

Sierra Land Company

License #02157307



477.50+- Acres
Pistachios and Open Ground
Westlands Water District
Fresno County, CA

Exclusively Presented By:

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.

477.50+- Acres
Pistachios and Open Ground
Westlands Water District

LAND: Approx. 477.50+- acres of prime farm ground
Assessor's Parcel Numbers: 050-100-35s, 050-100-37s and 050-100-36s.

LOCATION: Subject property is located on the southwest corner of Mt. Whitney Ave.
and Sonoma Ave., Fresno County, California.

OPEN GROUND: 157.50+- total acres of prime open farm ground consisting of:
Northeast Block / Field 1:
Certified Organic

*This parcel has been enrolled into the Valley Clean Infrastructure Program
and receives easement option payments. Upon Option execution,
landowner will receive \$17,500/ac payment, net of previous option
payments. The landowner maintains all water rights and allocations.
Additional information can be provided upon request.*

PISTACHIOS: 320.00+- total acres of prime farm ground planted to pistachios:

Southeast Block / Field 2:
160+- acres of Pistachios
Planted and Budded in 2022
Golden Hills Variety, 80% Randy and 20% Tejone Pollinators every 6th tree
in every 6th row on Wonderful Pistachio Rootstock
Nursery: Wonderful
Spacing 15'x20'
Single Line Drip Irrigation System with two 1-gal emitters per tree

PISTACHIOS: **Southwest Block / Field 3:**
160+- acres of Pistachios
Planted and Budded in 2022

SIERRA LAND COMPANY

Sarah Donaldson, Broker

(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

Golden Hills Variety, 80% Randy and 20% Tejone Pollinators every 6th tree in every 6th row on UCB-1 Rootstock

Nursery: Seamon

Spacing 15'x20'

Single Line Drip Irrigation System with two 1-gal emitters per tree

FIELD 4:

Neighboring Field 4 shown below can be purchased but is not a part of the sale. Additional information available upon request.

WATER:

Property is located within and receives water from Westlands Water District.

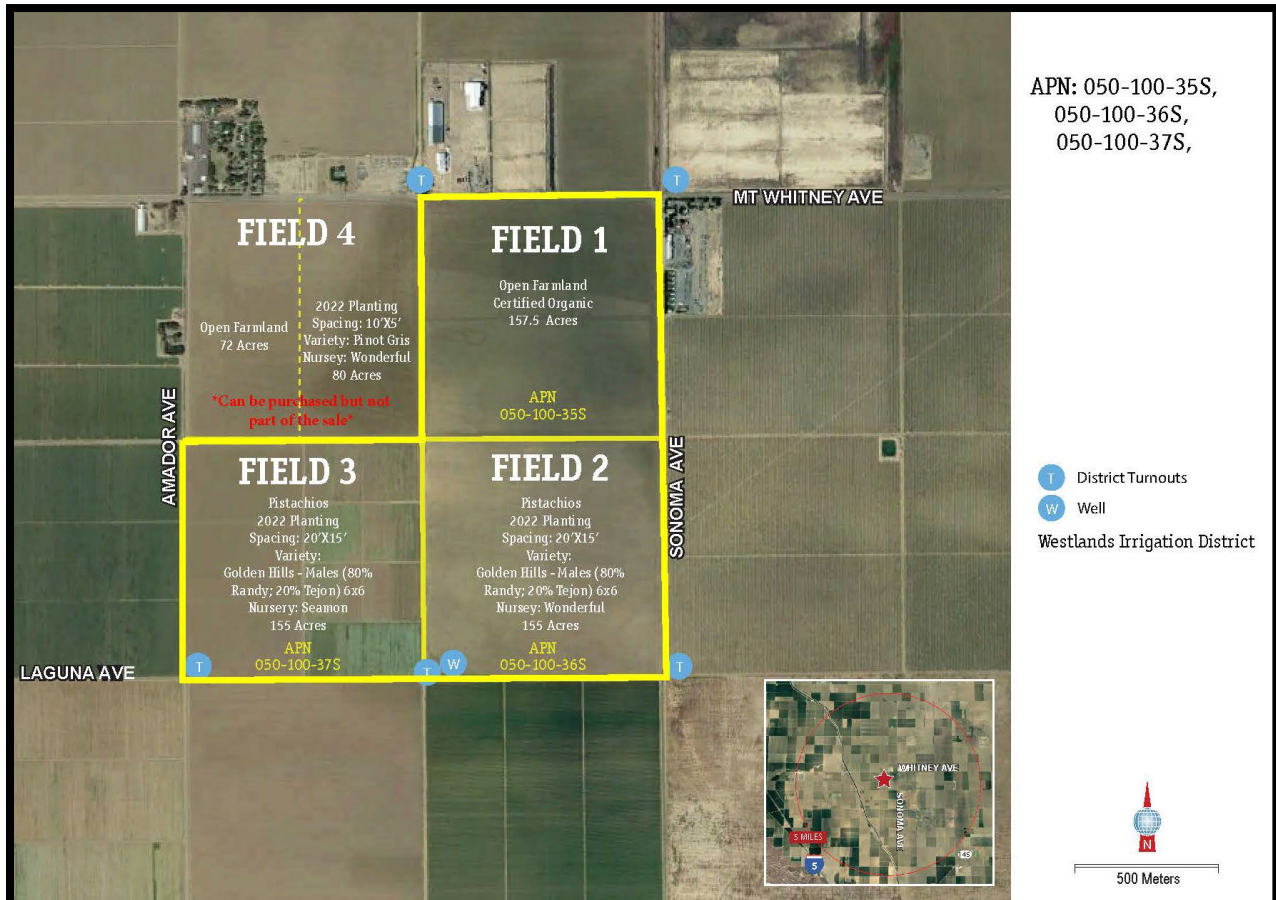
300 HP Electric Variable Speed Ag Well located on the southwest corner of Field 2.

SOILS:

Mostly Class 1 Soils, some Class 4. See enclosed soil ratings.

ASKING:

\$7,925,000 Cash / Seller financing may be available depending on terms and conditions.

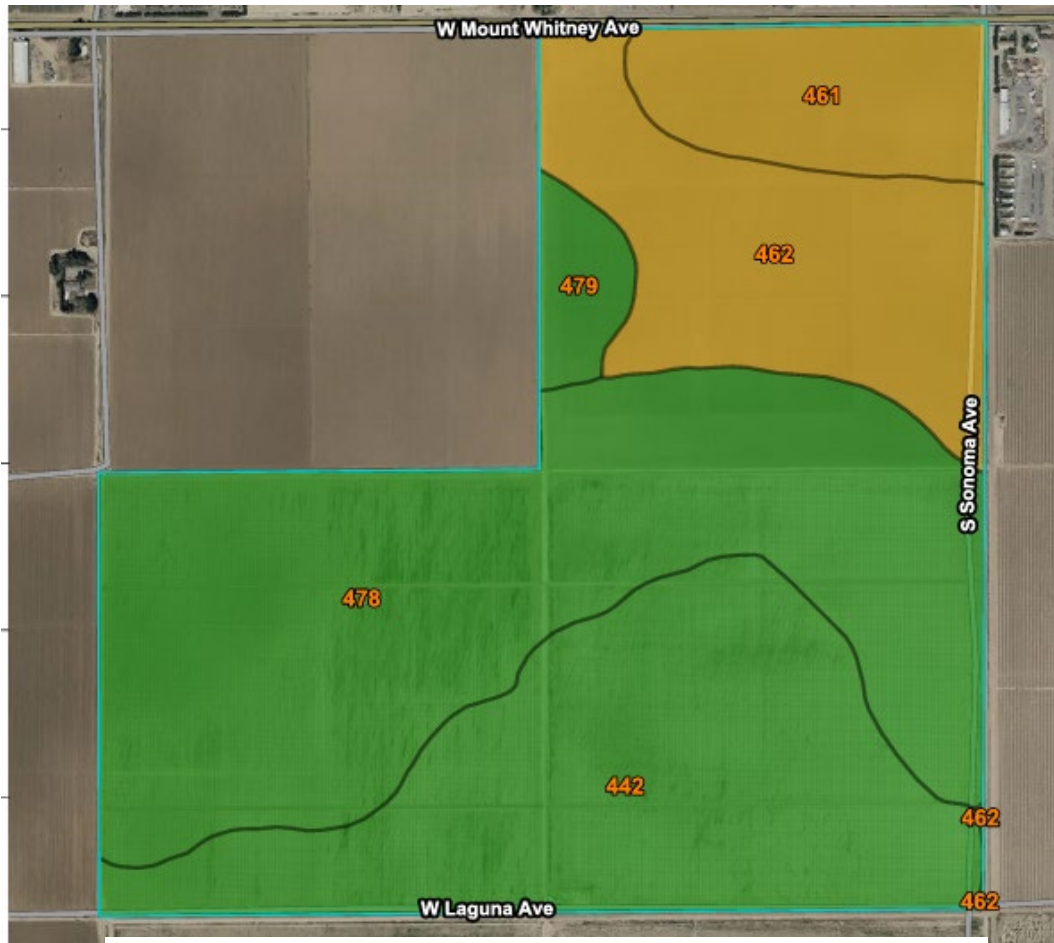


All information contained herein or subsequently provided by Broker has been procured directly from the seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by seller, broker or their agents. Before entering into any contract to purchase 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

SOILS MAP



Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
442	Panoche clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Panoche, clay loam (87%)	136.8	28.9%
461	Ciervo clay, saline-sodic, wet, 0 to 1 percent slopes	Grade 4 - Poor	Ciervo, clay, saline-sodic, wet (80%)	39.3	8.3%
462	Ciervo, wet-Ciervo complex, saline-sodic, 0 to 1 percent slopes	Grade 4 - Poor	Ciervo, clay, saline-sodic, wet (50%)	78.8	16.6%
478	Cerini sandy loam, 0 to 2 percent slopes, MLRA 17	Grade 1 - Excellent	Cerini (90%)	206.0	43.5%
479	Cerini clay loam, 0 to 2 percent slopes	Grade 1 - Excellent	Cerini, clay loam (85%)	12.5	2.6%

SIERRA LAND COMPANY

Sarah Donaldson, Broker

(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



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

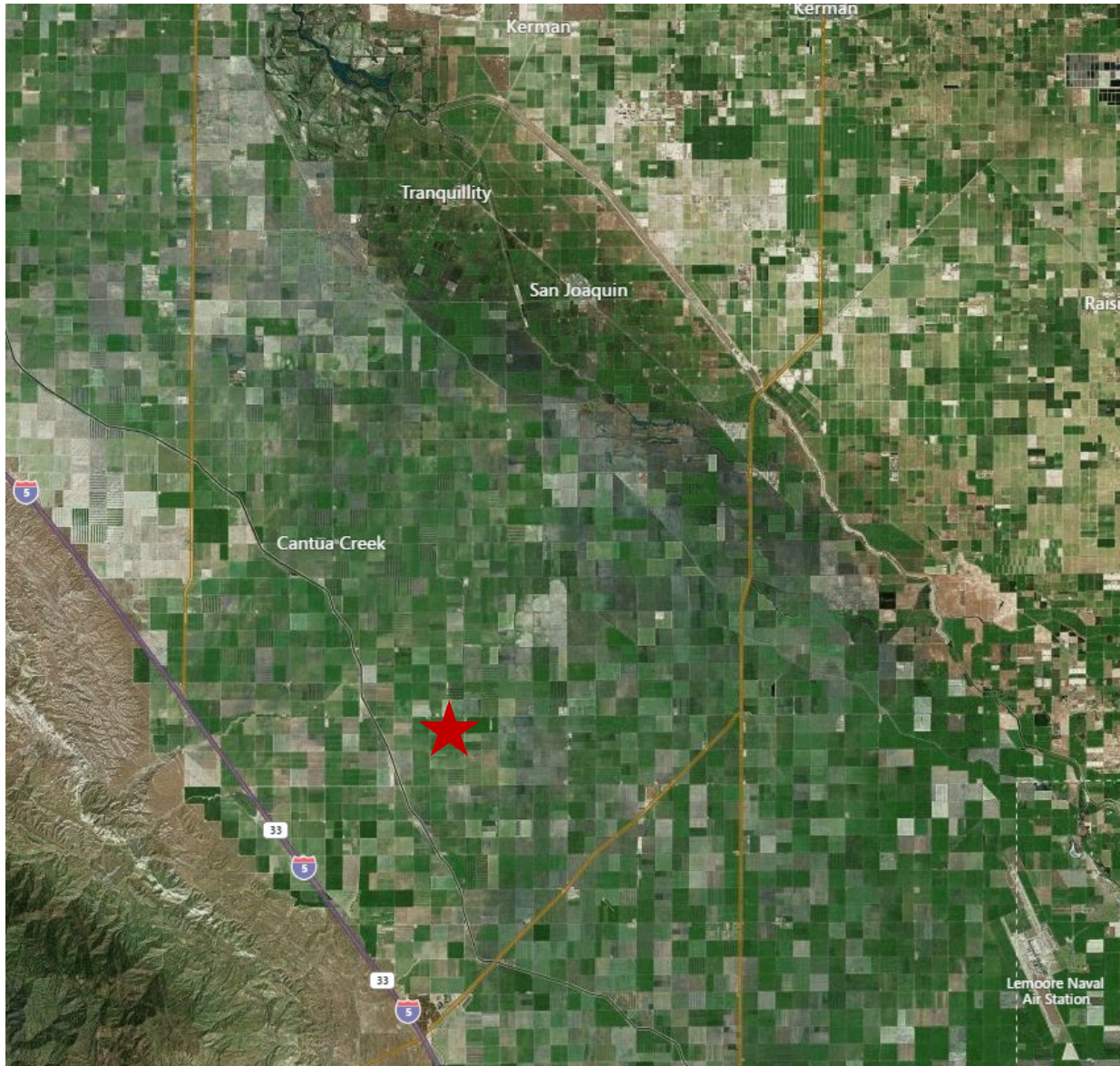
(559) 479-6582 Cell - License 02157307

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

477.50+- Acres Pistachios and Open Ground Westlands Water District



SIERRA LAND COMPANY

Sarah Donaldson, Broker

(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.