



**Property Location & Information**

Panoche Water District  
 West of Firebaugh, SW of Dos Palos

Approximate Acreage:  
**671.58** assessed acres

Property Use:  
 Open Ground, previously farmed in  
 cotton, cantaloupes, field crops.  
 Potential pistachio development

**Offering Price & Terms**

**Offering Price:**  
 \$5,032,875

**Terms:**  
 Cash at closing

**CO-OP FEE:**  
 2.0%

**Submit Proposals to:**

Alliance Ag Services, Inc.

Nat DiBuduo Agent Cal DRE #01110987 (559) 240-2277	Greg Archer Agent Cal DRE #00865994 (559) 269-0097
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ndibuduo@allianceagservices.com  
 garcher@allianceagservices.com

5401 Business Park South, Suite 122  
 Bakersfield, California 93309



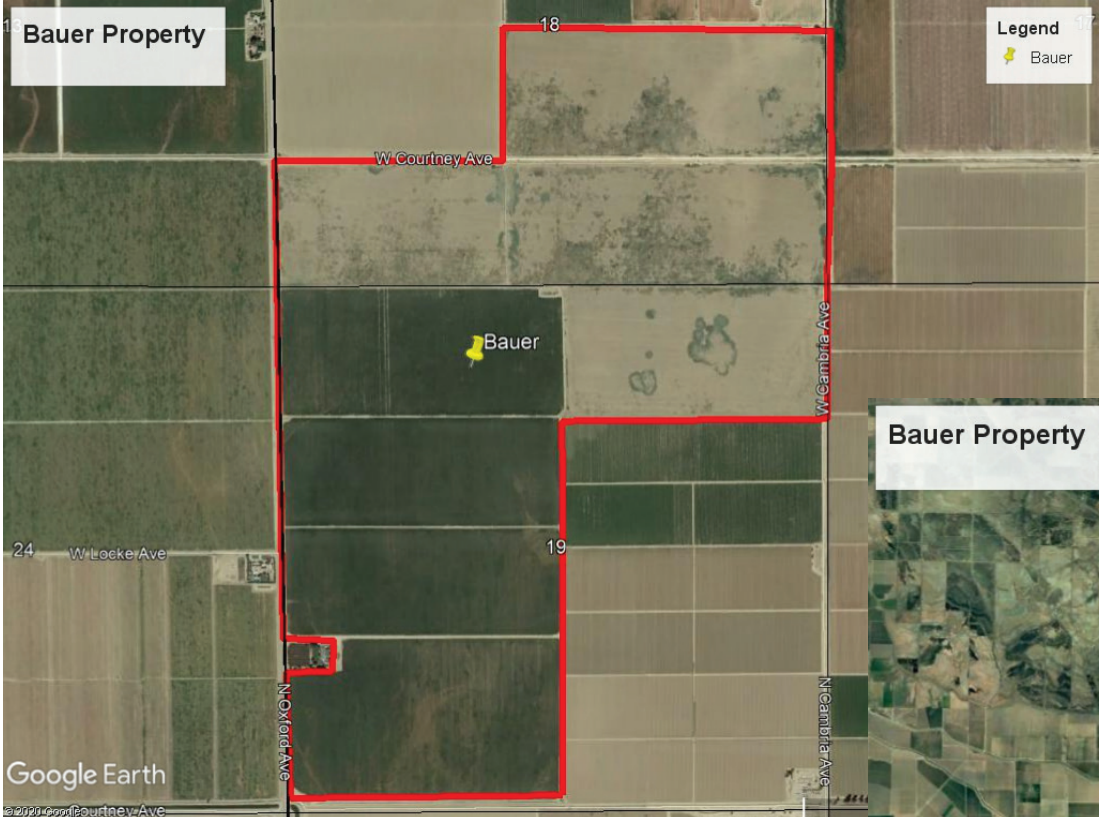
*\*nearby crop - potential planting*

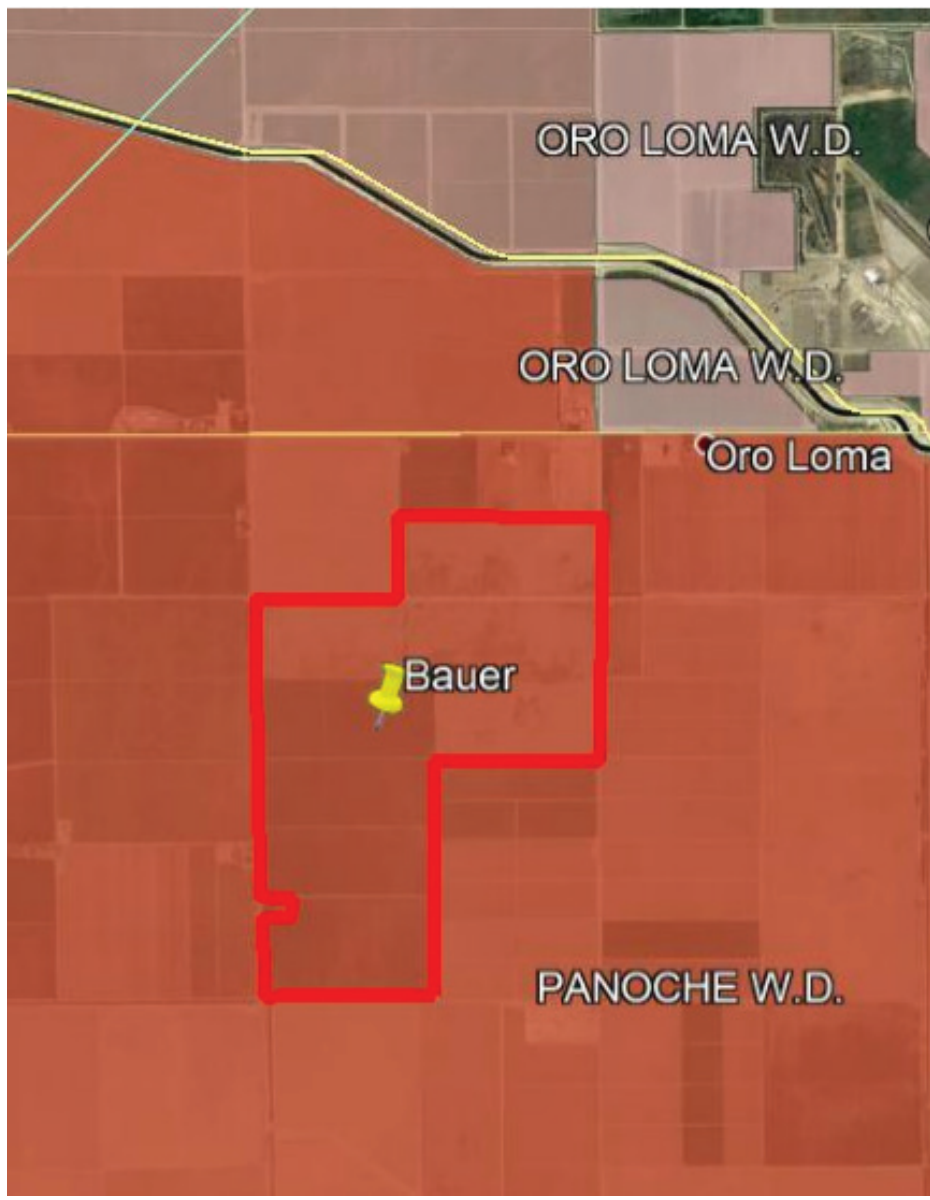
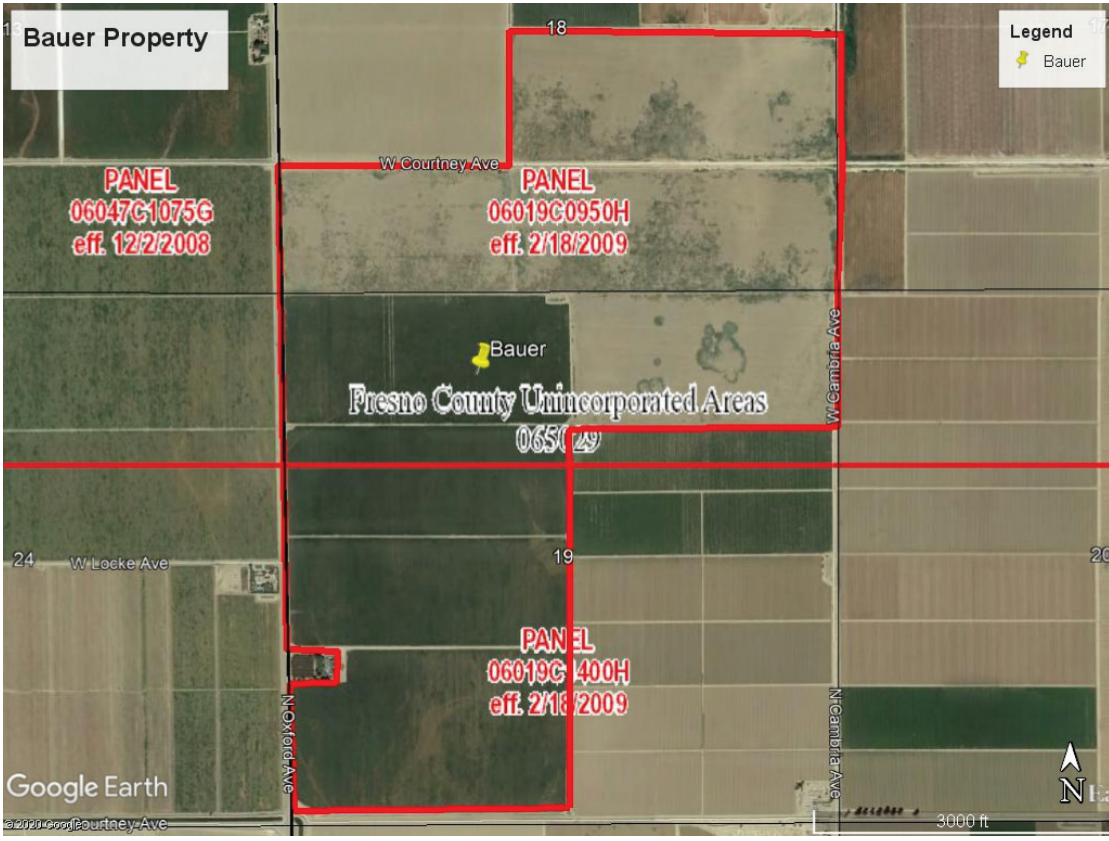
**Property Location**

APNs: 004-160-04, 07S, 10S; 005-030-16S, 21  
 13.5 miles west of Firebaugh  
 8.5 miles SW of Dos Palos, Courtney Avenue  
 1 mile north of Nees Avenue between Cambria & Oxford Avenues.  
 The west ½ of Sections 29 and 32, Township 13 South, Range 14 East  
 MDB&M, County of Fresno, State of California.



*\*nearby crop - potential planting*



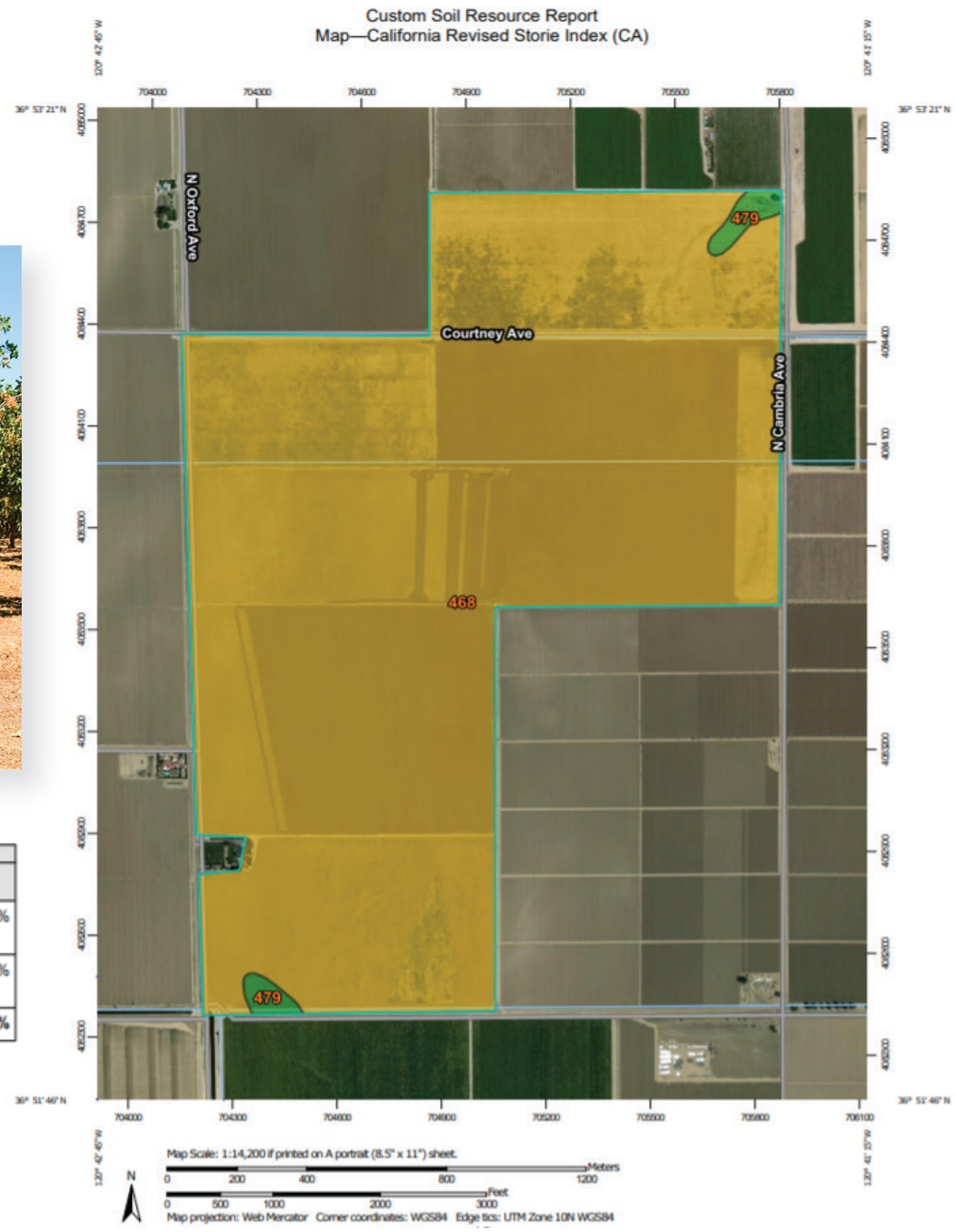


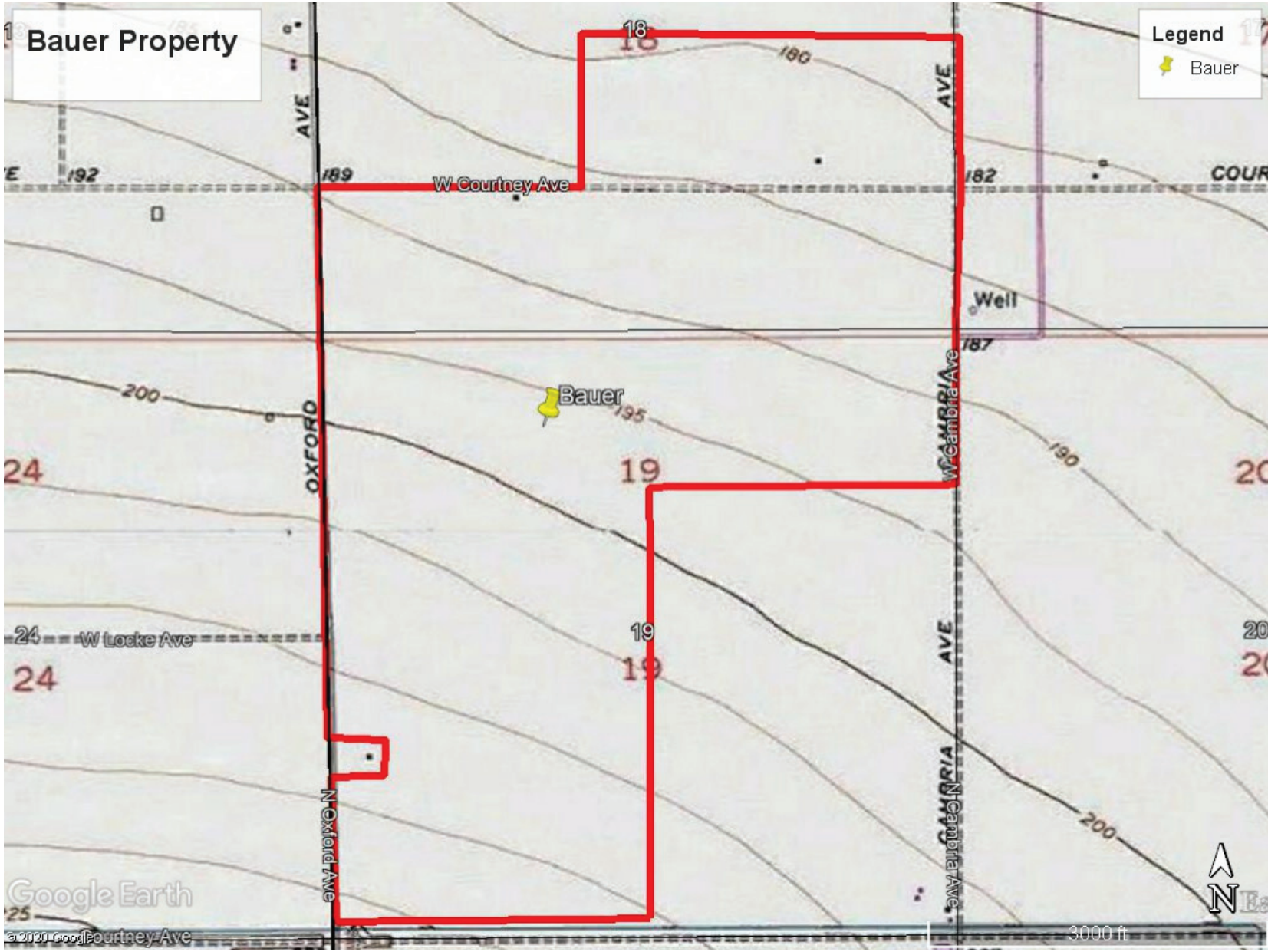
*Bauer property lies within and receives water from the Panoche Water District. Panoche Water District is part of the Federal Delivery System and is subject to Federal rules and regulations.*



*\*Pistachio orchard of surrounding property*

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
468	Deldota clay, partially drained, 0 to 1 percent slopes	688.0	98.9%
479	Cerini clay loam, 0 to 2 percent slopes	7.8	1.1%
<b>Totals for Area of Interest</b>		<b>695.8</b>	<b>100.0%</b>





As-is: This is an "as-is" sale and will be sold without representation or warranties/guarantees of any kind.

Water: Seller has not made, & hereby disclaims, any & all representations, warranties or assurances to:

- a) quality, adequacy, availability, transferability or cost of surface or well water or water rights, if any, for Real Property.
- b) eligibility of Real Property or Buyer to receive irrigation water ("District Water") from the Bard Irrigation District or any other irrigation/water district;
- c) price at which District Water, if any, may be obtained;
- d) normal, historic, or expected amounts or allocations of District Water to the extent Real Property & Buyer are eligible to receive same;
- e) number of acres of "arable," "irrigable" or "irrigation" land comprising Real Property, or any portion thereof, as those terms are defined in 43 CFR 426.4;
- f) water supply of Irrigation District, or continued ability of such district to deliver any District Water to Real Property;
- g) extent to which Real Property is located within boundaries or service area of Irrigation District or any other irrigation/water district.

Buyer is hereby notified that federal & state water & any heretofore unmanaged or unregulated ground water is subject to major changes, & that such changes could affect amount of any heretofore unmanaged or unregulated ground water available, amount of water available to water districts, eligibility of recipients to obtain such water, & cost at which eligible recipients may receive such water. Buyer is strongly advised to independently investigate every matter regarding water law as it affects Real Property. Buyer relies on any statements, suggestions, or other written or oral expressions by Seller or Broker entirely at Buyer's own risk.

Information contained herein from sources Alliance Ag Services, Inc. (AAS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA, AFSA and NRCS records and data, and information from other government agencies and offices. However, AAS have not independently verified and do not guarantee the accuracy, completeness or sufficiency of this information. Prospective Buyer is therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, past history of property is no guaranty of future performance, which is subject to unpredictable variables such as weather, management and operational skills, market factors and general economic conditions. Accordingly, AAS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

Alliance Ag Services, Inc. participation in this transaction is solely in the capacity of real estate brokers, and they do not hold themselves out as having expertise or specialized knowledge in the fields of plant pathology, entomology, environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by AAS relating to this property may be relied upon by the Buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorney, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyers' rights and interests.

AAS, as real estate brokers, only represent the SELLER in this transaction. This offering is subject to prior sale, matters of title change of price, rental or other conditions; may be withdrawn from the market without advance notice, and is subject to any special listing conditions or requirements the Seller may impose.

*“Providing efficient,  
reliable, and  
professional  
service since 2002.”*



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