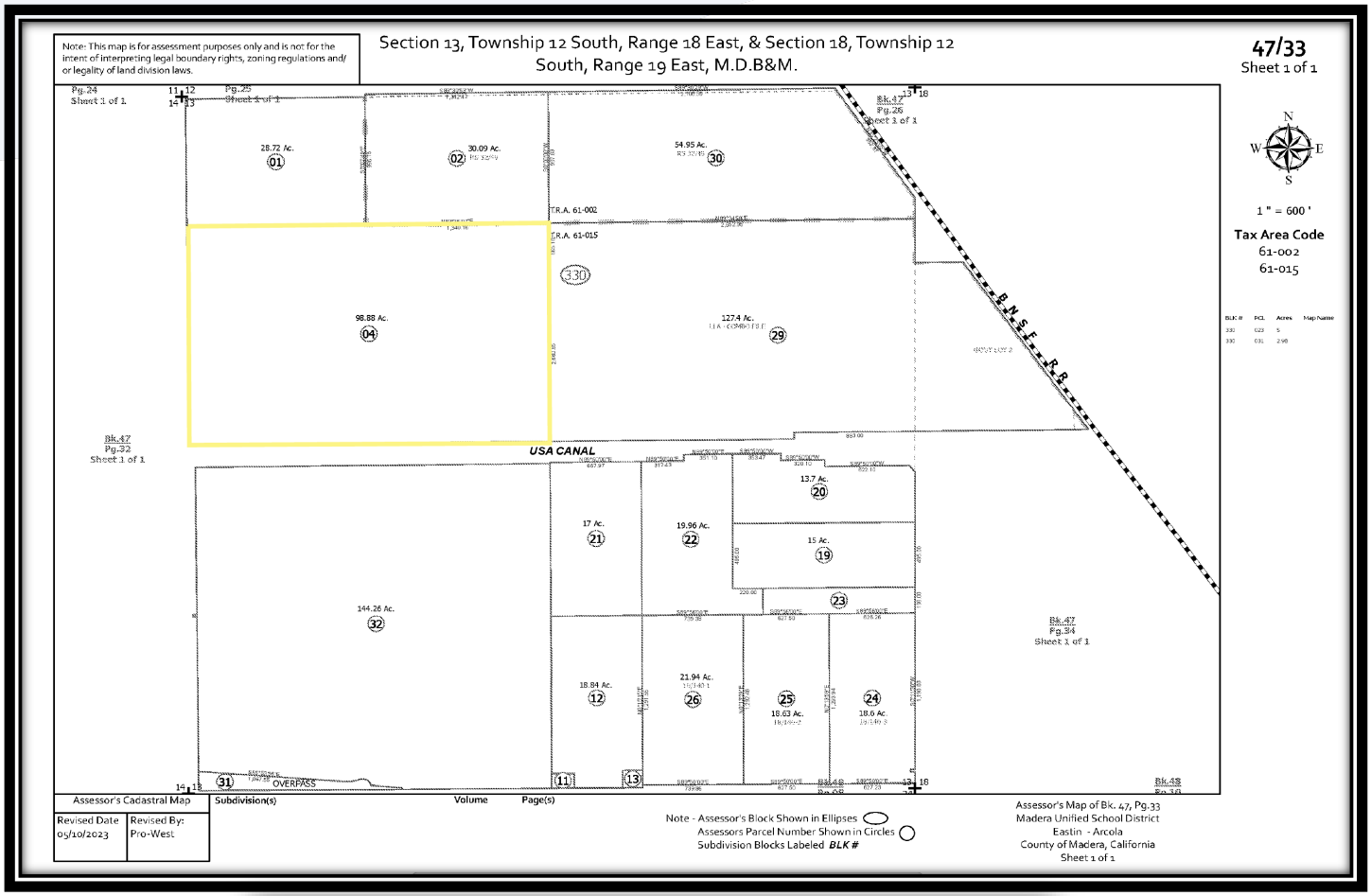
California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
HdA	Hanford (ripperdan) fine sandy loam, moderately deep and deep over silt, 0 to 3 percent slopes	Grade 1 - Excellent	Hanford, (ripperdan) (85%)	29.3	28.1%
TwA	Tujunga loamy sand, 0 to 3 percent slopes	Grade 2 - Good	Tujunga (85%)	74.9	71.9%
			Hanford (5%)		

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ASSESSOR MAP



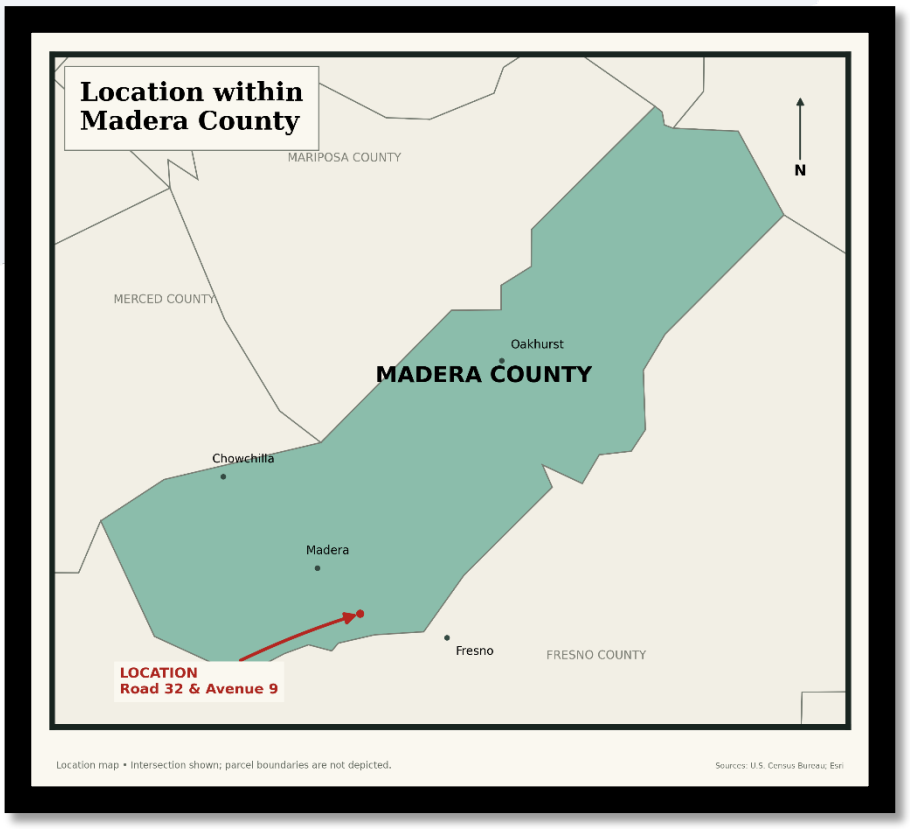


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Sellers Rights: Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple 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.

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