

Nolo Farms II

BONITA & JOHNSON RANCHES

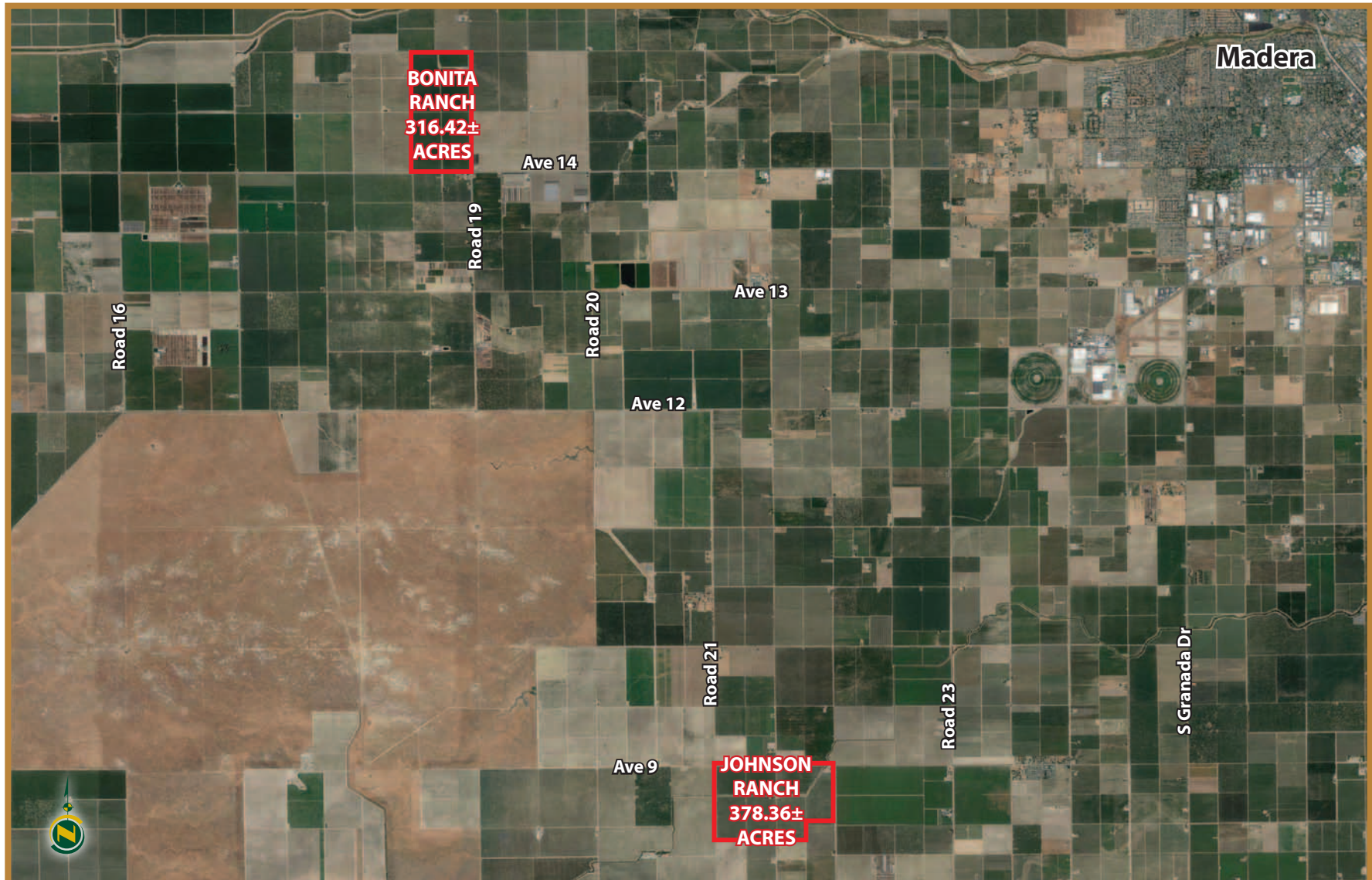


Madera County, CA

694.78± ACRES

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. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

LOCATION: The 694.78± acre Nolo Farms II is comprised of the 316.42± acre Bonita Ranch and 379.36± acre Johnson Ranch being sold together. The 316.42± acre Bonita Ranch is located at the northwest corner of Avenue 14 and Road 19, approximately 6± miles west of the City of Madera. The 378.36± acres Johnson Ranch is located at the southeast corner of Avenue 9 and Road 21, approximately 9± miles southwest of the City of Madera and southeast of the Bonita Ranch. The properties are located approximately 7± miles apart.



PROPERTY DETAILS

DESCRIPTION: The 316.42± acre Bonita Ranch was planted to Nonpareil, Monterey, Fritz, Butte and Padre almonds in 2007 and 2008. The property has been well maintained and is conveniently located off of a main thoroughfare, Avenue 14. The Bonita Ranch is irrigated by Madera Irrigation District (MID) water, 4 pumps and wells, 2 booster pumps, and 1 reservoir.

The 378.36± acre Johnson Ranch was planted to Nonpareil, Wood Colony and Aldrich almonds in 2010, 2013, and 2015. The property has been well maintained and is conveniently located off of a main thoroughfare, Avenue 9. The Johnson Ranch is irrigated by both MID water and subordinate MID water on APN's: 044-211-002 & 003, 4 pumps and wells, 3 booster pumps, 1 reservoir, and there is 1 domestic well.

PLANTINGS:

Bonita Ranch:

231± Acres 50% Nonpareil, 25% Monterey, 25% Fritz Nemaguard (The Nursery Co.)

78± Acres 50% Butte, 50% Padre Nemaguard (The Nursery Co.)

Notes: 153± Acres planted in 2007±
153± Acres planted in 2008±
Planted east to west (with a portion north to south)
Spacing: 21' x 14'

Johnson Ranch:

78± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich Planted in 2010± – Hansen (Duarte)

50± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich Planted in 2013± – Hansen (Duarte)

240± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich Planted in 2015± – Hansen (Duarte)

Note: Planted east to west
Spacing: 22' x 14'

LEGAL DESCRIPTION:

Bonita Ranch: Madera County APN's: 045-042-002 & 004. Zoning is ARE-40. General Plan is AE.

Johnson Ranch: Madera County APN's: 044-211-001, 002 & 003. Zoning is ARE-40 and POS (Fresno River). General Plan is AE and OS

WILLAMSON ACT: All parcels are enrolled in the Williamson Act.

WATER/IRRIGATION:

Bonita Ranch: APN's: 045-042-002 & 004 are within the Madera Irrigation District (MID) – Class 1 water. There are 4 pumps and wells, 2 booster pumps, 1 reservoir, a filter station and 1 domestic well.

Johnson Ranch: APN: 044-211-001 is within the Madera Irrigation District (MID) – Class 1 water. APN's: 044-211-002 & 003 receive subordinate Madera Irrigation District (MID) water, when available. There are 4 pumps and wells, 3 booster pumps, 1 reservoir, filter stations and there is 1 domestic well.

PRODUCTION: Available upon request.

SOILS: Please see included soils map.

BUILDINGS/IMPROVEMENTS:

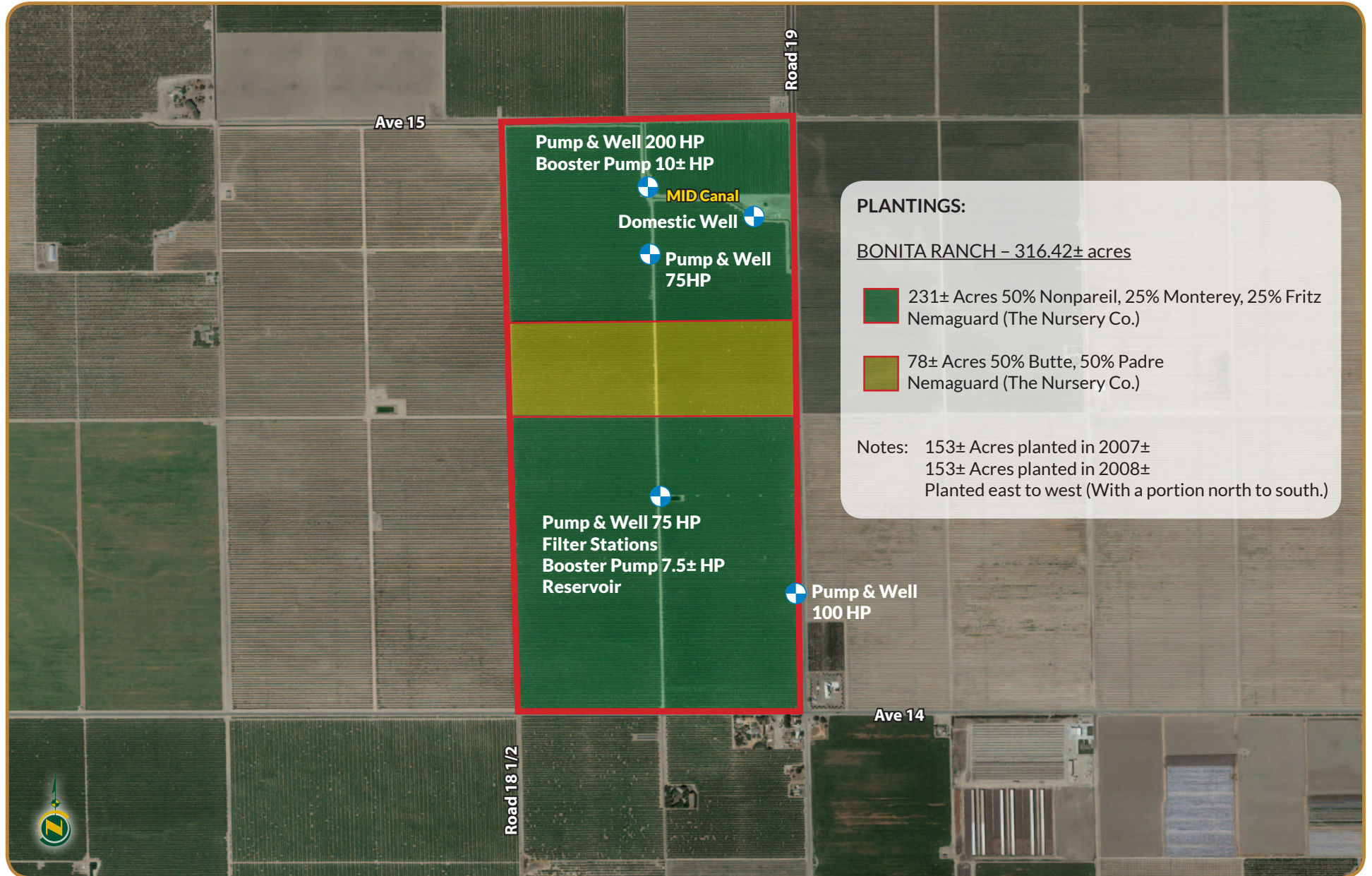
Bonita Ranch: Shops, pumps, wells and booster pumps.

Johnson Ranch: Shop and homes, pumps, wells, booster pumps and valves.

PRICE/TERMS: \$25,706,860 All Cash. Cultural cost to be reimbursed to seller in addition to the purchase price. Sellers may consider selling the properties separately.



PLANTINGS/PUMPS & WELLS - BONITA RANCH



PLANTINGS/PUMPS & WELLS - JOHNSON RANCH

PLANTINGS:

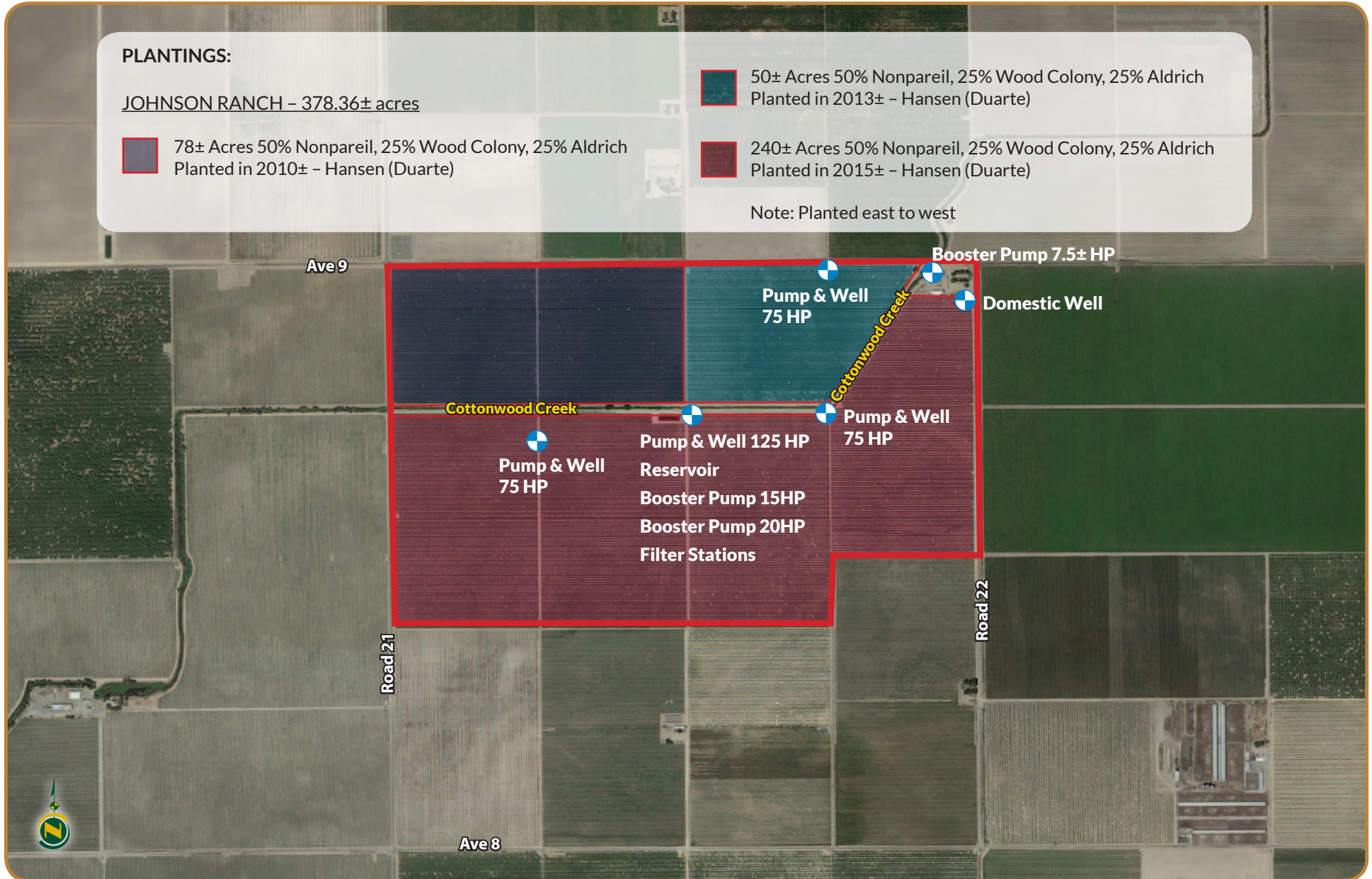
JOHNSON RANCH - 378.36± acres

78± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich
Planted in 2010± - Hansen (Duarte)

50± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich
Planted in 2013± - Hansen (Duarte)

240± Acres 50% Nonpareil, 25% Wood Colony, 25% Aldrich
Planted in 2015± - Hansen (Duarte)

Note: Planted east to west



PHOTOS - BONITA RANCH



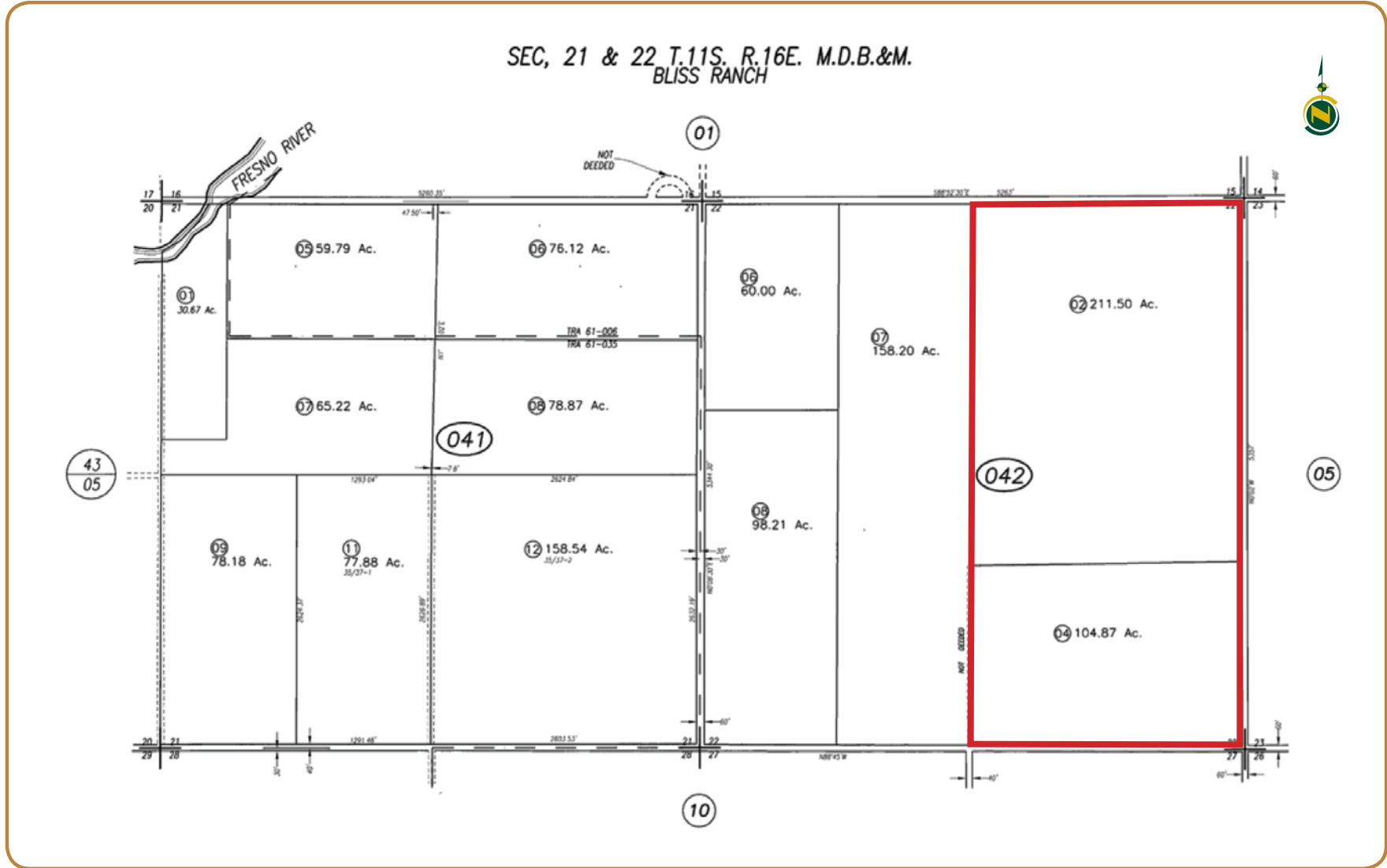
PHOTOS - JOHNSON RANCH



MADERA COUNTY ASSESSOR'S PARCEL MAP - BONITA RANCH

LEGAL:

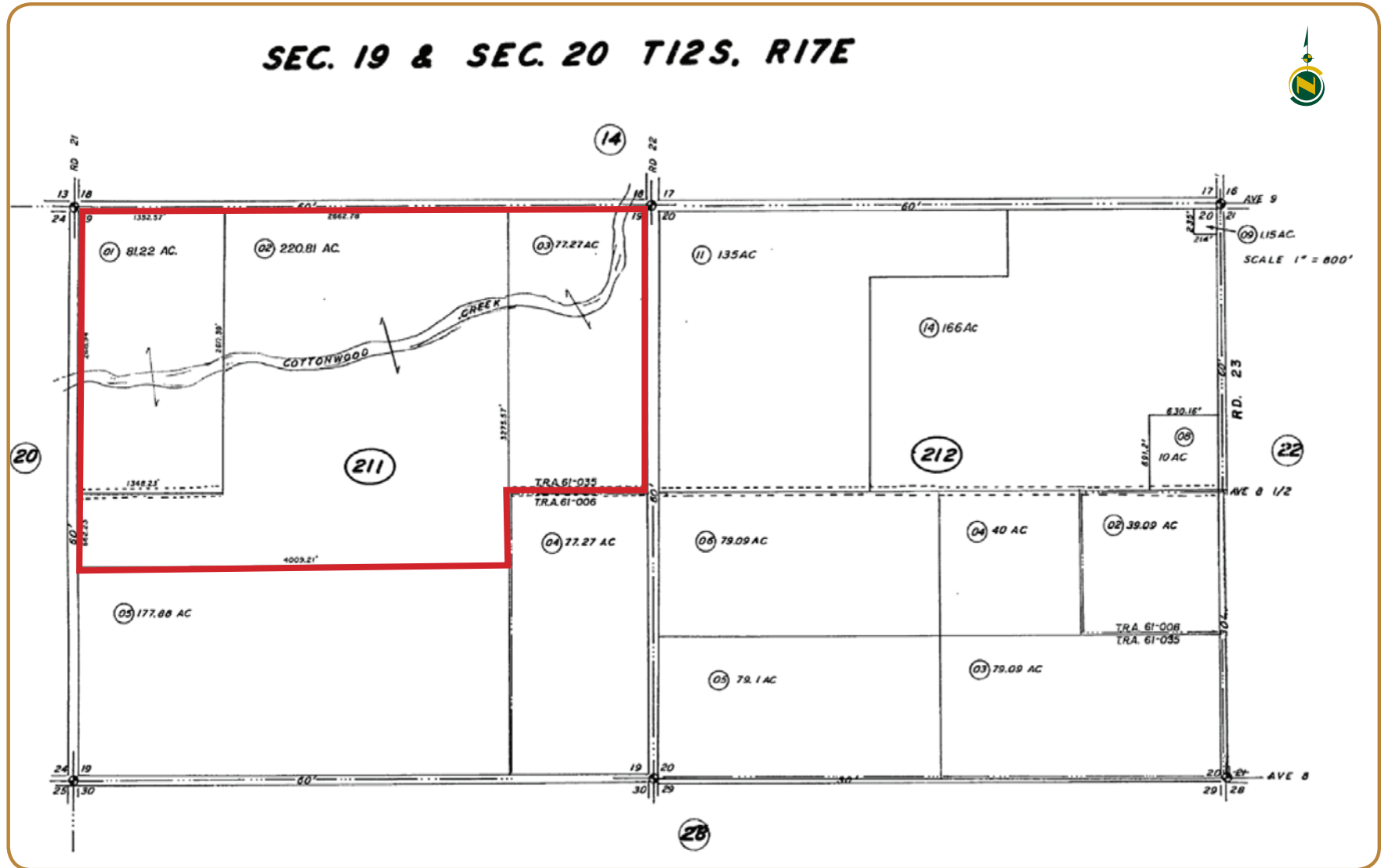
APN's and 045-042-002 (211.55± acres) & 004 (104.87± acres) are zoned ARE-40 and the GP is AE.
All are within the Williamson Act.



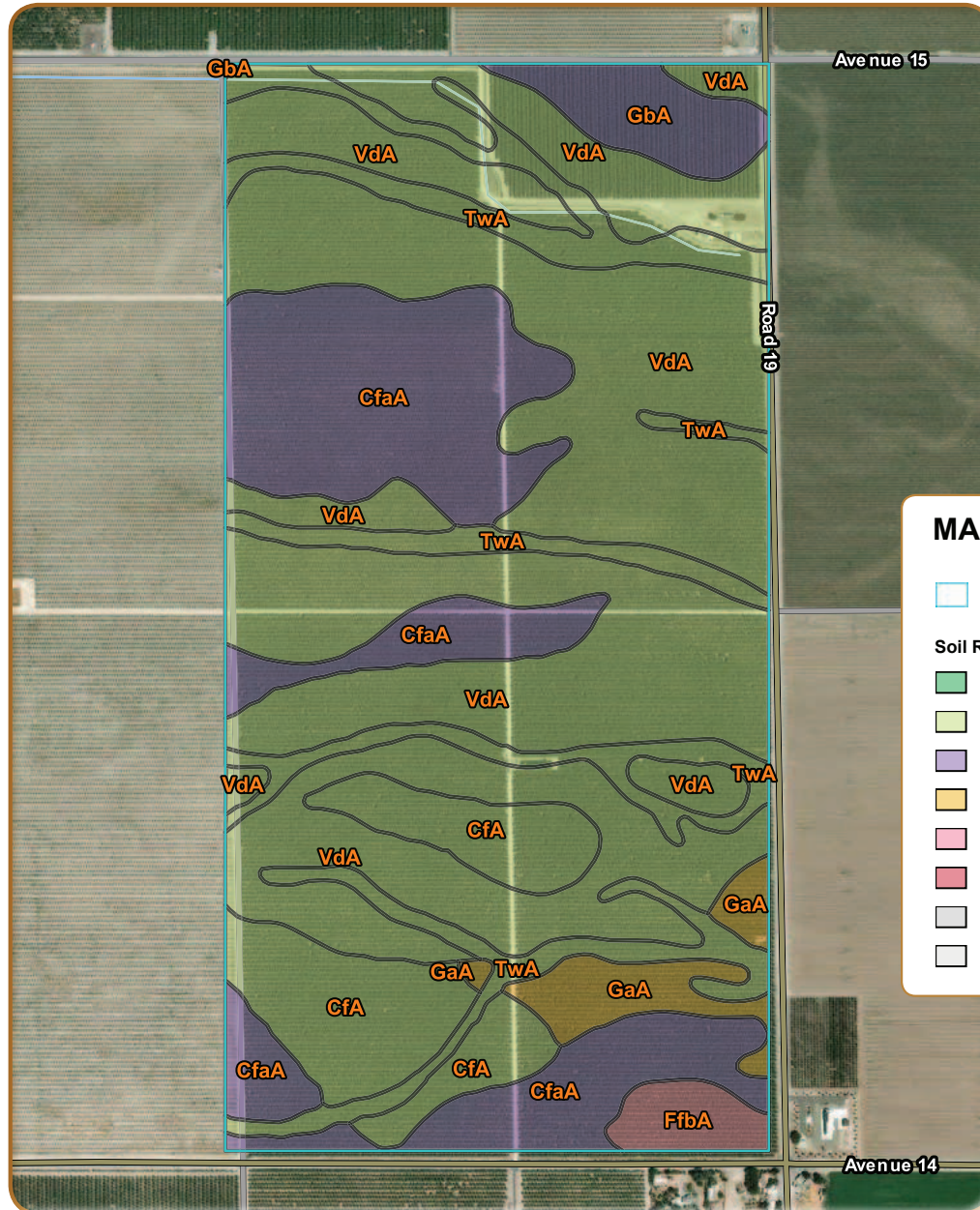
MADERA COUNTY ASSESSOR'S PARCEL MAP - JOHNSON RANCH

LEGAL:

APN's: 044-211-001 (80.28± acres), 002 (220.81± acres) & 003 (77.27± acres) are zoned ARE-40 and POS (Fresno River) and GP is AE and OS. All are within the Williamson Act.



SOILS MAP - BONITA RANCH



MAP LEGEND

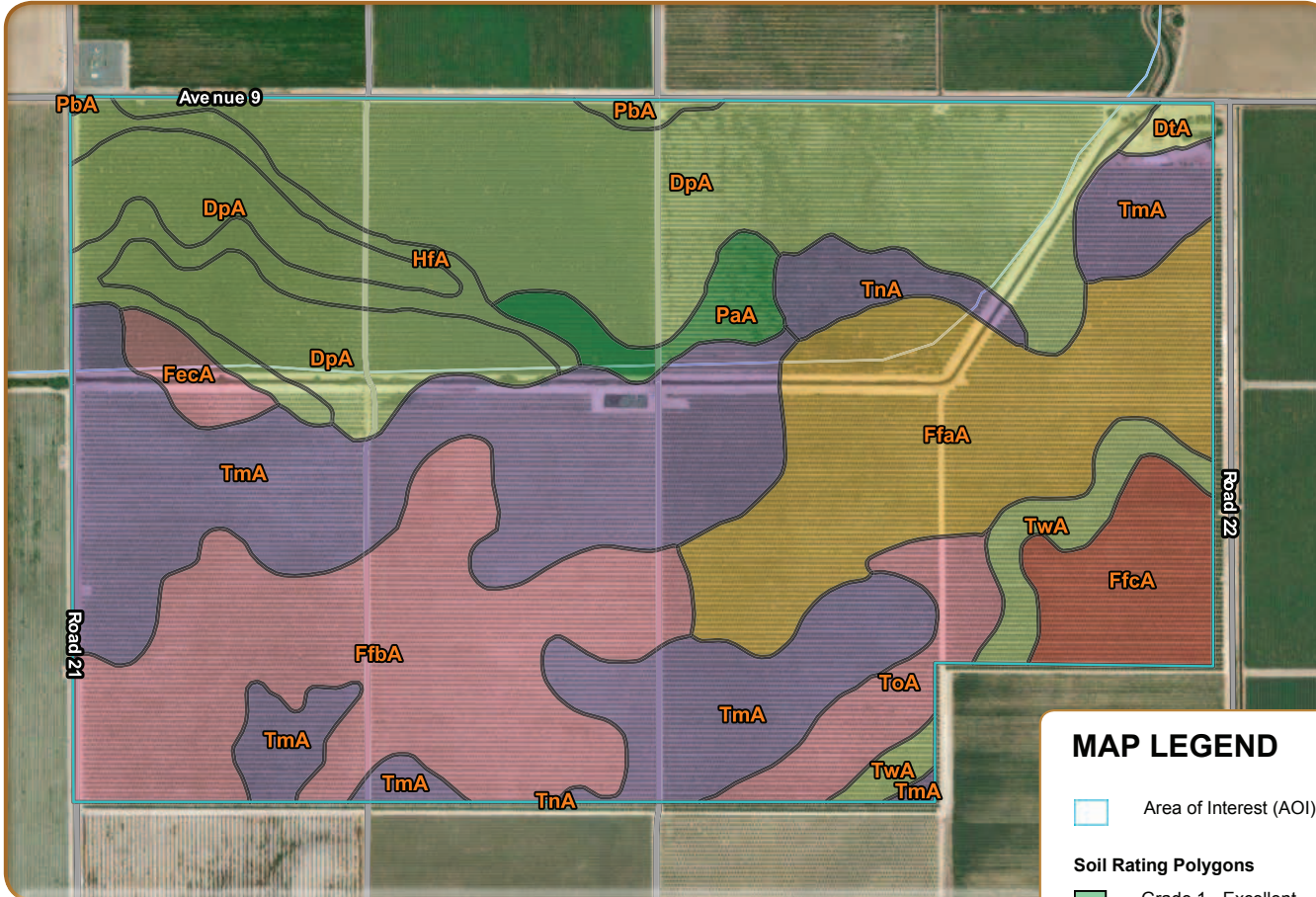
- Area of Interest (AOI)
- Soil Rating Polygons**
- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

California Revised Storie Index (CA)

Map unit symbol	Map unit name
CfA	Chino fine sandy loam, 0 to 1 percent slopes
CfaA	Chino fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes
FfbA	Fresno and El Peco loams, moderately saline-alkali, 0 to 1 percent slopes
GaA	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17
GbA	Grangeville fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes
TwA	Tujunga loamy sand, 0 to 3 percent slopes
VdA	Visalia sandy loam, 0 to 3 percent slopes



SOILS MAP - JOHNSON RANCH



MAP LEGEND

Area of Interest (AOI)

Soil Rating Polygons

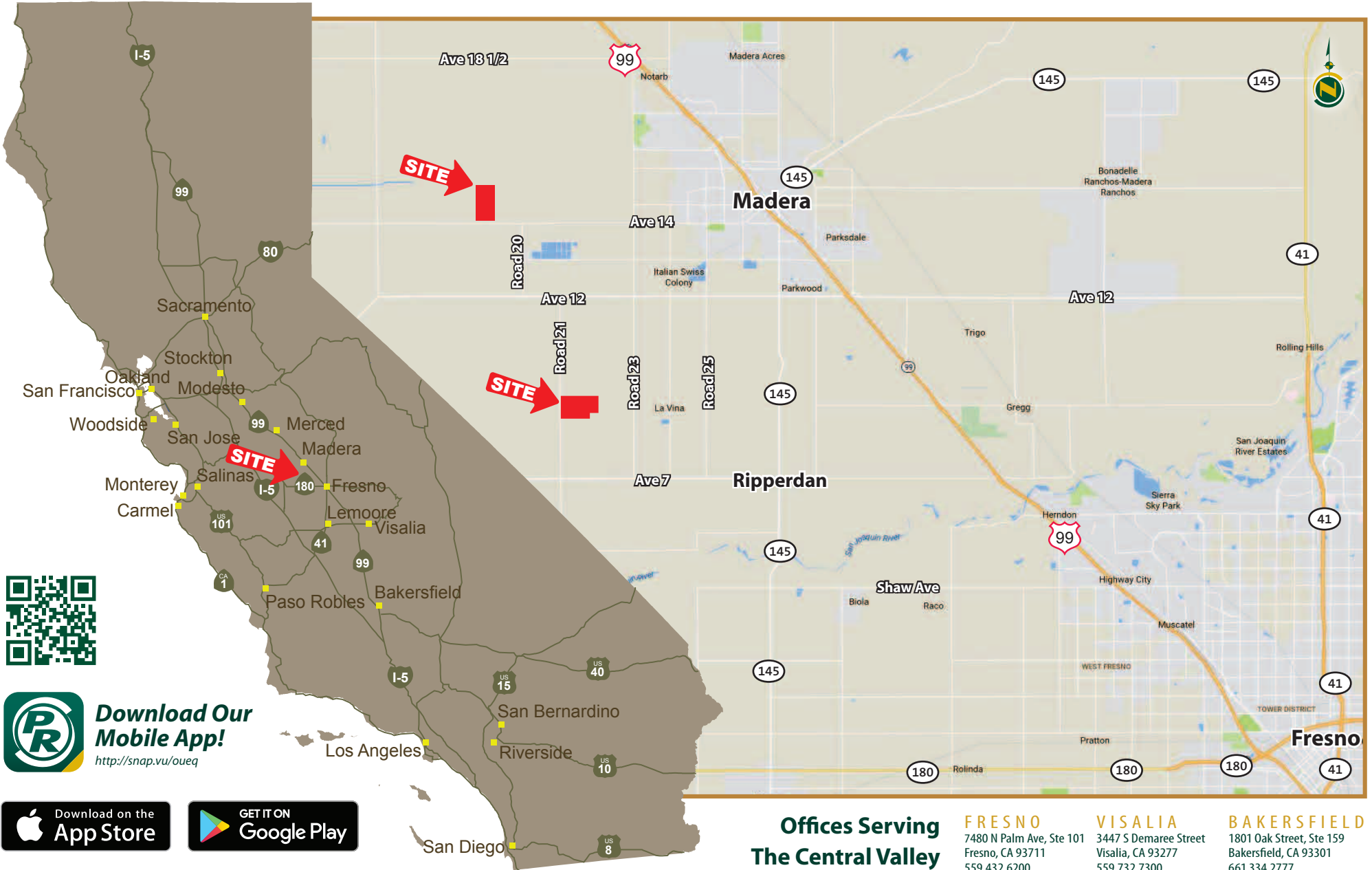
- Grade 1 - Excellent
- Grade 2 - Good
- Grade 3 - Fair
- Grade 4 - Poor
- Grade 5 - Very Poor
- Grade 6 - Nonagricultural
- Not rated
- Not rated or not available

California Revised Storie Index (CA)

Map unit symbol	Map unit name
DpA	Dinuba-El Peco fine sandy loams, slightly saline alkali, 0 to 1 percent slopes
DtA	Dinuba-El Peco loams, slightly saline alkali, 0 to 1 percent slopes
FecA	Fresno and El Peco fine sandy loams, strongly saline-alkali, 0 to 1 percent slopes
FfaA	Fresno and El Peco loams, slightly saline-alkali, 0 to 1 percent slopes
FfbA	Fresno and El Peco loams, moderately saline-alkali, 0 to 1 percent slopes
FfcA	Fresno and El Peco loams, strongly saline-alkali, 0 to 1 percent slopes
HfA	Hanford sandy loam, 0 to 3 percent slopes
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes
TmA	Traver loam, slightly saline-alkali, 0 to 1 percent slopes
TnA	Traver loam, moderately saline alkali, 0 to 1 percent slopes



CALIFORNIA & REGIONAL MAP



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