

HILLVIEW SONORA RANCH

Hillview Sonora Ranch | ±40.24 acres | Oakdale, California



Exclusively Listed By

Donny L. Rocha
Managing Partner
Tel: (209) 606-5767
donny@terra-westgroup.com
BRE# 02000855



OFFERING MEMORANDUM

TERRA WEST
GROUP

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’s Rights: 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.

Seller’s Disclaimers: 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.

Table of Contents

EXECUTIVE SUMMARY

Area Map
Regional Location Map
Property Profile

PROPERTY OVERVIEW

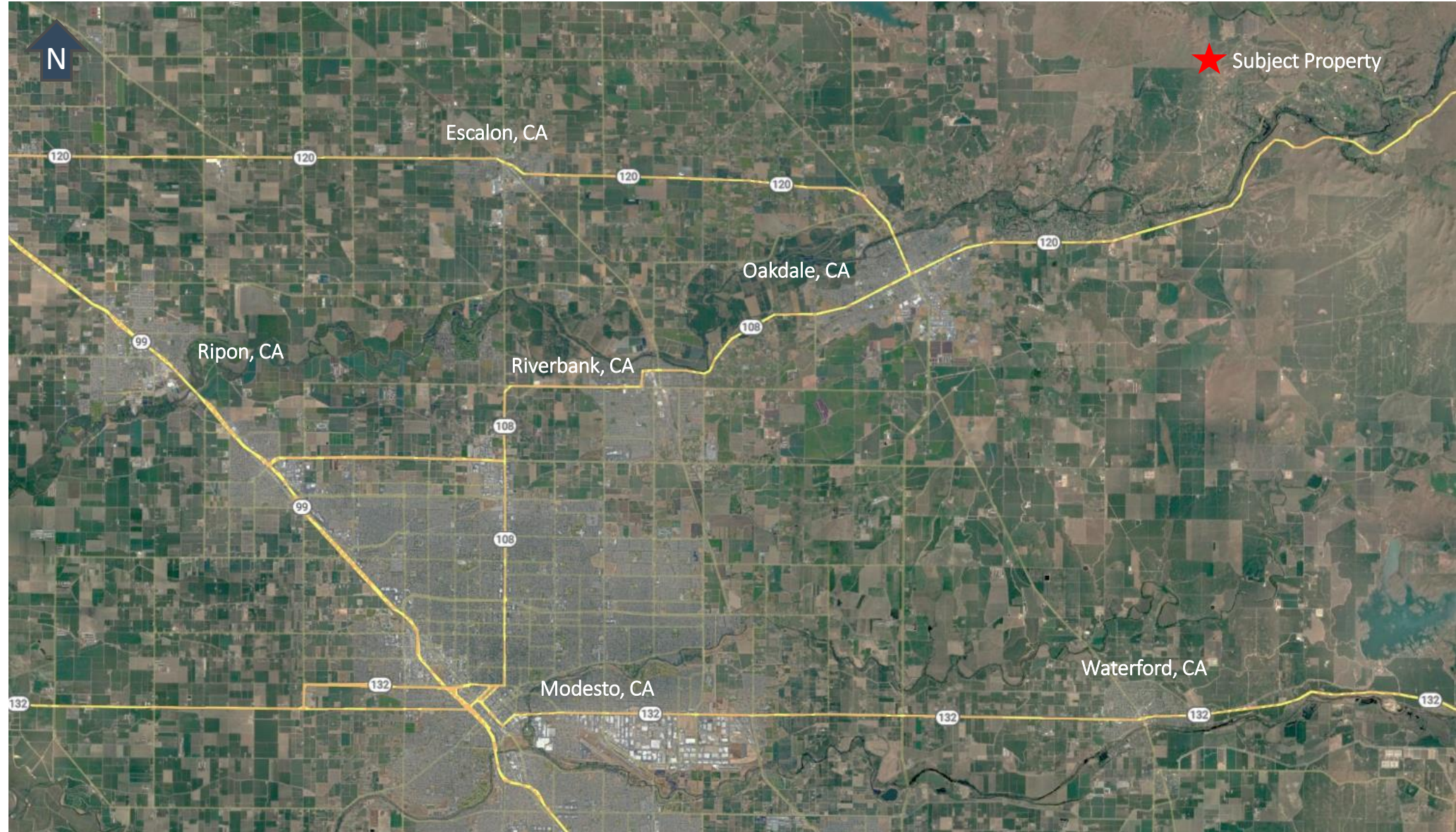
Property Outlay
Soil Analysis
Property Photos
Legal Description
Oakdale Irrigation District

Area Map

Hillview Sonora Ranch
±40.24 assessed acres
Oakdale, CA
Stanislaus County



Regional Location Map



Property Profile

- LAND AREA

±40.24 gross acres.
- LOCATION

The subject is situated south of E. Sonora Rd. and N of Orange Blossom Rd. ±7.0 miles NE of Oakdale and ±25.0 miles E of Hwy-99.
- LEGAL

One (1) legal parcel, APN: 002-063-046, Stanislaus County.
- PRESENT USE

±36.0 net farmable acres, comprised of ±33.0 acres of 12th leaf almonds and ±3.0 acres of 6th leaf almonds consisting of Nonpareil (50%), Carmel (25%) and Monterey (25%) varieties planted on Nemaguard rootstock with replants on Rootpac R.
- STRUCTURES

No structures.
- WATER

Water resources supplied by one (1) ag well, one (1) domestic well plus supplemental surface water provided by Oakdale Irrigation District (“OID”), known as out-of-district or subordinate water. The surrounding landowners have a 10-year agreement with OID to purchase the subordinate water. Per the agreement, surface water is purchased at \$200/AF. Historically to date, the water allocation has been provided every year.
- IRRIGATION

The subject is irrigated with a 60 HP Ag Well currently yielding ±560 GPM’s, and the surface water is delivered through a service line from OID via canal pumps. The water is then delivered through a filtration system and distributed throughout the orchard via dual-line drip irrigation. The main service pipeline and pump is owned jointly with the adjacent property owners. The landowner is responsible for 1/6 of the electricity costs associated with the main service line and pump.
- UTILITIES

Electricity is provided by PG&E.
- SOILS

Soils consist of Redding gravelly loam (99.0%) and Pentz-Peters association (1.0%). See soil analysis for further details.
- REMARKS

Subject property provides an opportunity to purchase fully producing almonds with additional water resources with an excellent opportunity to build a custom home featuring breathtaking views of the valley.



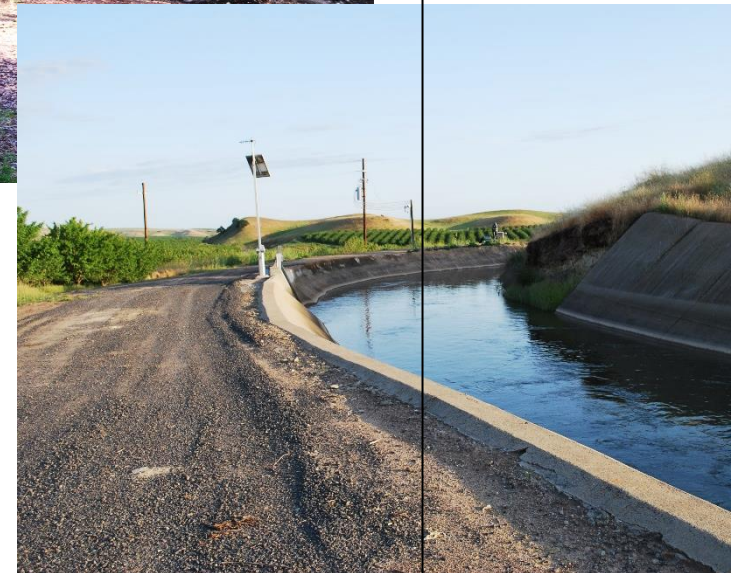
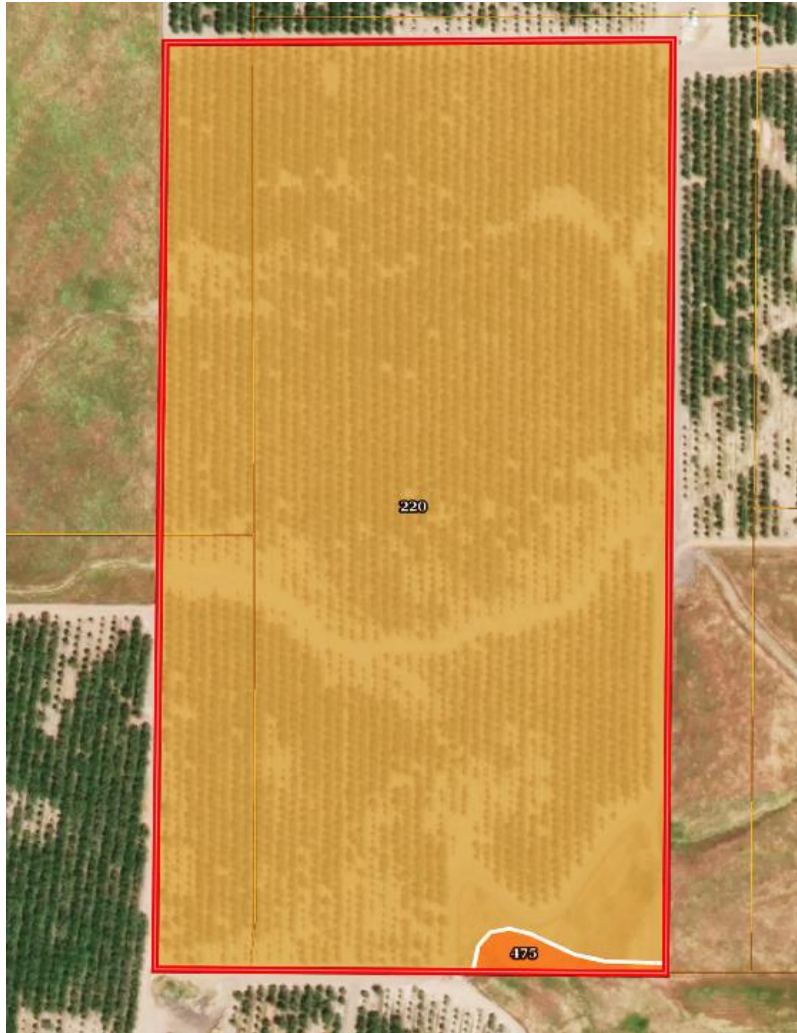
Historical Crop Production

Variety	Net Acres	Production			
		Total Production		(lbs) Acre	
		2021	2022	2021	2022
NonParei	18.0	32,994	25,255	1,833	1,403
Monterey	9.0	17,809	11,508	1,979	1,279
Carmel	9.0	15,591	13,963	1,732	1,551
TOTAL	36.0	66,394	50,726	1,844	1,409

Property Outlay



Soils Analysis



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
220	Redding gravelly loam, 0 to 8 percent slopes, dry	39.02	99.08	0	13	6e
475	Pentz-Peters association, 2 to 50 percent slopes	0.37	0.94	0	9	7e
TOTALS		39.39()	100%	-	12.96	6.01

Ag Well (± 556 GPM)



Domestic Well



Property Looking South



Property Looking Northwest



Featured View Looking East



Property Looking Southwest



Road Along West of Property



Featured View Looking South



Legal Description

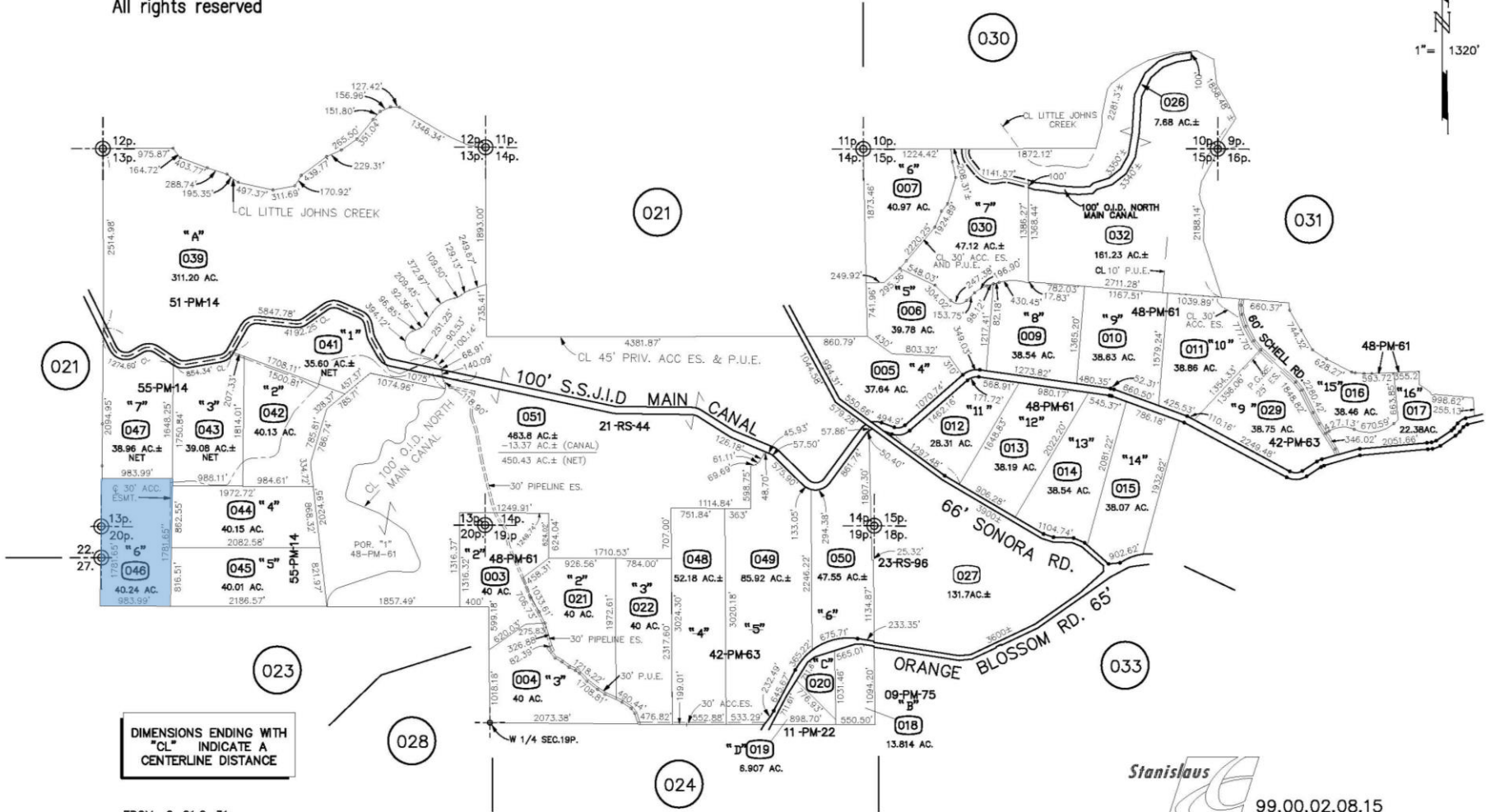
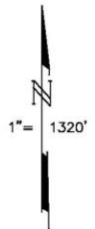
PACKARD SECTIONS T.1S. R.11E.& T.1S. R.12E. M.D.B.& M.

084 008
084 087
107 004

002 - 063

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THIS MAP FOR
ASSESSMENT PURPOSES ONLY



DIMENSIONS ENDING WITH
"CL" INDICATE A
CENTERLINE DISTANCE

FROM: 2-21,2-31
DRAWN: 12-18-98 NC
REVISED: 2-16-00 CS, 12-3-01 MF, 03-07-07 MB, 8-9-07 MF, 6-26-08 DH, 07-17-13 MB, 10-14-14 MB



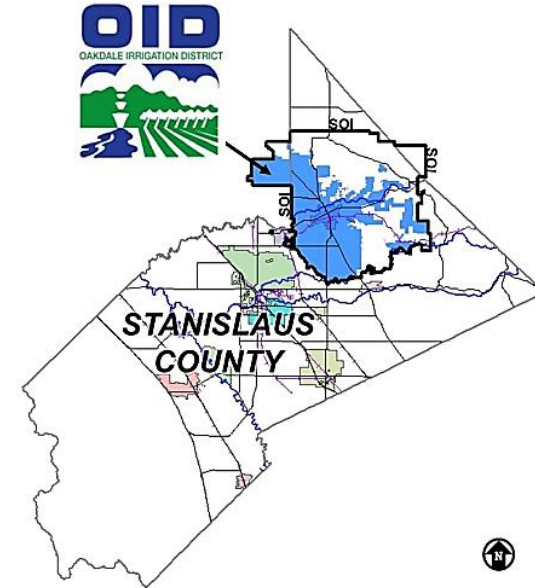
99,00,02,08,15

002 - 063

Oakdale Irrigation District

Established in 1909, the Oakdale Irrigation District (OID) was formed for the purpose of delivering irrigation water to the agricultural lands within its boundaries. The District encompasses parts of Stanislaus and San Joaquin Counties, about 12 miles northeast of Modesto and 30 miles southeast of Stockton. Water supply comes principally from the Stanislaus River with distribution systems including the Goodwin Dam that sits below the Tulloch Dam where water is diverted into the District's main canal systems.

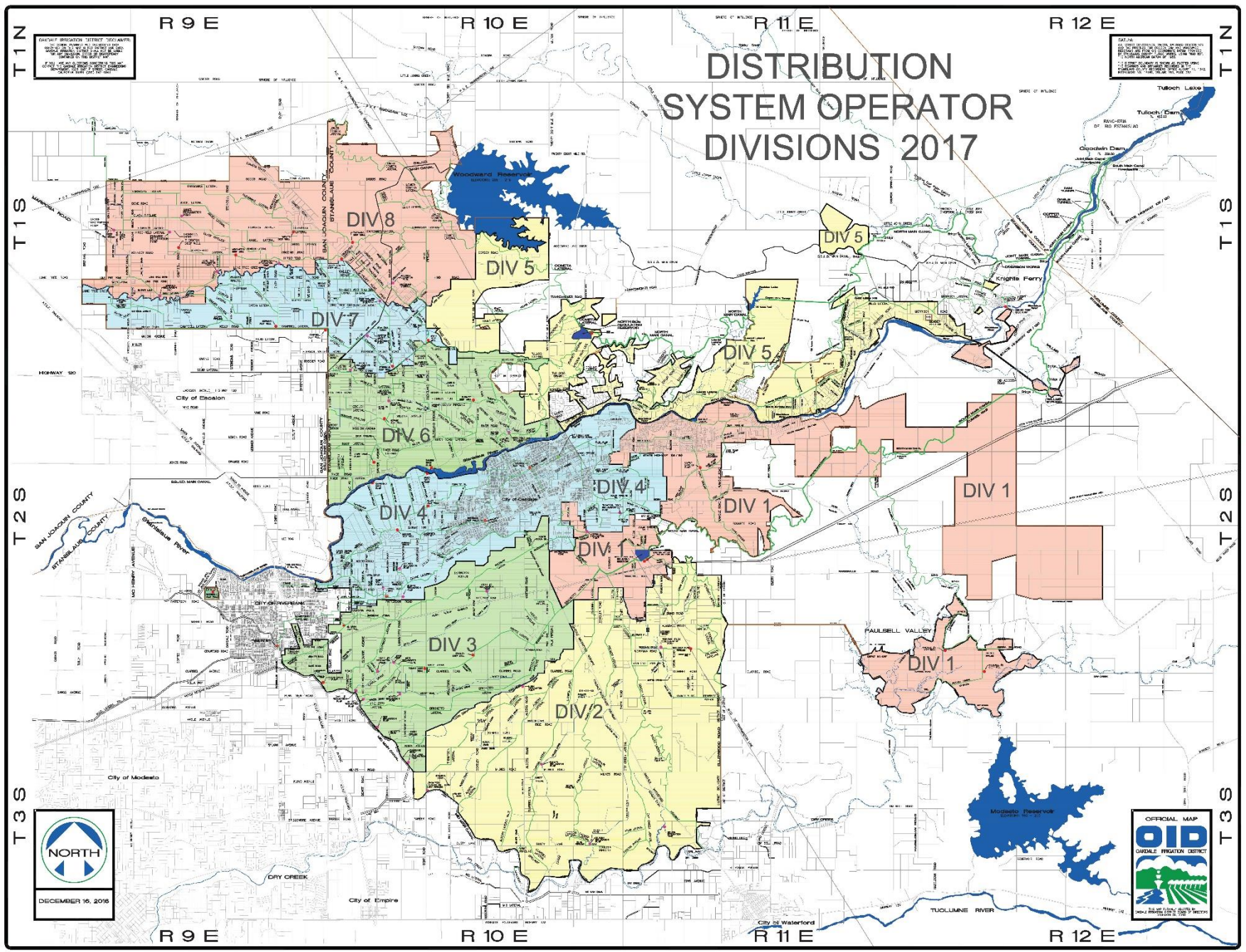
OID operates and maintains over 330 miles of lateral, pipelines, and tunnels supplying surface irrigation water to over 2,900 connections in addition to supplying domestic water to over 700 customers. The District encompasses an area of approximately 80,900 acres, with an additional approximate 77,000 acres within its sphere of influence. OID is governed by a 5-member Board of Directors who are elected by the residents of the District to staggered four-year terms.



10-Year Out-of-District Water Sale Agreement

- **Agreement Term:** Ten (10) years commencing March 1, 2023, ending September 31, 2032.
- **Extension Option:** A minimum of 2 years prior to the conclusion of the 10-year period (September 31, 2030, Landowner(s) will have the option to exercise a Program extension for an additional 10 years at OID's sole discretion.
- **Water Charge:** \$200 per acre foot during year 1 of 10 and will increase 3% each year thereafter.
- **Water Forecast:** OID generally makes a surplus water determination in March of each year based on hydrologic conditions.
- **Water Delivery:** Surplus water delivered through OID main canal north of subject property and pumped into shared mainline (6 40-acre parcels) and diverted to subject property off mainline.
- **Requirement:** Landowners in the Program shall be required to purchase a minimum quantity of 1.5 acre-feet per irrigated acre each year of the Program when and if OID declares surplus water is available.
- **Historically:** To date, OID has provided the allotted amount every year.

Oakdale Irrigation District Service Map



The information contained herein has been obtained from reliable sources, however, the accuracy cannot be guaranteed. We assume no responsibility for errors, omissions, or misrepresentations.

