

DAVIS 190 LLC

OFFERING MEMORANDUM



[Take a Virtual Tour](#)

Agriculture Industries, Inc.

CA DRE # 00616378

3002 Beacon Blvd.

West Sacramento, CA 95691

916.372.5595

www.agricultureindustriesinc.com



Cork McIsaac

CA DRE # 01216717

916.799.9441

cmcisaac@natural-resources-group.com

Davis I90 LLC

Yolo County, California

The 190.04+/- acre property is located just North of the intersection of County Road 31 and County Road 95 west of Davis, California.

The Davis I90 property is a good producing 172+/- acres almond orchard in a desirable growing area with multiple water sources.

The property has a large pond and is adjacent to Dry Slough which is the conveyance for the Yolo County Flood Control and Water Conservation District which provides surface water to the county.

This is an excellent opportunity to acquire a quality turnkey operation with groundwater supplied by 2 wells and surface water.

The current professional farm management of the property can be continued.



AGRICULTURE INDUSTRIES

Management & Investment Solutions



Water: The Property has 2 deep wells which were completed in 2012 and 2017. The North well utilizes a 150 HP electric turbine and the South well has a 100HP electric turbine powered by a 150KW natural gas generator. The property also has a lift 50HP turbine pump, also tied to the generator, to access surface water. Surface water is delivered via Dry Slough which is part of the YCFC&WCD distribution system. The district serves approximately 195,000 acres from water delivered from Clear Lake and Indian Valley Reservoir.

Zoning: The property is zoned Ag Preserve and enrolled in the Williamson Act.

AGRICULTURE INDUSTRIES

Management & Investment Solutions



Taxes:

APNS	Year	Total Taxes
038-120-036	2023/2024	\$14,929.00
038-120-037	2023/2024	\$13,001.98
		\$27,930.98

Financing: Current financing Lender has indicated a willingness to allow a qualified buyer to assume the existing financing. This provides a very favorable fixed rate of 3.6% through September 1, 2030 after which it will revert to a variable rate.

Mineral Rights: Any mineral rights owned by seller to be conveyed with fee title.

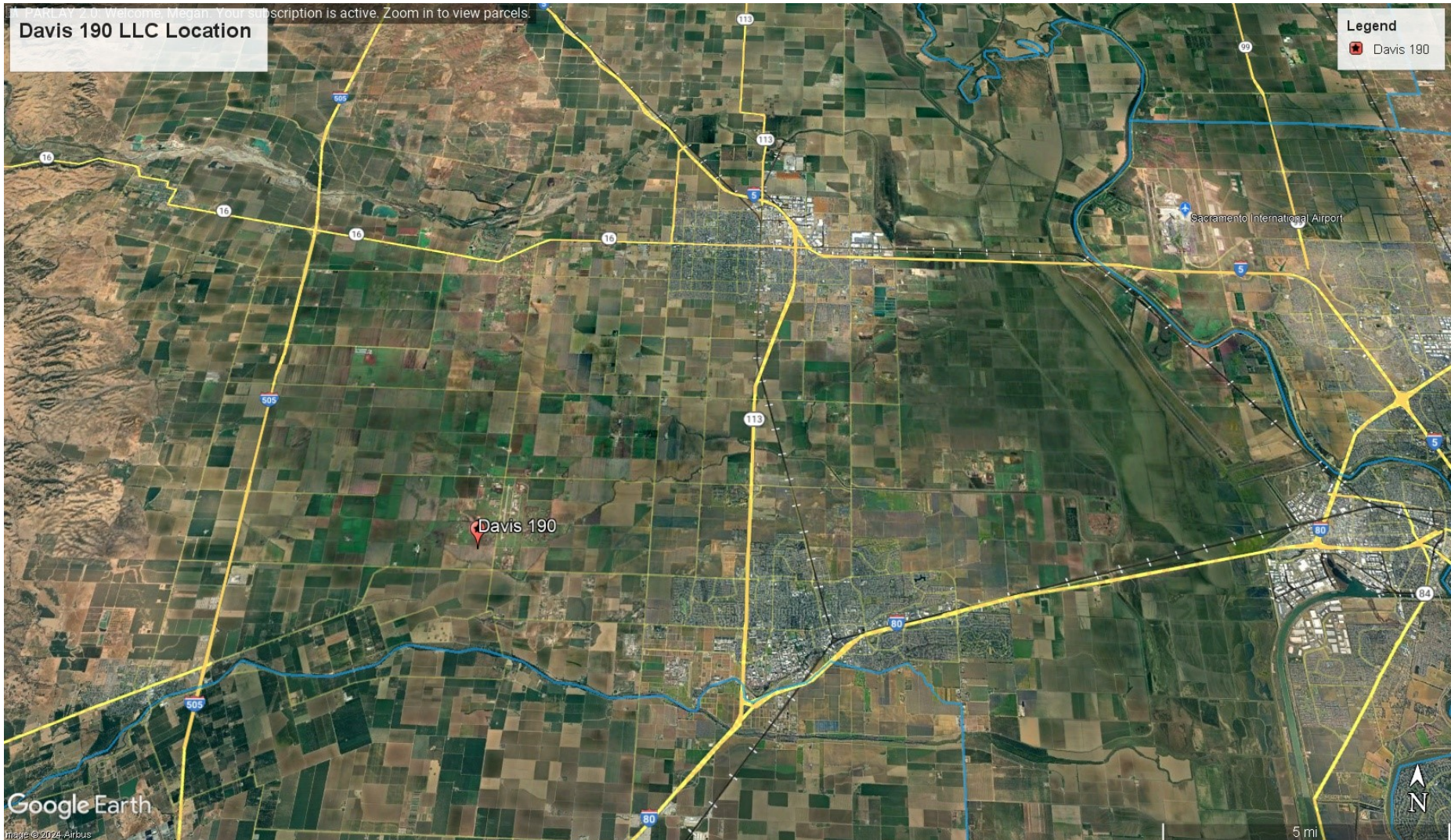


AGRICULTURE INDUSTRIES

Management & Investment Solutions

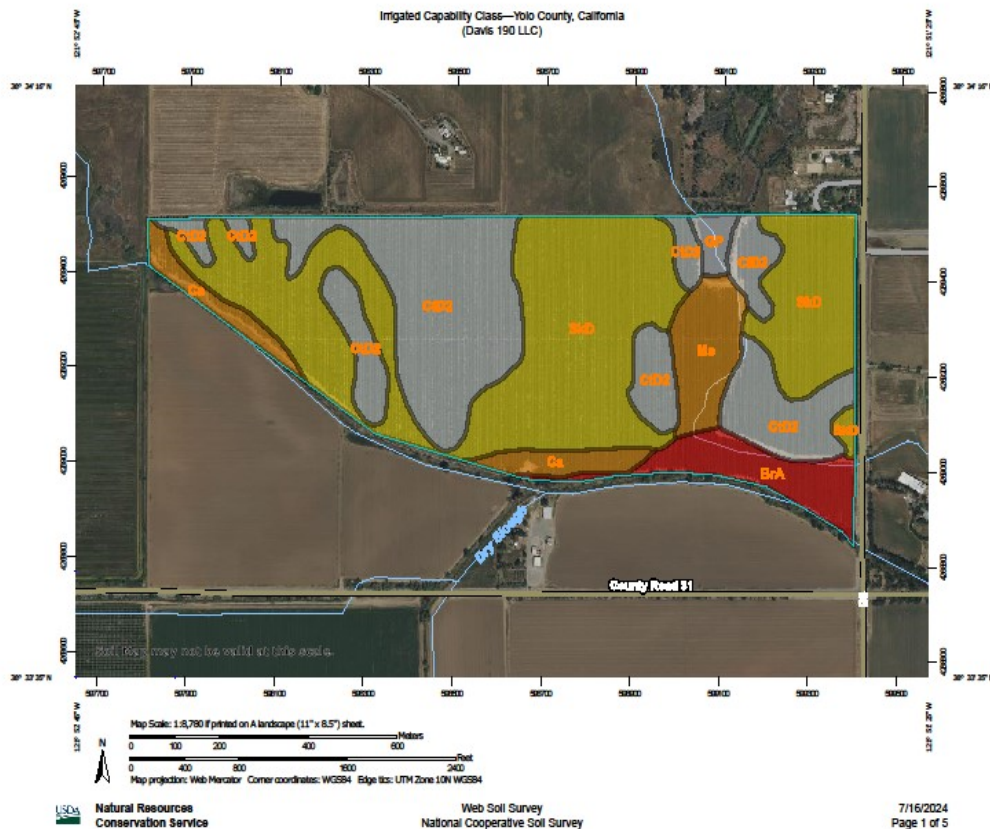


Location:





Soils:



Irrigated Capability Class—Yolo County, California
(Davis 190 LLC)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Yolo County, California
Survey Area Data: Version 21, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2022—Apr 24, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

AGRICULTURE INDUSTRIES

Management & Investment Solutions



Aerial:



AGRICULTURE INDUSTRIES

Management & Investment Solutions



Sale Terms: All cash at closing.

Existing financing may be assumable to qualified buyer. Davis I90 LLC is available for \$6,080,000.00.

Shown by appointment only—do not enter property.

Agriculture Industries, Inc.

Contact Information:



Cork McIsaac

CA DRE #01216717

916.799.9441

cmcisaac@natural-resources-group.com

