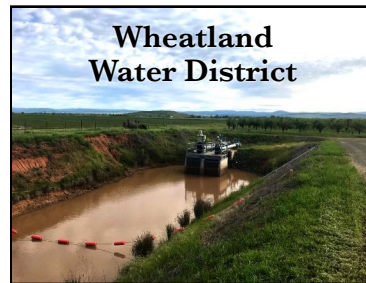
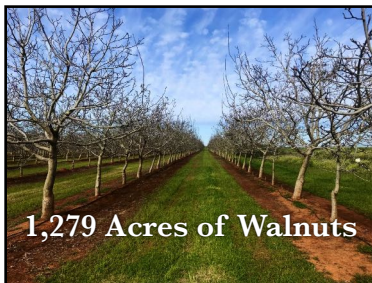
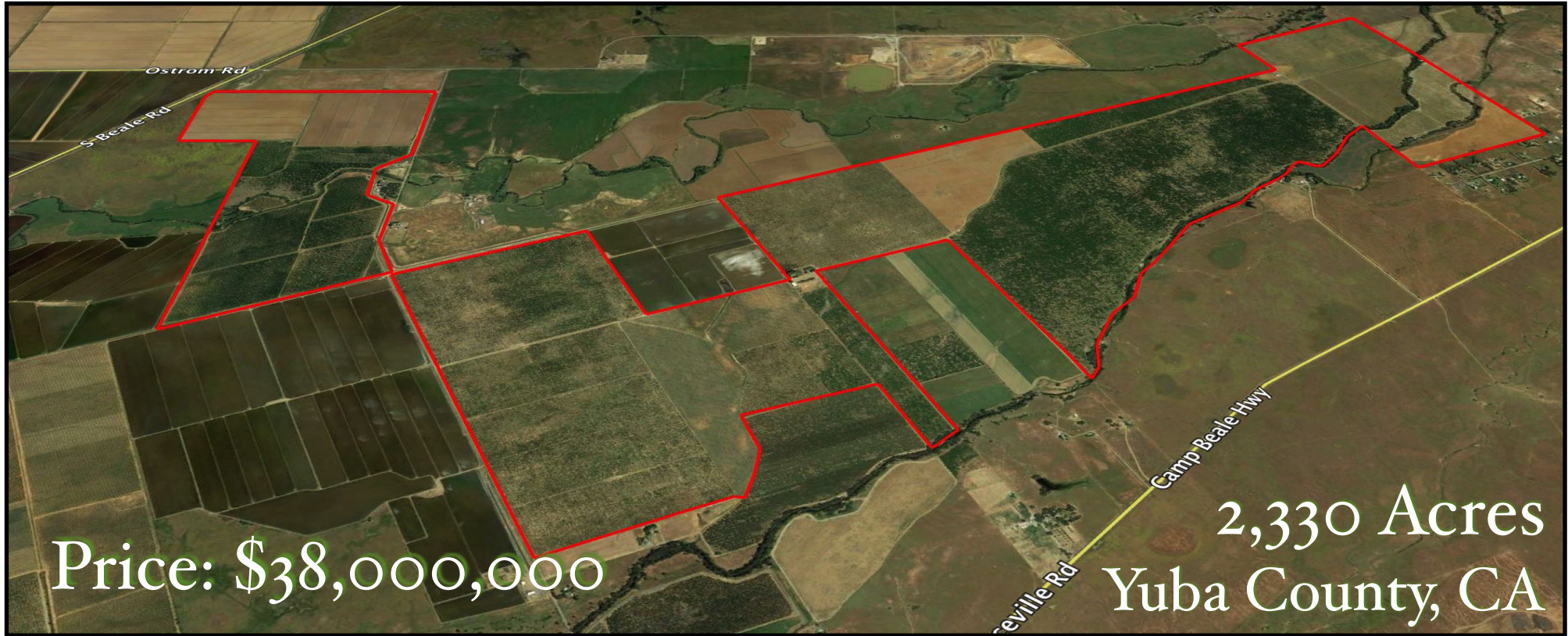


The Duffel Ranch

Wheatland, CA

All offers due by June 1, 2018



Gabriel Foster

530.300.0479

gabe@cornerstonelandco.com

BRE LIC. #: 01774496



www.cornerstonelandco.com

Joshua Cook

530.300.5294

josh@cornerstonelandco.com

BRE LIC. #: 01872850

THE OFFERING

The Duffel Ranch

Wheatland, CA

Cornerstone Land Company, as the exclusive listing agent, is pleased to offer this exceptional 2,330 acre ranch located in Yuba County, California.

- Price:** \$38,000,000
- Bid Process:** Interested prospective Purchasers will have until **June 1, 2018** to submit their offers. All offers must be submitted to Cornerstone Land Company and will be held until June 1, 2018, at which time all offers will be reviewed by Seller, and Seller in its sole and absolute discretion shall choose to accept the best offer, counter one or multiple offers, or reject all offers. Furthermore, Seller reserves the right to negotiate and/or cease negotiations with any prospective Purchaser at Sellers sole and absolute discretion.
- Terms:** Close of Escrow to be after **January 1, 2020**. There will be an opportunity for the Successful Purchaser to negotiate an agreement to take over the operation and farming of the ranch prior to the close of escrow.
- Due Diligence:** Cornerstone Land Company shall provide a recently completed appraisal and 5 years of production history upon execution of a Non-Disclosure Agreement by any prospective Purchaser and/or their Agent.
- Broker Cooperation:** Cornerstone Land Company is pleased to cooperate with outside Brokers. Any Broker representing a prospective buyer in this transaction shall provide Cornerstone Land Company with a signed C.A.R. Buyer Representation Agreement with their purchase offer.

Gabriel Foster

530.300.0479

gabe@cornerstonelandco.com

BRE LIC. #: 01774496



1510 Poole Blvd. Ste. 301
Yuba City, CA 95993
530.491.0102

www.cornerstonelandco.com

Joshua Cook

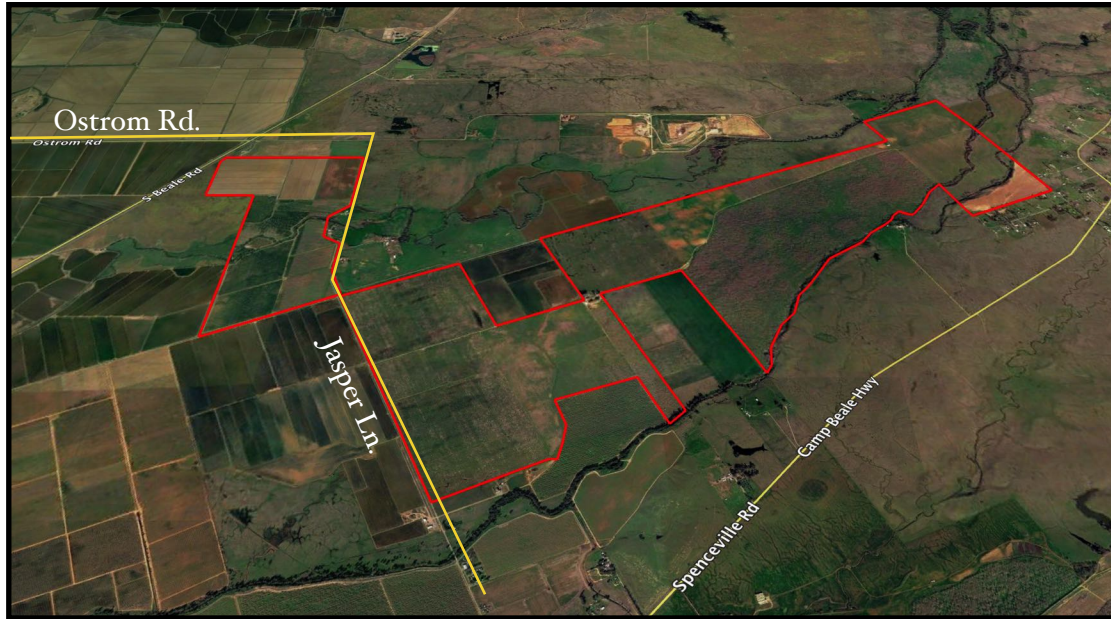
530.300.5294

josh@cornerstonelandco.com

BRE LIC. #: 01872850

The Duffel Ranch

Wheatland, CA

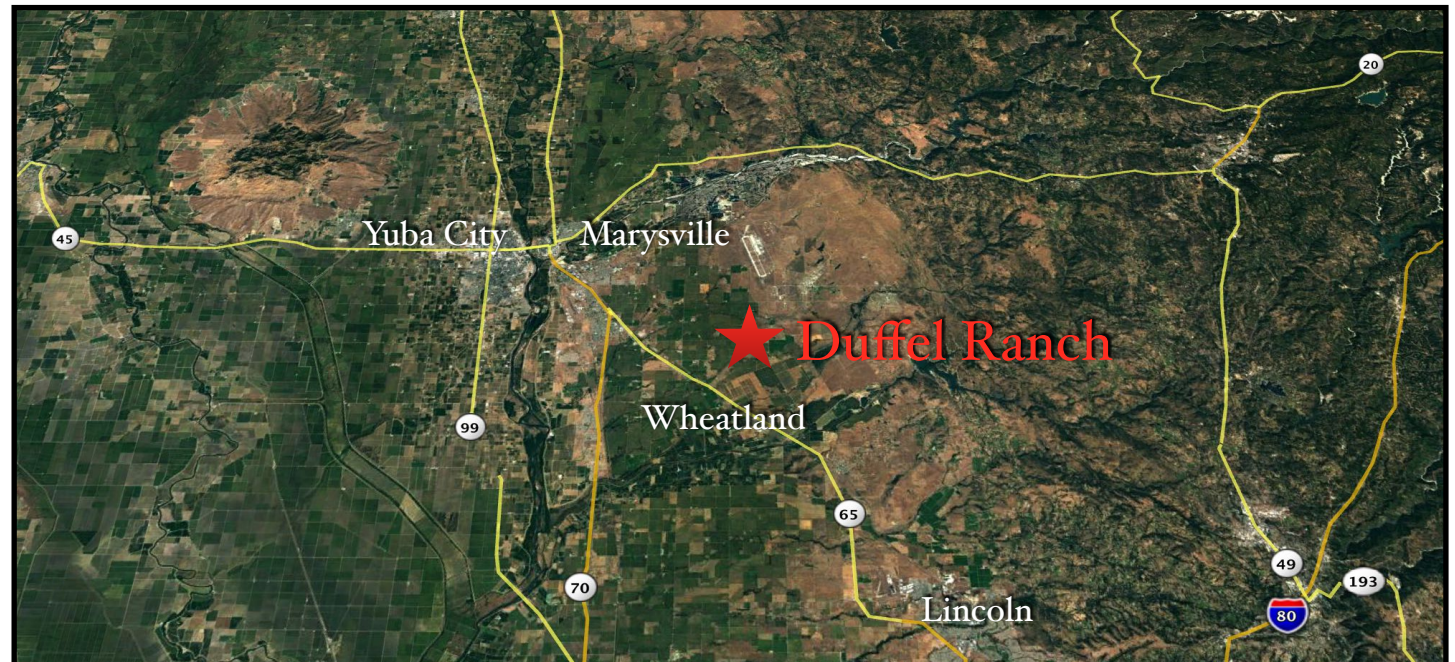


PHYSICAL ADDRESS

3700 Jasper Lane, Wheatland, CA 95692

LOCATION

The Duffel Ranch is located in an unincorporated portion of southern Yuba County, just south of Beale Air Force Base. It is located at the corner of Jasper Lane and Ostrom Road, both paved, two lane, county-maintained thoroughfares. Ostrom Road offers direct access to both State Routes 65 and 70.



RANCH OVERVIEW

The Duffel Ranch
Wheatland, CA

"Main Ranch"

- 1,568 assessed acres
- 813 acres of walnuts
- 584 acres of prunes
- 83 acres of developable ground
- 60 acres of pasture (non-farmable)
- Equipment barn
- Two houses

"North Ranch"

- 449 assessed acres
- 248 acres of walnuts
- 162 acres of rice

"South Ranch"

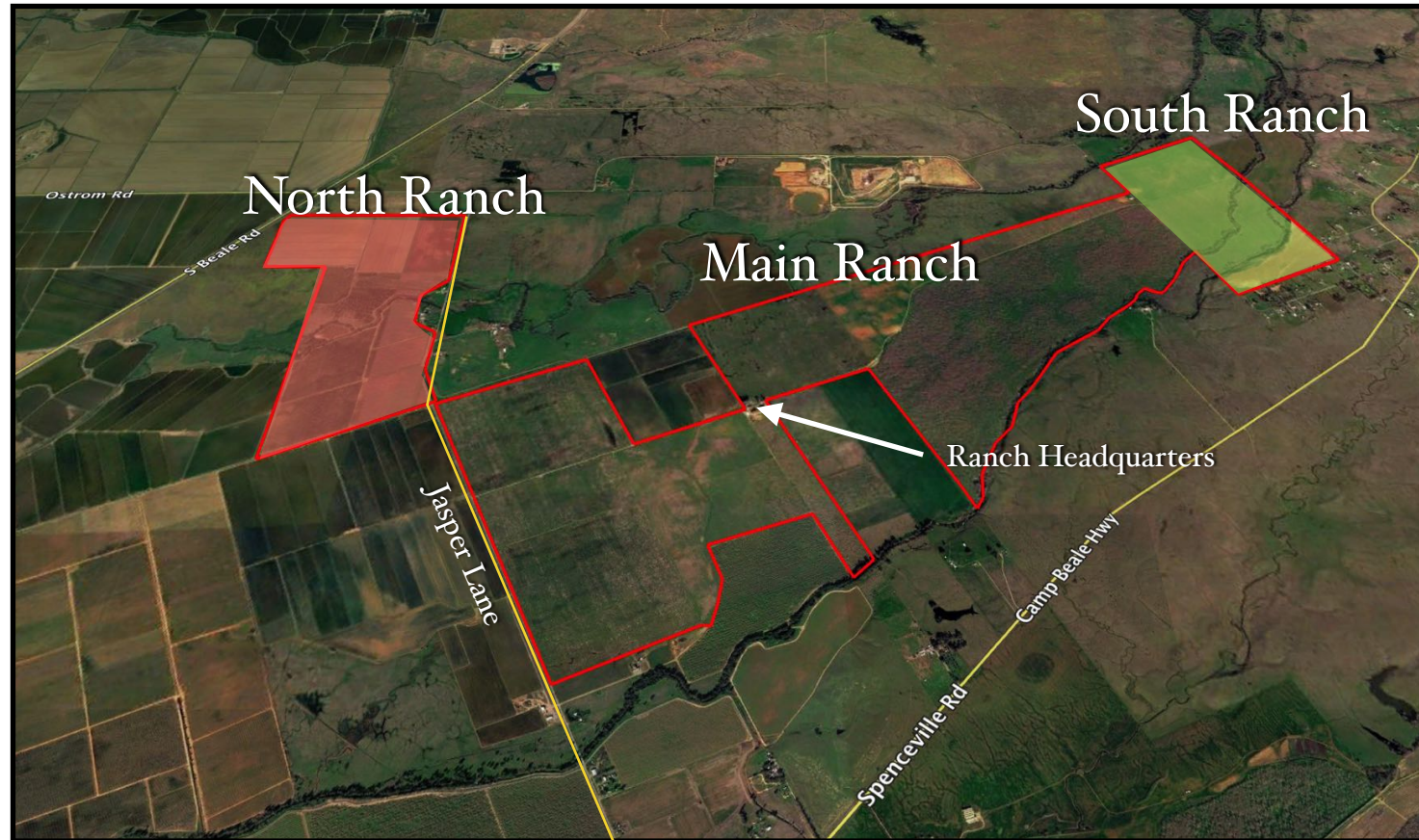
- 314 assessed acres
- 218 acres of walnuts
- 60 acres of pasture

Ranch Totals

- 1,279 acres of walnuts
- 584 acres of prunes,
- 162 acres of rice
- 83 acres of developable ground
- 60 acres of pasture

Water

- Wheatland Irrigation District
- 13 Agricultural Wells & 5 Lift Pumps



Improvements

Main Dwelling: 2,014 sf. (3 bedroom and 2.5 bath)

Labor Quarters: 1,537 sf. (3 bedroom and 1 bath)

*Both were renovated in 2012 with central air conditioning, new floors, appliances, roofs and exterior paint. The total put into the renovation of both houses was approximately \$100,000.

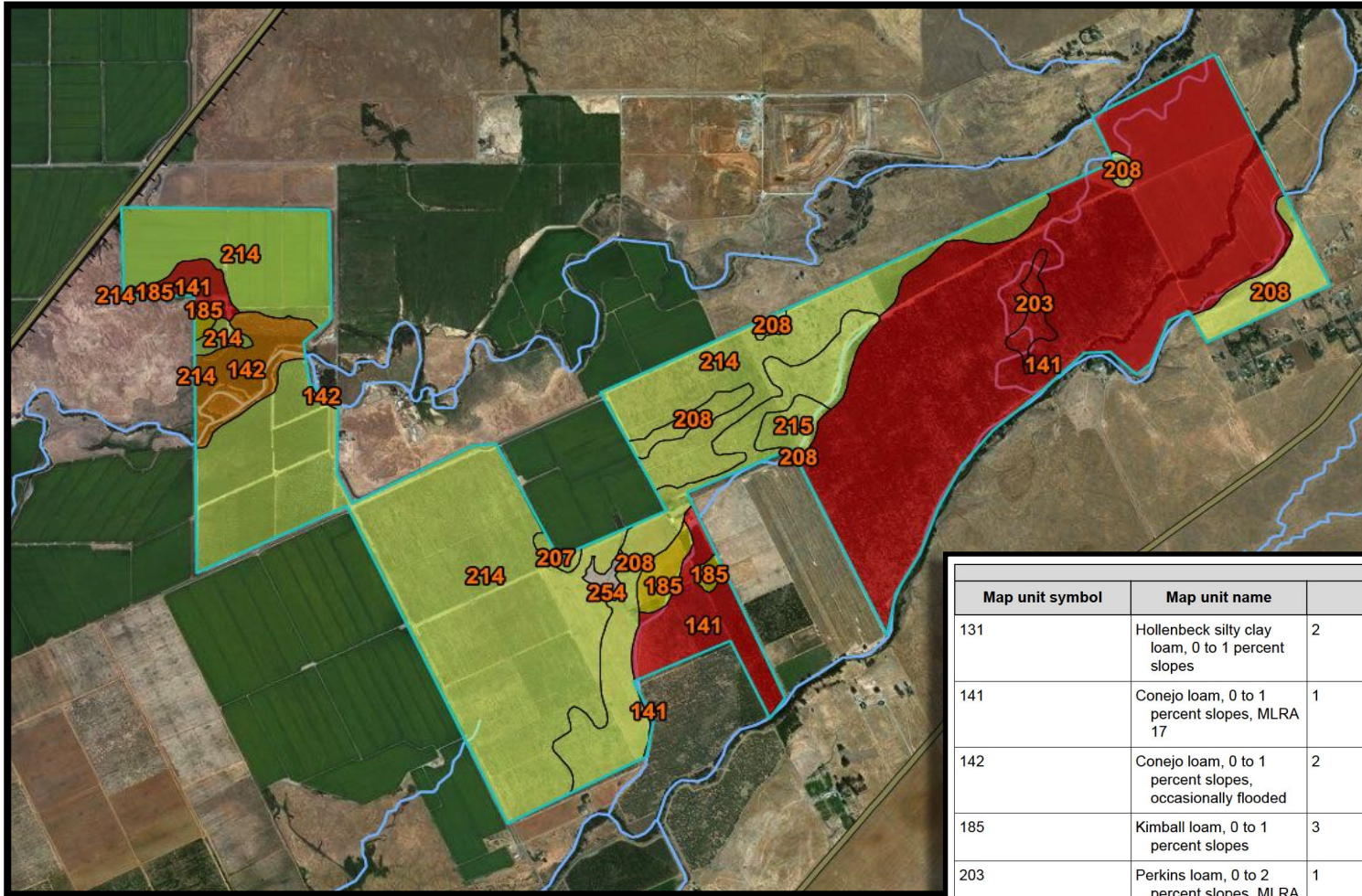
West Shop: 4,800 sf.

Barn: 4,000 sf.



SOIL REPORT

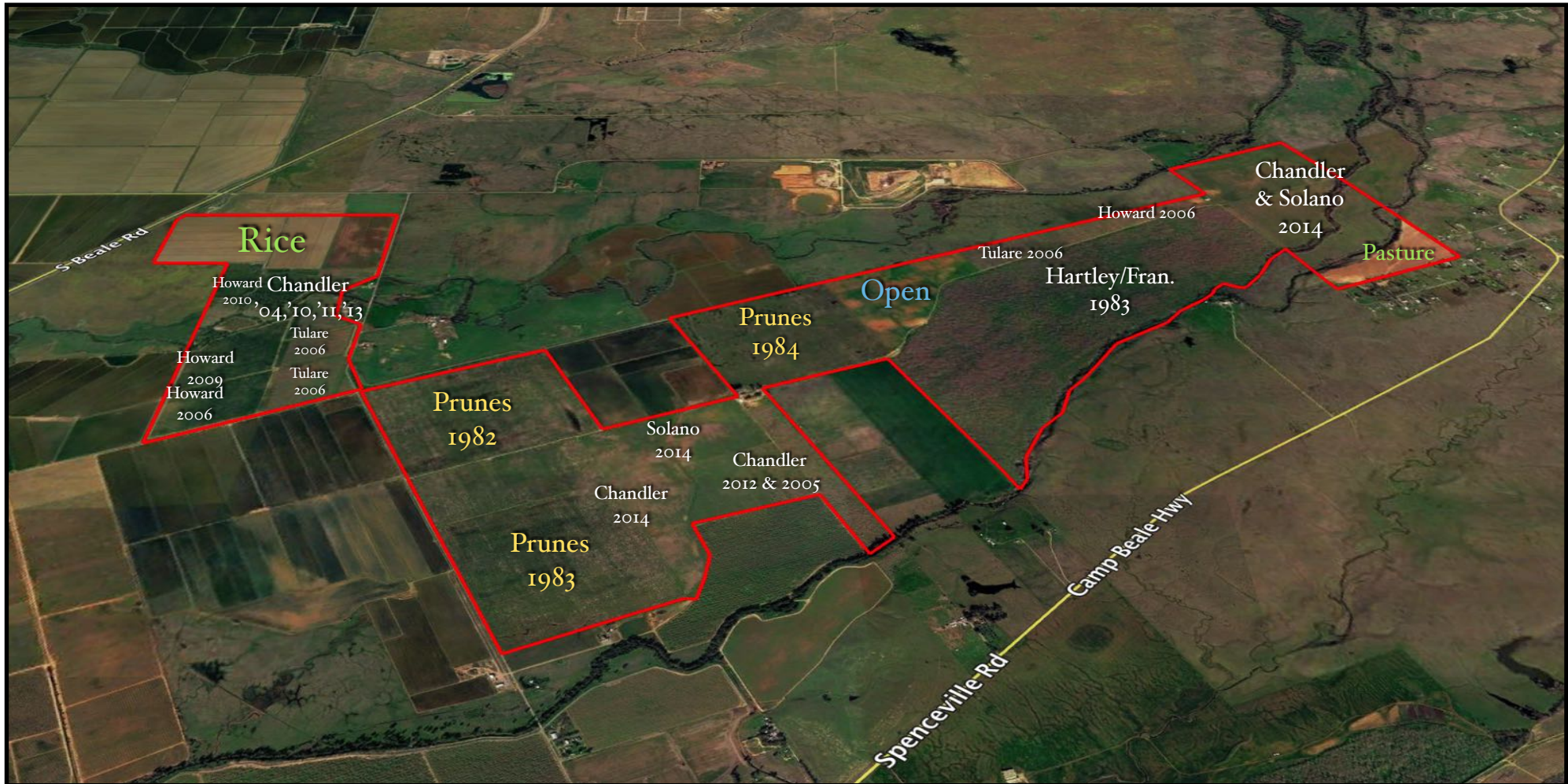
The Duffel Ranch
Wheatland, CA



Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
131	Hollenbeck silty clay loam, 0 to 1 percent slopes	2	1.2	0.0%
141	Conejo loam, 0 to 1 percent slopes, MLRA 17	1	1,019.2	42.6%
142	Conejo loam, 0 to 1 percent slopes, occasionally flooded	2	89.0	3.7%
185	Kimball loam, 0 to 1 percent slopes	3	35.5	1.5%
203	Perkins loam, 0 to 2 percent slopes, MLRA 17	1	18.7	0.8%
207	Redding gravelly loam, 0 to 3 percent slopes, MLRA 17	4	4.9	0.2%
208	Redding gravelly loam, 0 to 8 percent slopes, MLRA 17	4	201.0	8.4%
214	San Joaquin loam, 0 to 1 percent slopes	4	991.1	41.4%
215	San Joaquin loam, 1 to 3 percent slopes	4	22.8	1.0%
254	WATER		7.9	0.3%

BLOCK OVERVIEW

The Duffel Ranch
Wheatland, CA



Ranch Totals

Walnuts- 1,279 acres

Prunes- 584 acres

Rice- 162 acres

Open- 83 acres (*Orchard Dev. Potential*)

Pasture- 60 acres



CROP VARIETY

The Duffel Ranch
Wheatland, CA

Main Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YR. PLANTED
Hartley & Franquette	528	30x30	1984
Tulare	35	18x20	2003
Howard	35	18x20	2003
Chandler	60	20x40	2002
Chandler	35	20x40	2012
Chandler	80	20x25	2014
Solano	40	20x25	2014
Totals	813		
Dev. Land	83		

PRUNES

VARIETY	NET ACRES	SPACING	YR. PLANTED
French	176	9x16	1982
French	251	10x20	1983
French	157	9x20	1984
Total	584		

North Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YR. PLANTED
Chandler	10	12.5x25	2004
Chandler	5	25x25	2011
Chandler	31	25x25	2010
Chandler	12	25x25	2013
Tulare	22	25x25	2006
Tulare	21	25x25	2006
Tulare	35	25x25	2006
Howard	45	12.5x25	2006
Howard	47	12.5x25	2009
Howard	20	12.5x25	2010
Totals	248		
RICE	162		

South Ranch

WALNUTS

VARIETY	NET ACRES	SPACING	YR. PLANTED
Chandler	166	TBD	2014
Solano	52	TBD	2014
Total	218		

WATER OVERVIEW

The property boasts some of the finest irrigation water in the State of California and is irrigated by two sources of water including the Wheatland Water District & 13 Agricultural wells.

Pumping level is at approximately 100 feet.

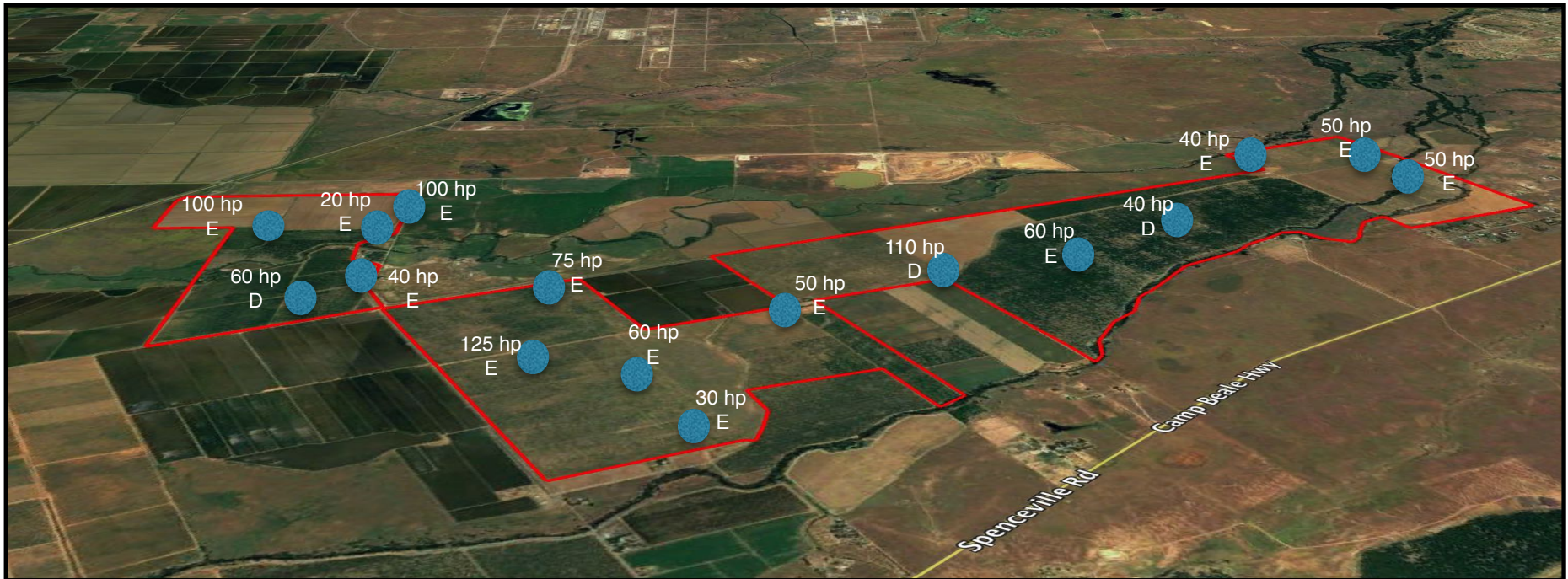
Irrigation infrastructure on each block varies and water is distributed throughout the ranch via a system of underground conduits.

The Hartley and Franquette block is irrigated by solid-set sprinklers while the remaining blocks are Microjet. All prune plantings but the northeastern block, are irrigated by Microjet sprinklers. The remaining block is irrigated via drip irrigation. The 2014 Chandler and Solano blocks are irrigated by Microjet sprinklers.

Drainage on the subject is primarily via natural percolation and assisted by numerous ditches that run through and along the property.

● Well (*Well reports are available upon request*).

“E”- Electric Pump “D” Diesel Pump



WHEATLAND WATER DISTRICT

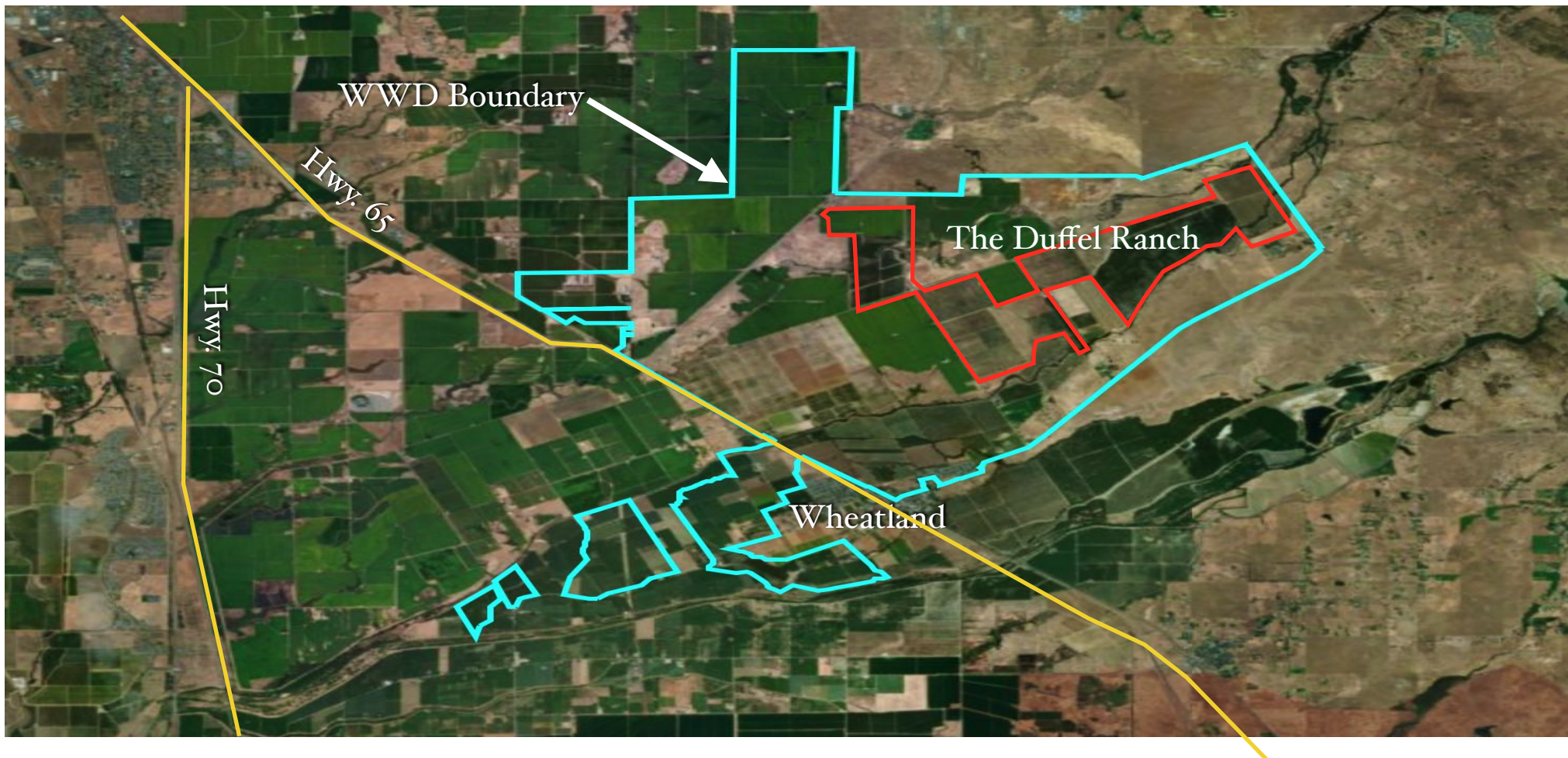
The Duffel Ranch
Wheatland, CA

The Wheatland Water District (WWD) was formed in 1954 and provides irrigation water to approximately 7,750 acres in the areas surrounding the City of Wheatland.

WWD receives its water from the “South Canal” off of the Yuba River diverted by the Yuba County Water Agency at the Daguerre Point Dam.

WWD is allotted 23,092 Ac.ft. of primary water and 17,000 Ac.ft. of supplemental water.

WWD Water Cost: \$15 Ac.ft.



PARCEL MAP



* The property is **not** currently enrolled in the Williamson Act.

Pin #	APN	Acres
1	015-110-026	237.65
2	015-110-025	184.18
3	015-080-015	1,146
4	015-030-021	314
5	015-070-069	448.88
	TOTAL	2330.71

ZONING

Both subject properties are zoned AE-80, agriculture with an 80-acre minimum parcel size. The subjects' current uses for agriculture and, in the case of the South Ranch, rural residences are conforming.



All offers due by June 1, 2018

Gabriel Foster

530.300.0479

gabe@cornerstonelandco.com

BRE LIC. #: 01774496



Cornerstone
land company

1510 Poole Blvd. Ste. 301

Yuba City, CA 95993

530.491.0102

www.cornerstonelandco.com

Joshua Cook

530.300.5294

josh@cornerstonelandco.com

BRE LIC. #: 01872850

Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.