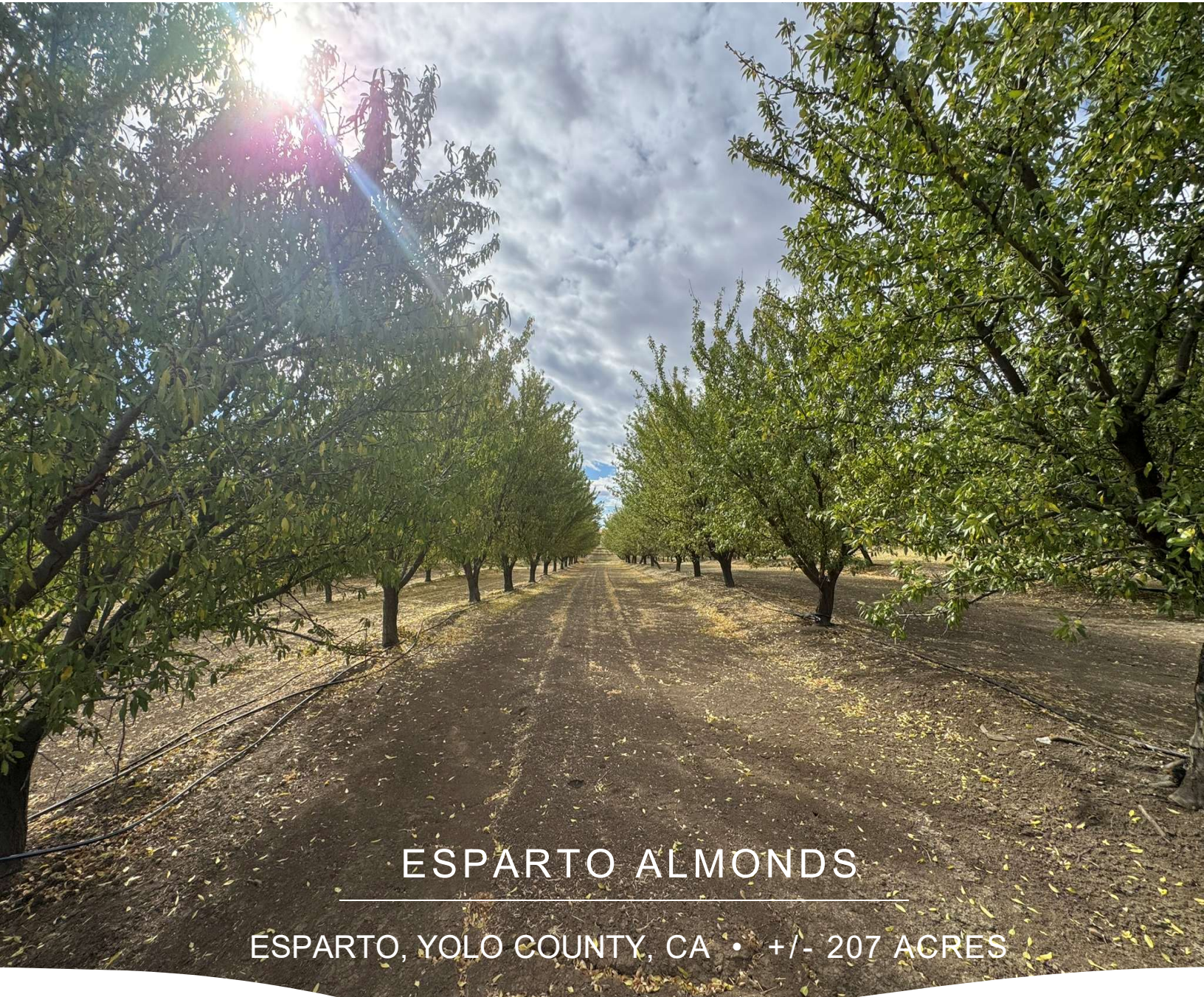




AG LAND REAL ESTATE



ESPARTO ALMONDS

ESPARTO, YOLO COUNTY, CA • +/- 207 ACRES

LAKH BAINS
LISTING AGENT

PHONE (530) 747-7772
EMAIL Lbains@aglandre.com

PROPERTY OVERVIEW

+/- 207 ACRES GROSS OFFERED AT \$3,750,000.00 (\$18,115/ACRE)

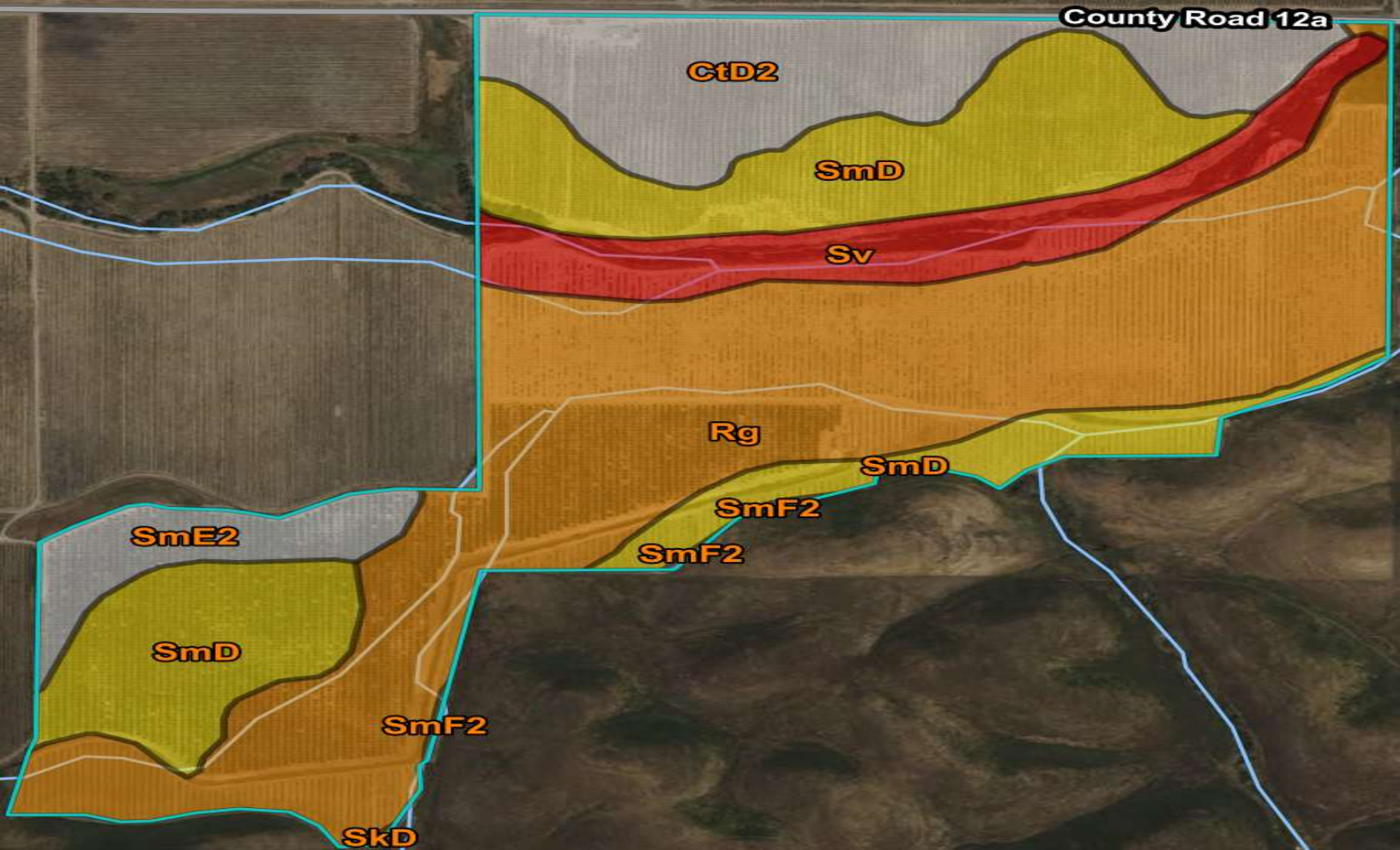
The Esparto Ranch is located in Yolo County just Southwest of the Road 12A and I-505 exit on Road 12A in Esparto. The +/- 207 acres consists of a +/- 160 acre almond orchard, a small house and open land. Located in a serene environment with hills and views of vineyards.



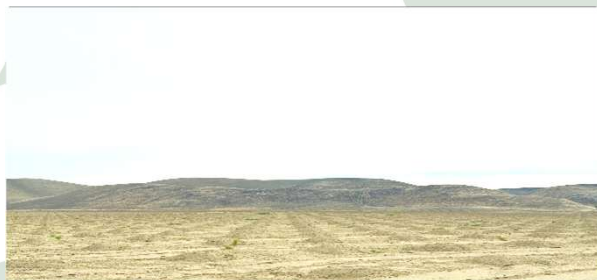
The ranch provides a diverse planting of almonds with 3 different blocks at 3 different ages. Rental income from the house (\$2k per month) and the two producing blocks of +/- 40 acres (11th leaf) and +/-50 acres (5th leaf) almonds help provide income while the newly planted +/- 70 acres comes into production for the property to transform into a real producer.



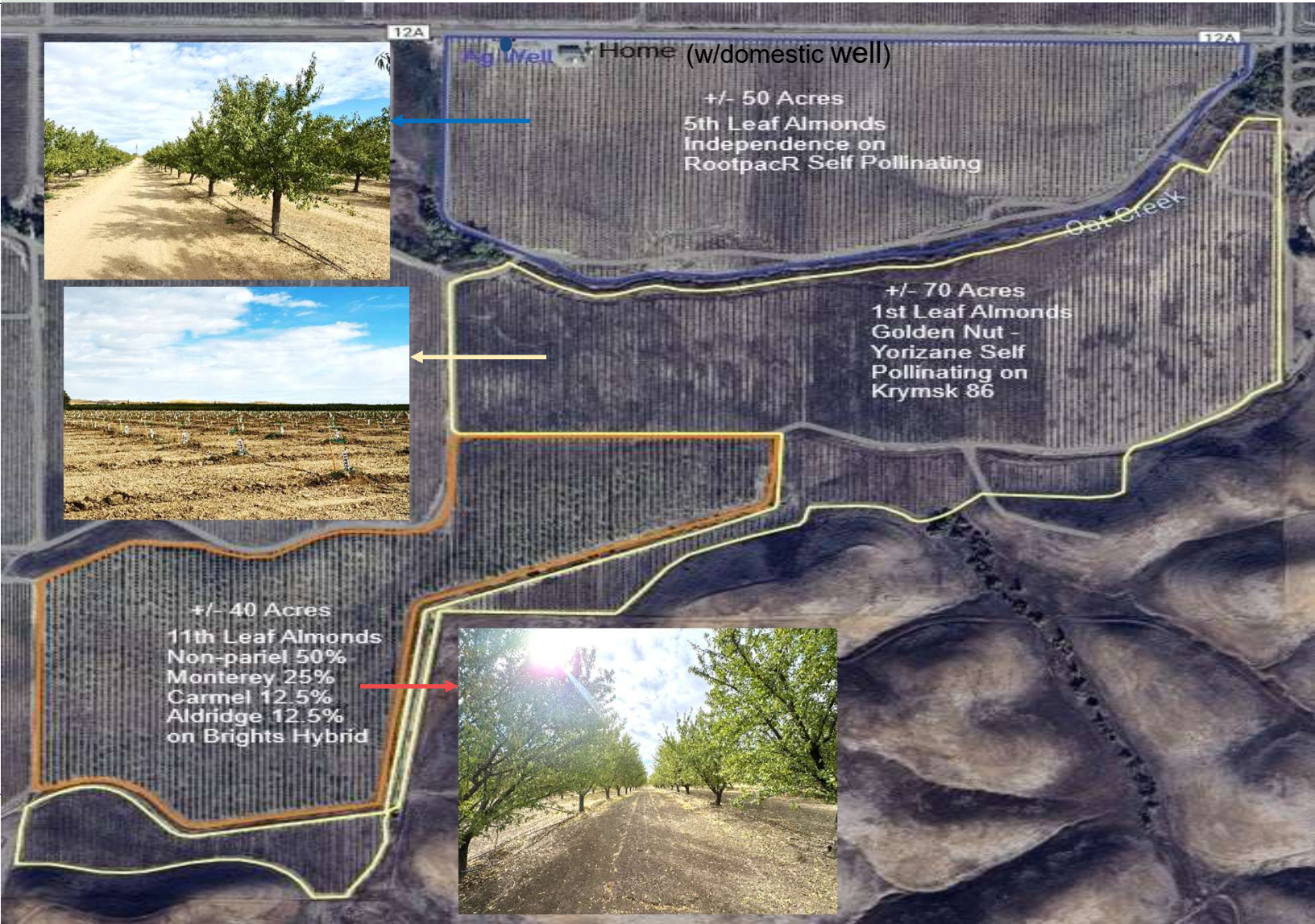
SOIL MAP



SOILS Sycamore complex Class 1 10%, Rincon silty clay loam Class 2 45%, Sehorn-Balcom complex Class 3 26%, Corning gravelly loam NIRR Class 14%, Others 5%



VARIETIES MAP/ WATER INFO



AG WELL New JD Diesel Engine and updated and expanded Filtration System. PG&E Electric at Rd 12A and Service Pole at Ag Well.



IRRIGATION Dual Line Drip and remaining acreage Dual Line Drip Ready.



VARIETIES
See Map Above



AERIAL/PARCEL MAP



PARCELS The property consists of 3 parcels in Yolo County. Yolo County APN #'s: 054-110-015, 054-100-014 and 054-140-010.

EXISTING ALMOND FIELDS

The existing blocks of almonds have been treated with TLC over the last year of new management, including; extra amendments, increased water and manual labor to remove debris and weeds and additional maintenance. This will benefit the future owner by purchasing this property on it's upward trajectory and return to full production while the young new block get's ready for a full life of producing a solid crop for it's new owner.

NEW PLANTING

The re-development of the +/- 70 acre newly planted almond block was completed meticulously and professionally; including pre-planting prep work of leveling, deep ripping, discing, tri-planning, berming and the repairing and modifying of the irrigation system. Extensive ditch work and deepening completed and several new crossings added.



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