

EXCLUSIVE OFFERING MEMORANDUM

# Delano Ranch

**±320 Acres | Almonds | Delano, CA | Tulare County**

**TERRA**WEST  
GROUP



CONFIDENTIALLY PRESENTED. DO NOT DUPLICATE OR CIRCULATE.

## Informational Materials & Disclaimers

This offering memorandum has been prepared by Terra West Group (“TWG”) for use by the principal (“Principal”) to whom TWG has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement (“Agreement”) furnished by TWG and executed by Principal prior to delivery of this Offering Memorandum. TWG will have available for review certain information concerning the Property which includes informational and confidential materials (collectively “Informational Material”).

Upon TWG’s receipt of this executed Agreement, TWG is prepared to provide the Informational Material for the Principal’s consideration in connection with the possible purchase of the Property, subject to the following conditions:

- 1) All Informational Material relating to the Property which may be furnished to the Principal by TWG shall continue to be the property of the Owner or TWG. The Informational Material will be used by the Principal solely for the purpose of evaluating a potential purchase of all or part of the Property and may not be copied or duplicated without TWG’s written consent and must be returned to TWG immediately upon TWG’s request or when the Principal is no longer negotiating a transaction with respect to the Property.
- 2) Principal shall not disclose the Informational Material to any person other than those involved in a potential purchase of the Property, unless TWG have approved in writing such disclosure, provided, however, that the Informational Material may be disclosed to the Principals partners, employees, legal counsel and institutional lenders (“Related Parties”), for the purpose of evaluating the potential purchase of the Property. The Related Parties shall be informed by the Principal of the confidential nature of the Informational Materials, and they must agree to keep all Informational Material strictly confidential in accordance with the Confidentiality Agreement. The Principal shall be responsible for any violation of this provision by a Related Party. The Principal agrees to the entry of an immediate injunction in the event of any violation of the above terms.

Seller reserves the right in its sole discretion to accept or reject any offer, terminate negotiations, withdraw the Property from market without notice, amend the price, terms, conditions, and acreages being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept back up offers until the close of escrow and have the sale of the Property subject to Seller affecting a 1031 tax exchange for suitable property.

This material has been prepared for Buyer and Buyers Representative’s use in considering the Property for a potential future acquisition and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the enclosed Property information. It is Buyers’ sole responsibility to conduct an independent investigation and due diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer’s intended use. Buyer is also advised that this Memorandum and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement.

## Listing Agent



**Rajan Nagra**

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Terra West Group is a strategic real estate and financial advisory firm with a primary focus in agriculture and agribusiness. With locations in Stanislaus and Fresno Counties, we’re equipped to serve as your on-the-ground resource throughout California’s entire San Joaquin Valley.



## Property Location



**±320 Acres | Almonds | Delano, CA | Tulare County**

## Executive Summary

Terra West Group is pleased to present an opportunity to acquire ±320.0 assessed acres comprised of four legal parcels in Delano, CA, Tulare County, situated on the southwest corner of the Avenue 16 and Road 120 intersection.

The subject property consists of ±312 net acres of almonds planted in 1999 at 22' X 18' spacing. Block 1: +/-78 acres (33% Nonpareil, 33% Fritz, 17% Monterey, and 17% Aldrich). Block 2: +/-77 acres (50% Butte and 50% Padre). Block 3: +/-79 acres (33% Nonpareil, 33% Fritz, 17% Monterey, and 17% Aldrich). Block 4: +/-78 acres (50% Butte and 50% Padre). Production records are available upon request.

Water is provided two (2) wells on the property with electric motors (one (1) is 200HP and one (1) is 300HP). One of the pumps needs to be repaired. There is also a third well that is currently not in use. The property is part of Tri-County Water Authority GSA – Tule. The almonds are irrigated via micro sprinklers and there are numerous sand media filters and one (1) reservoir on the property

Property has Grade 1 – Excellent and Grade 2 – Good soils.

## Asking Price

\$4,640,000 (\$14,500/acre)

## Offer Details

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed buyer, its principals and/or material aspects of its corporate organization. The buyer's submission should include information regarding the buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. The seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice.

## Property Condition at Close of Escrow

The Property will be delivered "As Is."

## Property Highlights

- Excellent growing conditions
- High-grade soils
- Close in proximity to town
- Close in proximity to Highway 99
- Featured holding pond
- Potential tax benefits
- Redevelopment opportunity

## Property Details



### Land Area

The subject property consists of ±320 assessed acres including four legal parcels.



### Location

Situated on the southwest corner of the Avenue 16 and Road 120 intersection- approximately ±3.5 miles northwest of Delano, CA.



### Legal

Tulare County APNs: 336-190-007, 336-180-003, 336-180-004, and 336-180-005 see Parcel Map for more info.



### Land Use

±312 net acres of mature almonds.



### Structures & Improvements

The subject property features one reservoir and no structures.



### Water Resources

Three total wells, two wells with electric motors (200HP & 300HP). Third well currently not in use.



### Utilities

Electricity provided by Southern California Edison and Gas provided by PG&E.



### Soils

±52% Gareck-Garces association (Grade 2), ±27% Kimberlina fine sandy loam (Grade 1), ±20% Attest-Jerryslu association (Grade 1), see Soil Analysis page for more info.

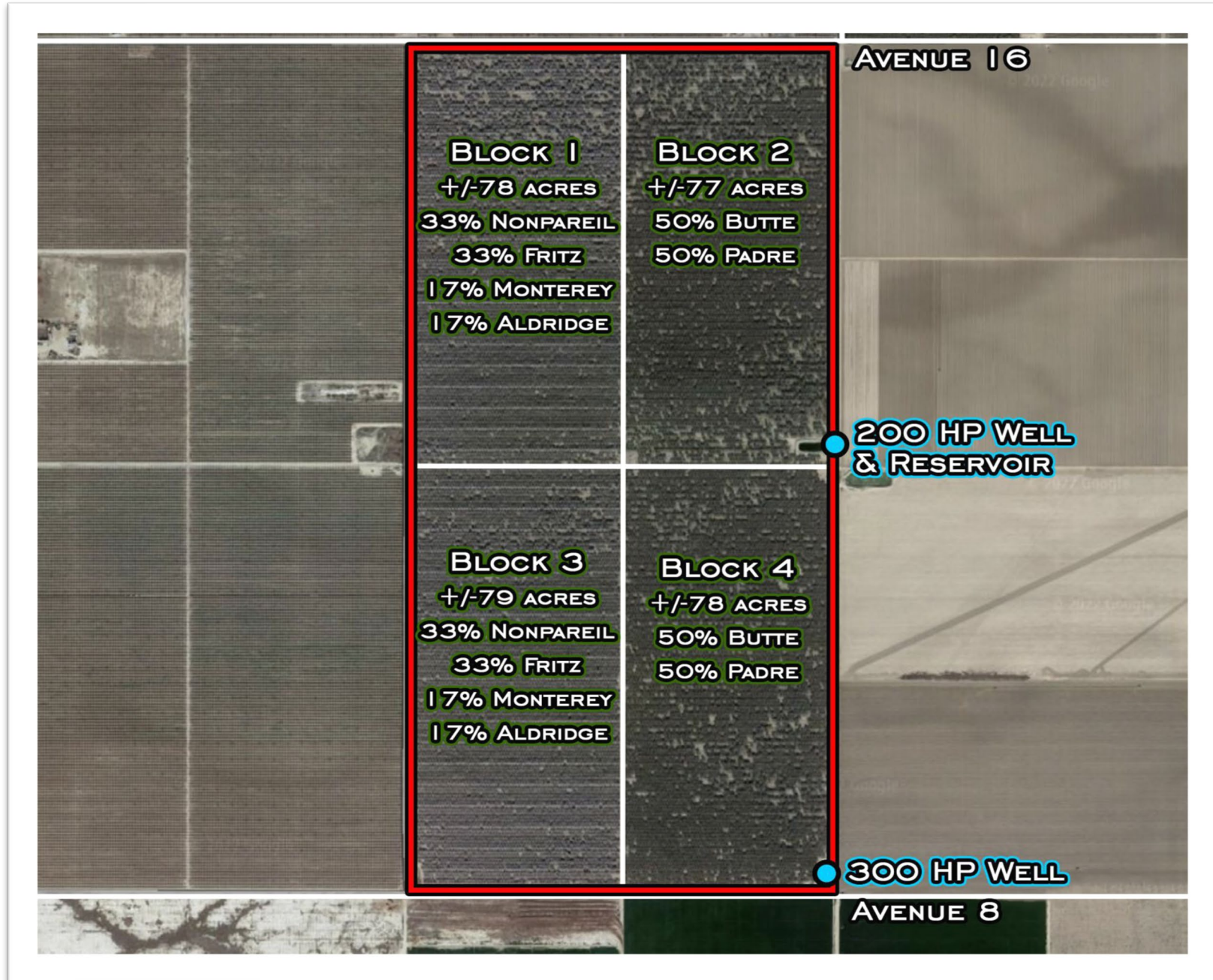


### Remarks

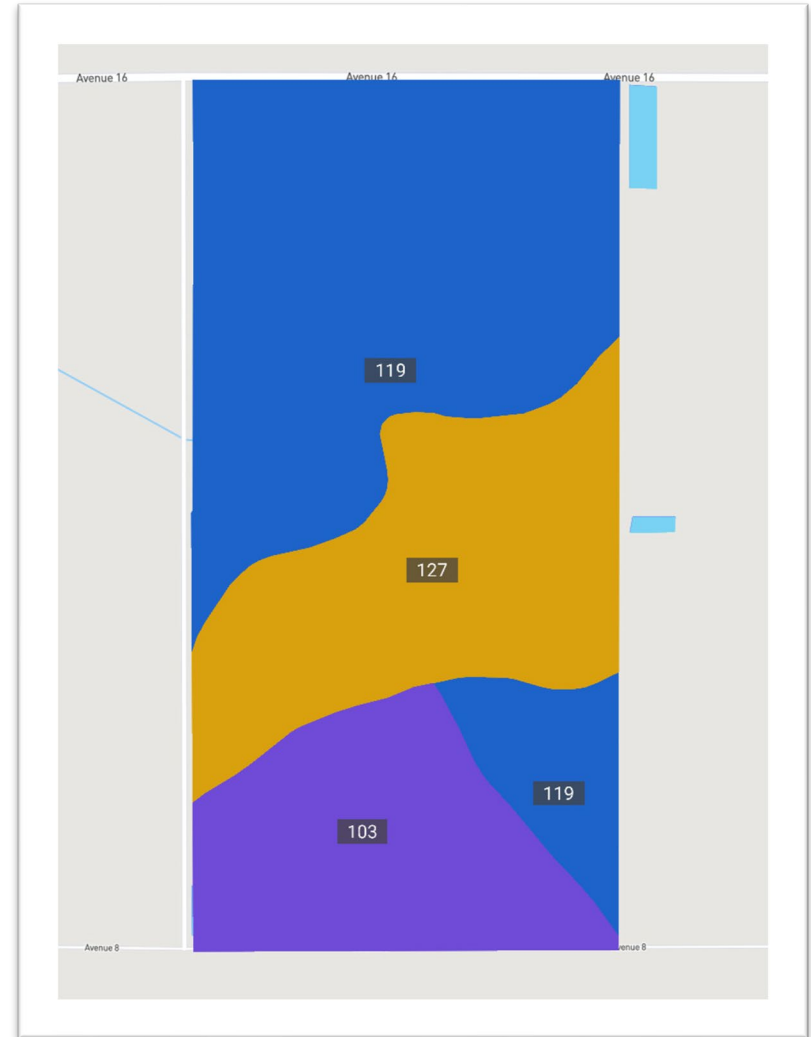
A great opportunity to invest in ±320 acres of mature almonds in the highly desirable Delano-Earlimart area. Production records and well tests available upon request. Ask listing agent about the tax benefits this property provides.



## Farm Map



## Soil Analysis



| Map Unit Symbol                    | Map Unit Name  | Acres in AOI  | Percent of AOI |
|------------------------------------|--|---------------|----------------|
| 119                                | Gareck-Garces Association, 0 to 2 Percent Slopes         | ±166.6        | 52.0%          |
| 127                                | Kimberlina Fine Sandy Loam, 0 to 2 Percent Slopes MLRA17 | ±87.1         | 27.2%          |
| 103                                | Atesh-Jerryslu Association, 0 to 2 Percent Slopes        | ±66.6         | 20.8%          |
| <b>Totals for Area of Interest</b> |  | <b>±320.3</b> | <b>100.00%</b> |



Property Photos





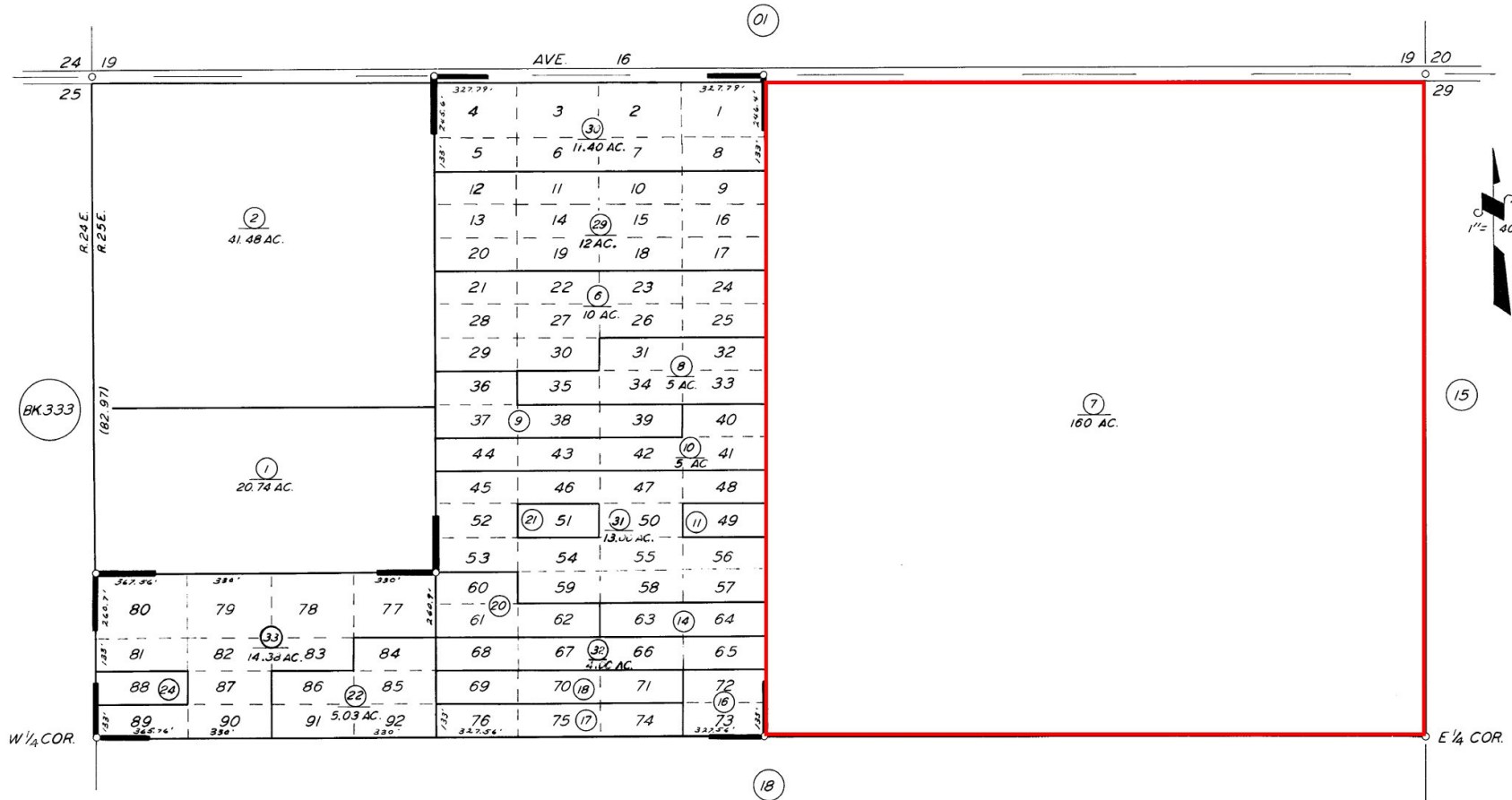
Property Photos



## Parcel Map

N 1/2 OF SEC. 30, T.24 S., R.25 E., M.D.B. & M.

TAX CODE AREA 336-19  
75-002



DELANO TRICO OIL ACRES R.M. 19-2

ASSESSOR'S MAPS BK. 336, PG. 19.  
COUNTY OF TULARE, CALIF.

NOTE -- ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

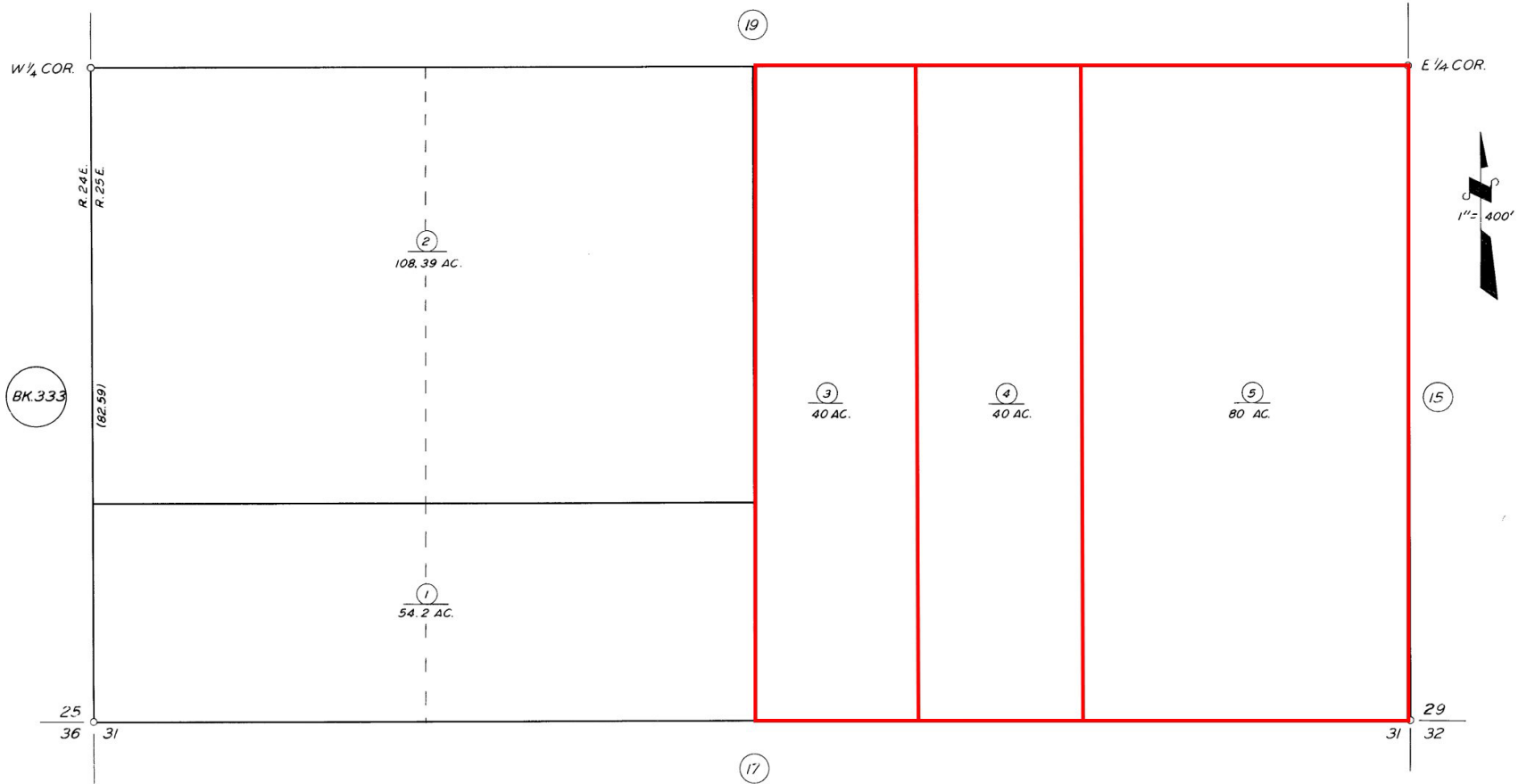
This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.



## Parcel Map

S 1/2 OF SEC. 30, T.24S., R.25E., M.D.B. & M.

TAX CODE AREA **336-18**  
75-002



ASSESSOR'S MAPS BK. 336, PG. 18.

COUNTY OF TULARE, CALIF.

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES  
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES



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