

DANTONI

mineral resources



OFFERING SUMMARY



SITE INFORMATION

Land Area	Acres	Square Feet
Usable	199.08	8,671,924
Unusable	0.00	0
Excess	0.00	0
<u>Surplus</u>	<u>0.00</u>	<u>0</u>
Total	199.08	8,671,924
Topography	Varies at street grade	
Shape	Irregular	
Access	Fair/Average	
Exposure	Fair/Average	
Current Zoning	Extractive Industrial Zone (M-2)	
Flood Zone	Zone X (Unshaded) & Zone A	
Seismic Zone	Very High Risk	

OFFERING SUMMARY



GENERAL INFORMATION

Property Name	Dantoni Pit
Property Type	Special Purpose - Mine/Quarry
Address	7229 Dantoni Road
City	Marysville
State	California
Zip Code	95901
County	Yuba
Core Based Statistical Area (CBSA)	Yuba City, CA
Market	Yuba City, CA
Submarket	Marysville/Yuba City
Latitude	39.180508
Longitude	-121.504378
Number Of Parcels	1
Assessor Parcel	018-150-027-000
Total Taxable Value	\$1,385,500
Census Tract Number	409.01

OFFERING SUMMARY



IMPROVEMENT INFORMATION

Gross Building Area SF (GBA)	20,400 SF
Warehouse SF	15,000 SF
Canopy SF	5,400 SF
Office SF	Modular
Total Number Of Buildings	2
Year Built	1987
Quality	Fair/Average
Condition	Fair/Average
Type Of Construction	Steel and masonry
Parking Type	Aggregate Rock Surface



AERIAL PHOTOGRAPH

PROPERTY IDENTIFICATION

The subject is Dantoni Pit (CA Mine ID: 91-58-0011), a Special-Purpose (Mine/Quarry) property on a 199.08-acre (6,671,924 SF) site located at 7229 Dantoni Road in an unincorporated area of Marysville, Yuba County, California. The subject property has been an active mining pit since the early 1980s while containing 20,400 SF of building improvements inclusive of a 15,000 SF processing warehouse and 5,400 SF storage canopy that were both constructed in 1987 and in fair to average overall condition.



APN: 016-150-027-000.



AERIAL PHOTOGRAPH

Mining Operations.

The subject is not currently active in mining operations on-site, which has reportedly been the case for several years. According to the most recent Surface Mining Inspection Report from 2024, the subject is currently permitted for mining of sand and gravel aggregate with an approved annual production capacity of 300,000 to 600,000 tons including a gross mining production limit of 15,000,000 tons over the remaining life of the permit.

Although the subject is currently idle, it has contained an active mining permit since March 9, 1981, and is valid through November 2047, indicating a remaining permit life of 22 years. For purposes of this report, we assume that these figures utilized in this report via the 2024 Surface Mining Inspection Report are accurate and reserve the right to amend this report if discovered otherwise.



INVESTMENT HIGHLIGHTS

Large-scale land holding with existing improvements

Internal road network and graded work areas

Operational infrastructure in place

Irreplaceable asset in a supply-constrained region

Long-term optionality for industrial-oriented uses or land banking

Documented planning and site analysis history

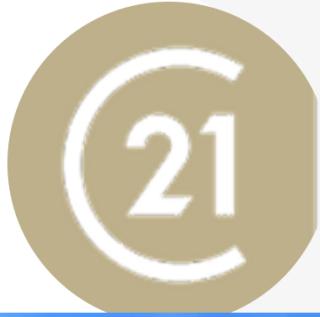
Strong intrinsic land value independent of short-term cycles



PROPERTY OVERVIEW

7229 Dantoni Rd, located east of Marysville, California, is a large-scale land and industrial asset offered for sale at \$15,200,000. The property consists of an expansive land holding characterized by unique physical features, varied terrain, and existing site infrastructure, resulting from historic aggregate-related activity.





PROPERTY PHOTOGRAPHS



Subject Primary Ingress/Egress Gate



Subject Access Road Facing South



Subject Access Road Facing North



Subject Canopy View



Subject Canopy View



Subject Primary Ingress/Egress Gate



PROPERTY PHOTOGRAPHS



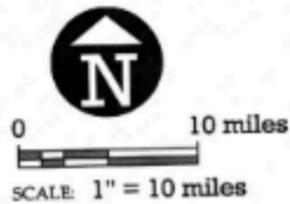
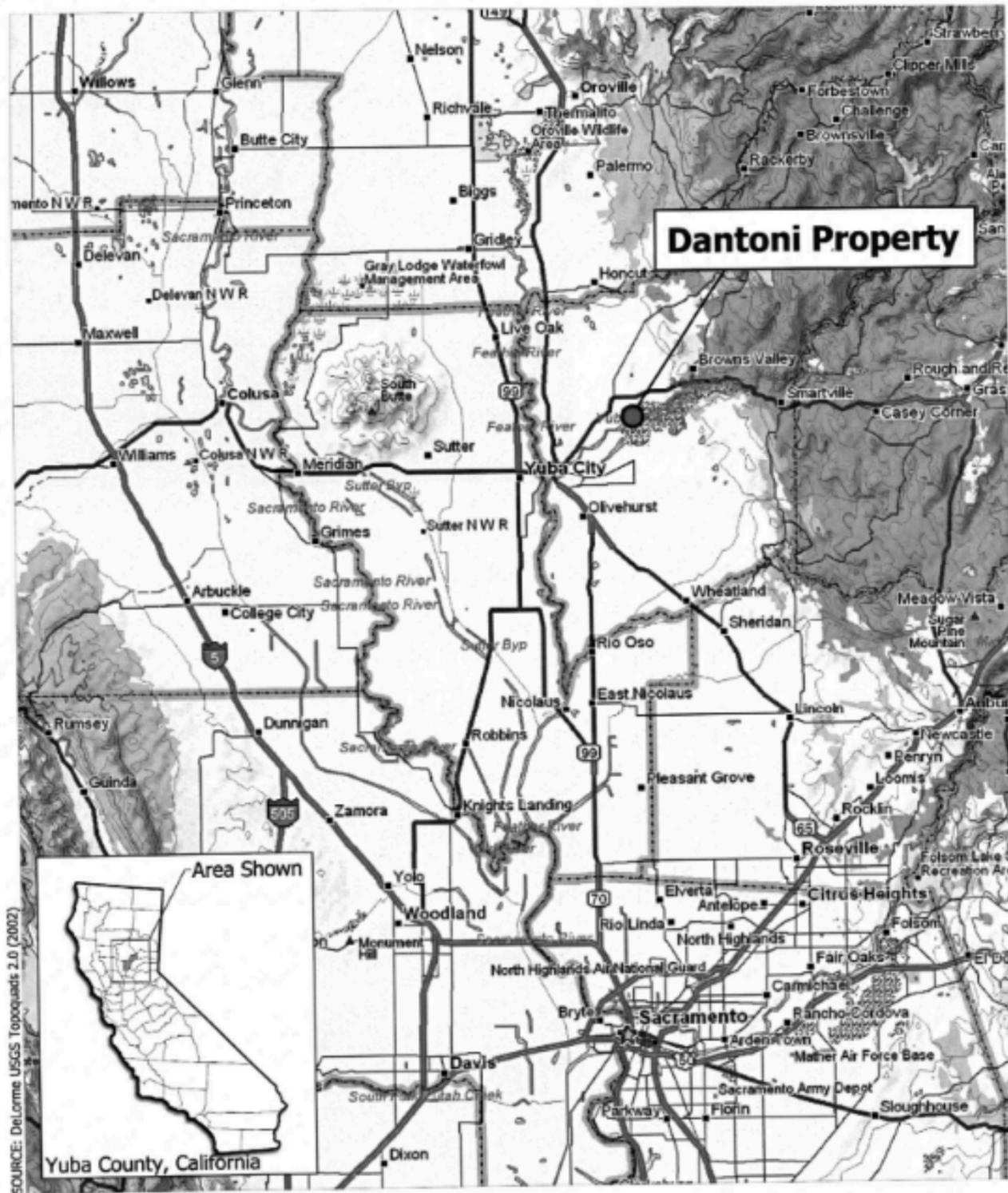


Figure 1
Regional Location
DANTONI PROPERTY

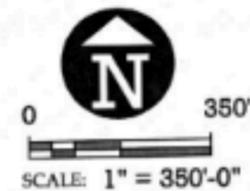
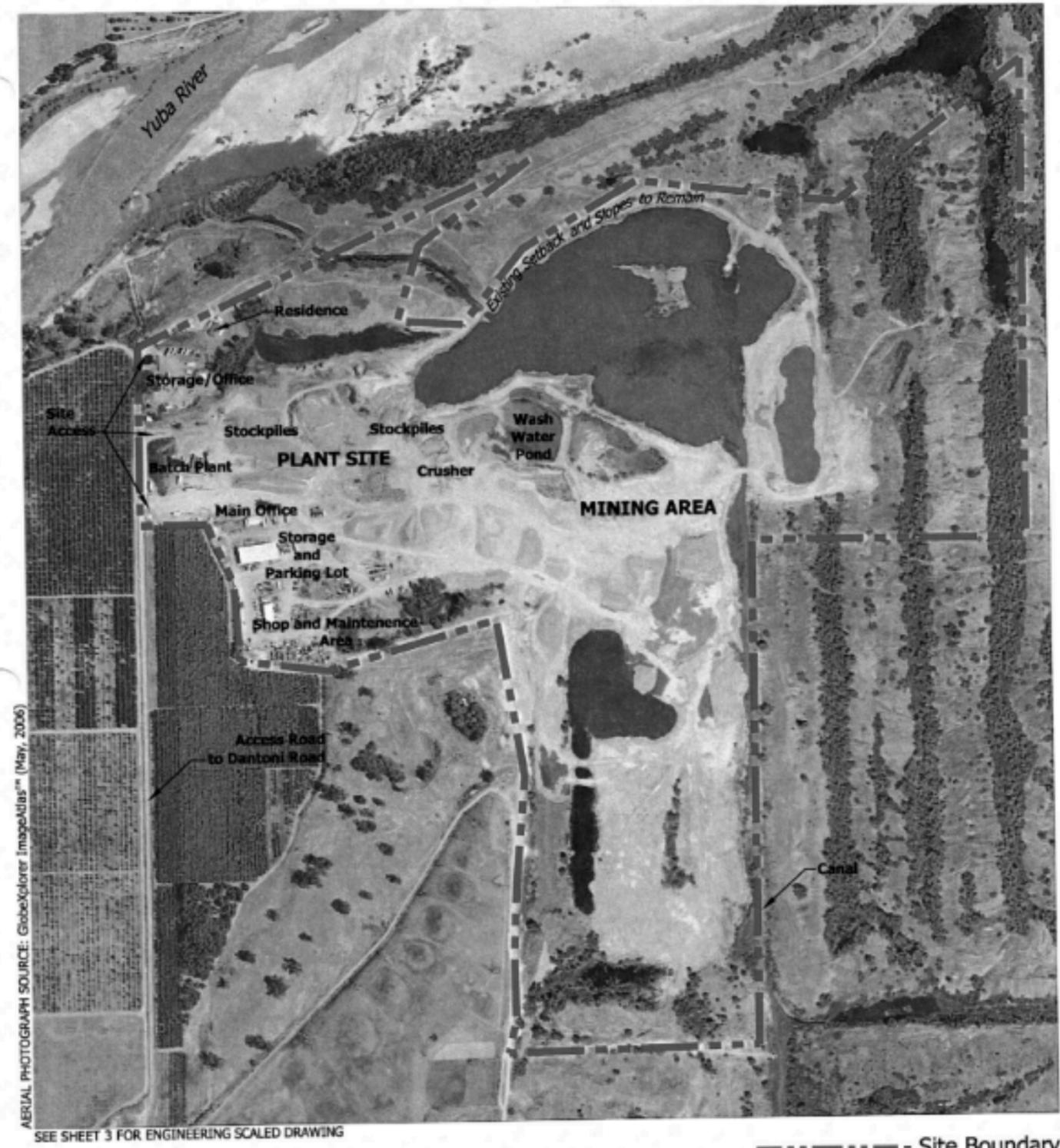
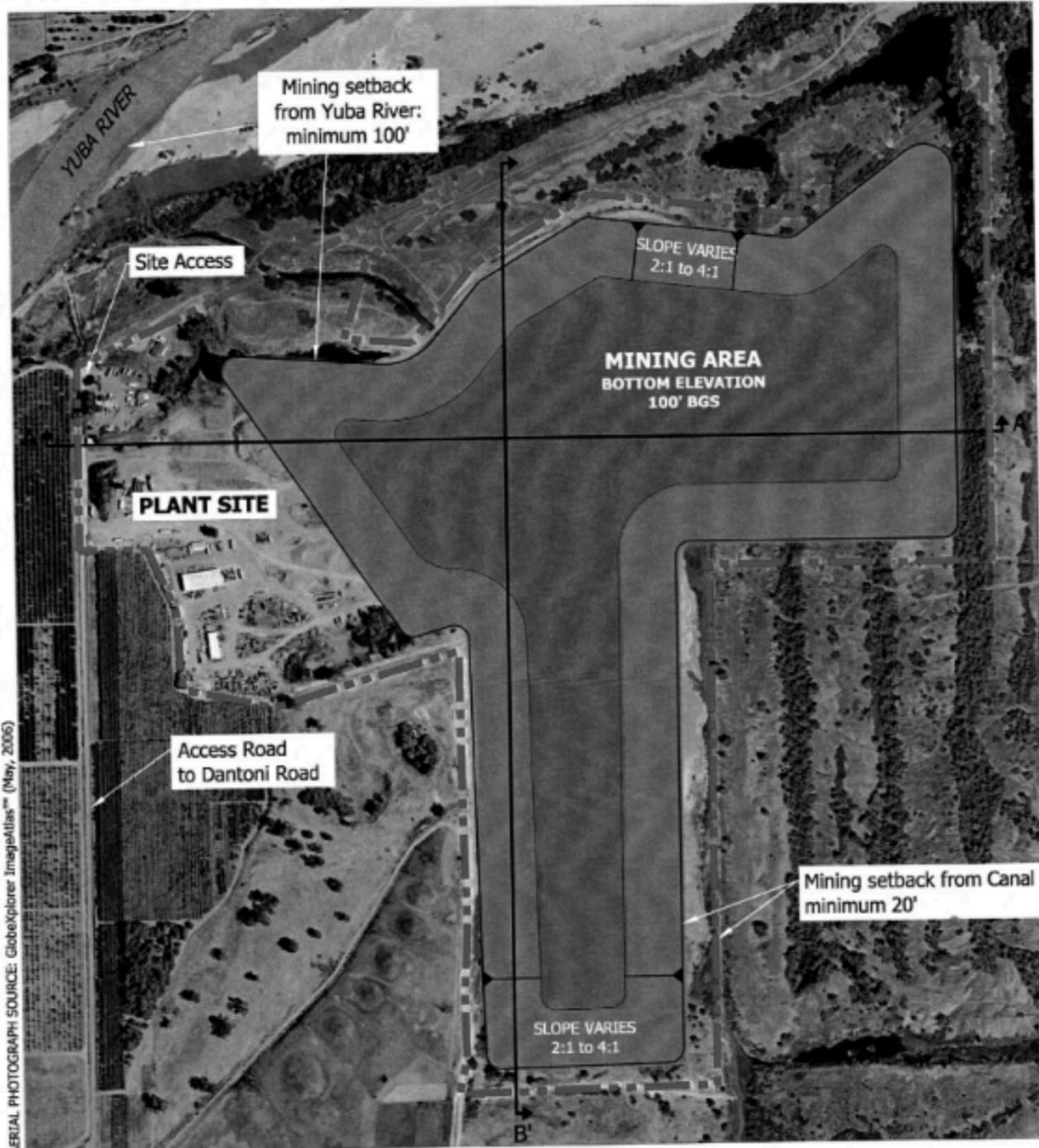
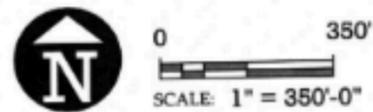


Figure 3
2006 Existing Conditions
and Aerial Photograph
DANTONI PROPERTY



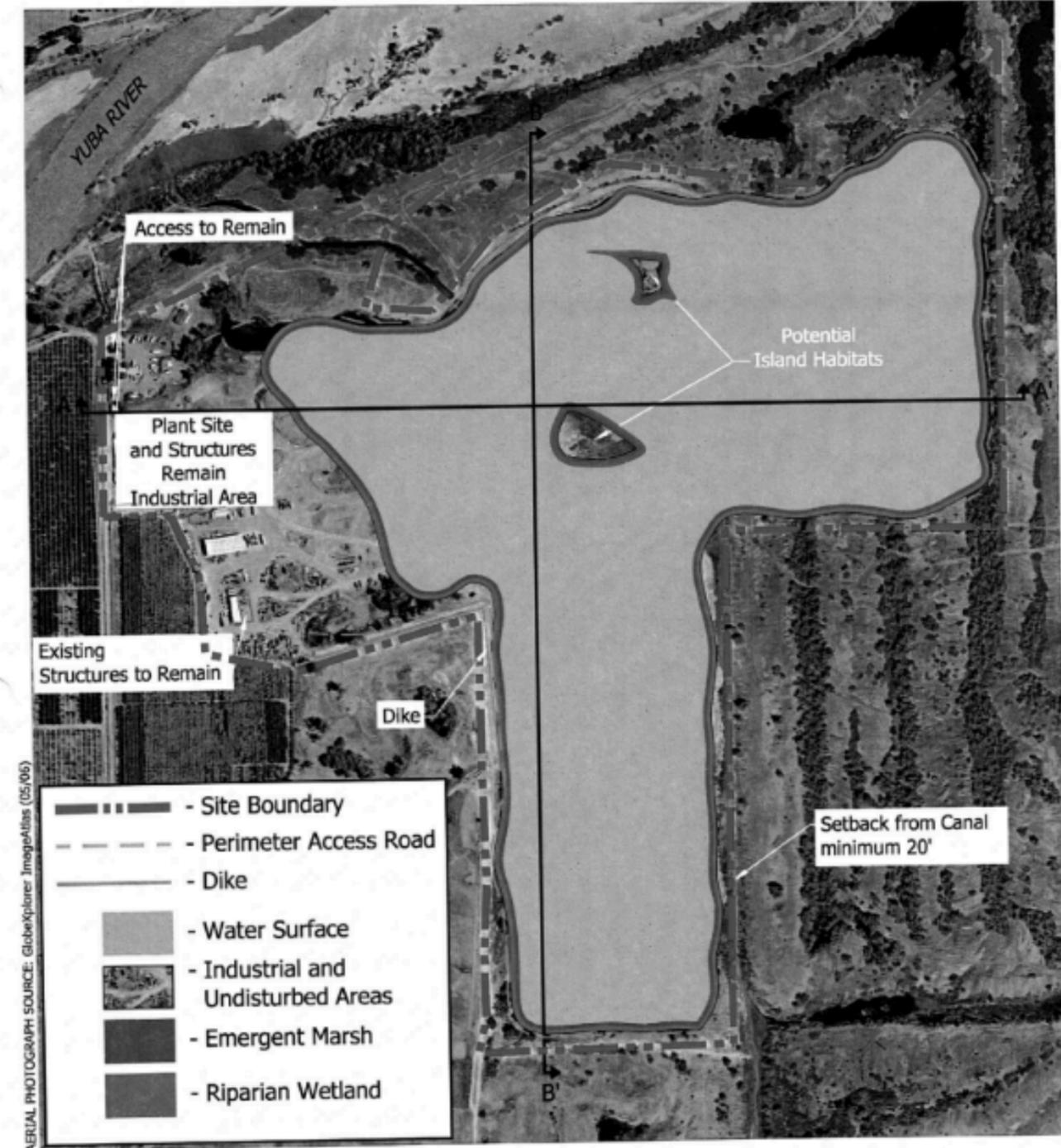
SEE SHEET 1 FOR ENGINEERING SCALED DRAWING
SEE FIGURE 5 FOR MINE PLAN CROSS-SECTIONS

NOTES:
1. All facilities and configurations approximate only. In particular, surface disturbance boundaries are not expected to be identical to those depicted, although total acreage to be disturbed and reclaimed should be similar to depicted. While this plan reflects best available data, development may vary due to actual geologic conditions encountered, engineering and other considerations.
2. Unless otherwise specified, mining to be setback from property line minimum 25'.



----- Site Boundary

Figure 4
Mine Plan
DANTONI PROPERTY



SEE SHEET 2 FOR ENGINEERING SCALED DRAWING
SEE FIGURE 7 FOR RECLAMATION PLAN CROSS-SECTIONS

NOTES:
1. Parcel and other boundary lines approximate. Aerial photography not rectified to surface conditions.
2. Size and locations of islands may vary due to actual fines available at reclamation.

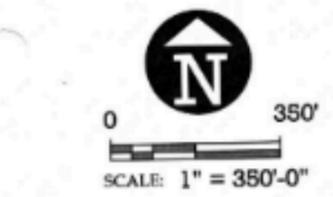


Figure 6
Reclamation Plan
DANTONI PROPERTY

REGIONAL DEMOGRAPHIC CHARACTERISTICS OF MARYSVILLE CA, YUBA CITY



REGIONAL POPULATION CENTER:

Marysville and Yuba City function as a combined urban and service hub for surrounding agricultural and rural communities.



WORKFORCE COMPOSITION:

A significant portion of the workforce is employed in agriculture, construction, manufacturing, logistics, public services, and healthcare, supporting demand for industrial land and operational facilities.



HOUSEHOLD PROFILE:

The area features a mix of urban and rural households, contributing to consistent housing demand and workforce availability.



ECONOMIC ADVANTAGES

Agricultural & Industrial Foundation:

The region supports large-scale agricultural production and related industrial operations, driving consistent demand for land-intensive uses.

Regional Connectivity:

Access to major transportation corridors supports movement of goods and materials throughout Northern California.

Supply-Constrained Land Environment:

Large contiguous parcels are increasingly scarce due to environmental, regulatory, and land-use limitations, enhancing the value of scale.

Cost Advantage:

Relative to larger California metros, the area offers lower land acquisition and operating costs, supporting long-term investment and land banking strategies.





WHY THIS REGION IS A PLUS FOR INVESTORS

The Marysville–Yuba City region offers a balance of accessibility, workforce availability, and land scalability. This combination supports industrial-oriented land uses and long-term ownership strategies while providing insulation from volatility typical of higher-density urban markets.

As land availability continues to tighten across California, the region's scale, location, and economic fundamentals position it as a compelling alternative for investors seeking durable long-term value.



LEGAL & DUE DILIGENCE NOTICE

Prospective purchasers are advised to conduct their own independent investigation and due diligence regarding all aspects of the property, including existing improvements, condition, zoning, environmental considerations, and permitted uses.

Additional reports and documentation are available to qualified parties upon execution of a Non-Disclosure Agreement (NDA). We can provide access to detailed table of contents outlining available technical and regulatory documentation.



Table of Contents- for the attached files

1. SMARA Mine Inspection – 12/16/09
 - a. Brief Summary
 - b. Restoration Aims
 - c. Mining and Processing Details
 - d. Geological Overview
 - e. Documentation Submitted
2. SMARA Compliance Checklist
3. Dantoni Detailed Summary
4. Dantoni Restoration Plan
 - a. Introduction
 - b. Riparian Area and Buffer Protection
 - c. Restoration Steps, Zones, and Components
 - d. Revegetation Layout and Strategy
 - e. Habitat Upgrades
 - f. Plant Acquisition and Placement
 - g. Care and Monitoring
 - h. Monitoring Plan
 - i. Restoration Leads
5. Technical Reports
 - a. Levee Elevation Certification
 - b. 2005 Annual Summary Waste Discharge Requirement
 - c. Waste Discharge 08/01/2006 Monitoring Report Part 1
 - d. Waste Discharge 08/01/2006 Monitoring Report Part 2
 - e. Hydraulic Loading Rates
 - f. Reclamation Board Permit 1306-CGM (Revised)
 - g. Waste Discharge Requirements Order No. 5-00-106
6. Image Attachments
 - a. Property Survey Regional Location
 - b. Existing Conditions Aerial Photography
 - c. Mine Plan Cross Sections
 - d. Reclamation Plan Cross-Sections
 - e. Revegetation Profiles
7. Environmental Impact Report
 - a. Part 1
 - b. Part 2
 - c. Part 3
 - d. Part 4
 - e. Part 5
 - f. Part 6



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