



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

4506 Saylor Road, Denair, CA 95316
Stanislaus County APN: 045-012-048

Purchase Price: \$7,000,000
Farm Equipment (Rolling Stock) Included



Almond Shelling Facility Operation

±32.48 Assessed Acres Devoted to a Fully Equipped Almond Shelling Facility, Residential Improvements, Supporting Almond Acreage and Farm Equipment

Exclusively Offered By:

ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819

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PROPERTY DESCRIPTION:

Land Area/Property Size: ±32.48 total assessed acres. ±12 acres in facility/farmstead site area. Remaining ±20.48 acres devoted to Butte/Padre almond orchard, planted ±1997, spacing ±50% 20' diamond and ±50% 24'X18'. Reported 3-year production average is ±2,000 meat pounds/acre.

Land Use: Agricultural almond hulling/shelling/drying facility, almond orchard and single-family residence.

Structural/Site Improvements: Agricultural hulling/shelling/drying facility, residence and supporting almond orchard. Refer to detail to follow.

Non-Agricultural Influence: Some semi-rural residential.

Flood Zone Rating: Flood Zone "X".

Ag. Preserve Status: Is not enrolled in the Williamson Act.

Zoning: A-2-40, Agriculture, 40-acre minimum parcel size.

Soils: 100% Tujunga soils (Class 3).

Irrigation Supply & Distribution: Turlock Irrigation District and supplemental onsite ag well that is equipped with a submersible pump that provides facility and domestic water supplies. Orchard is irrigated by solid set sprinkler system.



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STRUCTURAL AND SITE IMPROVEMENT DESCRIPTION:

Structure	Units	+/-Square or Linear Footage
Office Building (Stucco sided, Tile roof, full bath)	SF	990
Big Barn (Wood framed. Steel skinned, concrete floor)	SF	7,600
Shop (Steel framed. Galv. Iron skinned, on slab)	SF	2,400
Dryer Structure (includes 12 Peerless Dryers, 24 bin cap.)	SF	3,000
Sheller Building w/ Break Room	SF	3,056
Custom Residence (Stucco sided, Tile roof, 4/3)	SF	3,000
TOTAL BUILDING AREA		20,046
Site Improvements (may not limited to the following list)		
Asphalt Paving (w/ parking & entry lane) & Concrete Flat Work (±14,500 SF)		
Domestic/Facility Well/Pump/Pressure/Septic Systems		
Chain Link Fencing, 3 wire top (±2,600 LF)		
Truck Scale (10'X70' platform, 100,000#, electronic with remote printout)		
Site Preparation, Grading, Landscaping, Misc.		



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MACHINERY & EQUIPMENT / THROUGH PUT: (complete M&E inventory available upon request)

This facility has the ability to receive field run almonds and hull, shell, size, sort and produce either almond meats or inshell (with minor conversion) in bulk bins. Finished almond product, both almond meats and inshell almonds leaves the plant in bins. Subject is unique in the following areas: 1) plant utilizes larger diameter shear rolls as well as having more air legs and aspiration than the “typical” almond plants. Both of these characteristics increases the efficiency of the almond processing M&E and allow for increased production from fewer shear rolls. 2) This plant has a Satake electronic sorter to increase the quality of the end product of almond meats. Subject is considered an ±7 stage almond sheller facility (6 stages plus a pee wee stage) with one electronic sorter. Subject has a total of two, 200HP bag houses. These provide excellent aspiration which increases the production/hourly output of its shear rolls, sizing decks and gravity table throughout the subject.

Plant is capable of physically shelling over 7,700,000 meat pounds of almonds on an annual (seasonal) basis. Machinery and equipment installed in this facility has a sustainable pre-cleaning and shelling capacity averaging ±7,250 pounds per hour (almond meat equivalent of incoming field run product). This is under optimal management practice. It is important to note that the expansive capabilities are not limited by the San Joaquin Valley Air Pollution Control District’s Permit to Operate. Said permit caps out at 46,500,000 almond meat pounds annually.

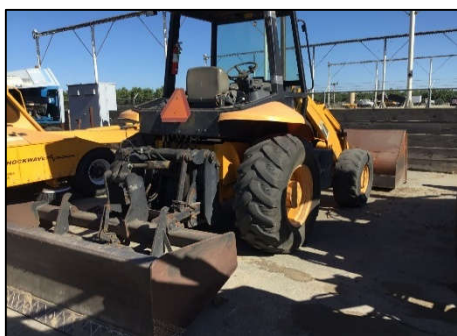


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FARM EQUIPMENT: (complete inventory available upon request)

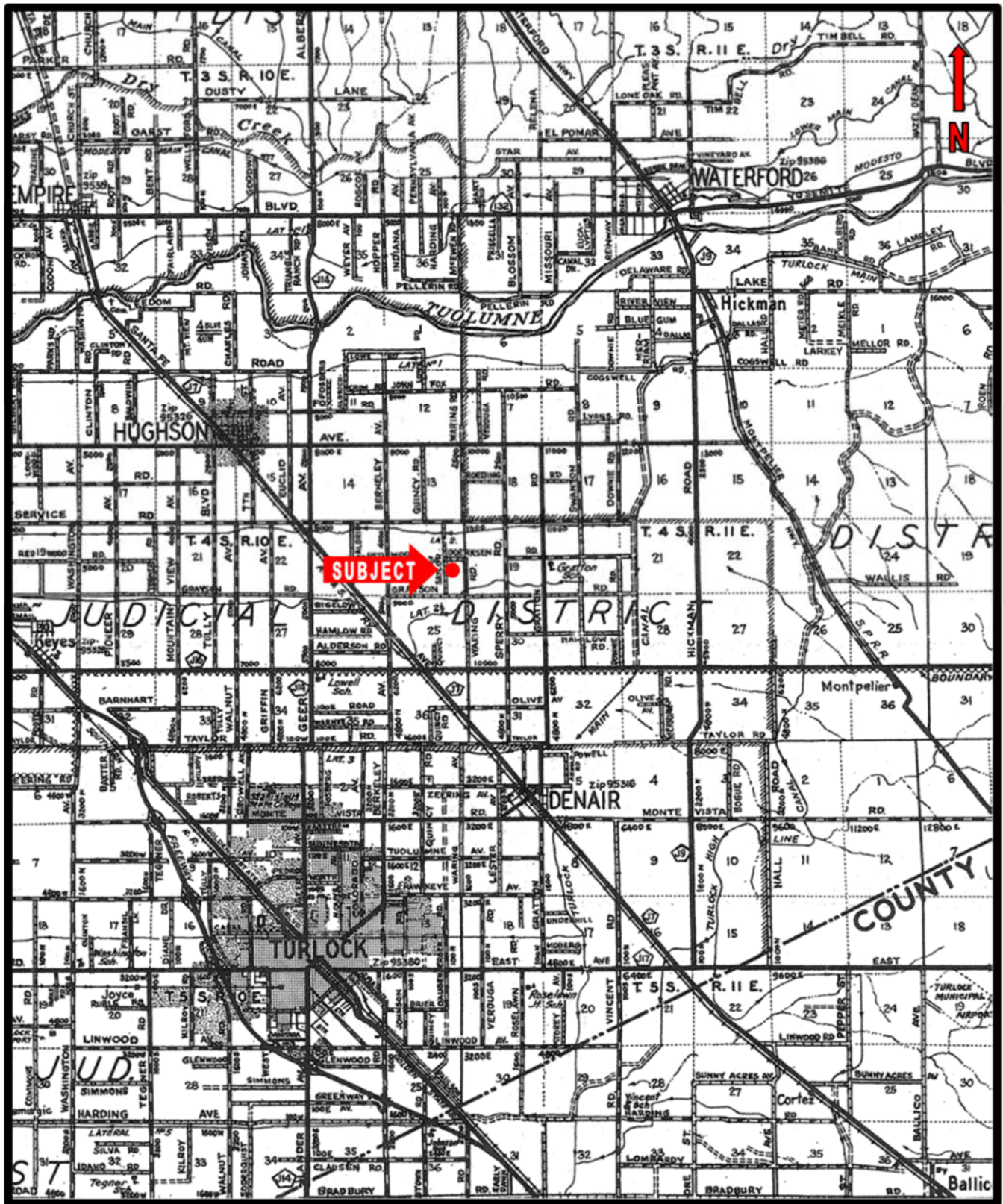
Included farm equipment (rolling stock) features approximately 44 primary items consisting of 19 trucks, 3 forklifts, 3 loaders, 7 field elevators, 7 trailers, 4 field dollies and a lift truck.



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MARKET AREA LOCATION MAP:



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SUBJECT AERIAL PLAT MAP:



GENERAL SALE TERMS: All cash to seller. Selling in as is condition. Nondisclosure agreement required for serious buyers requesting detailed property, financial and operational data. Any growing almond crop value and/or reimbursement of related cultural costs to be handled outside of escrow directly between buyer and seller. Hull/shell commodity inventory values and/or any terms of marketing and removal from premises will be negotiated outside of escrow directly between buyer and seller. Seller reserves a right to use the onsite deep well for irrigation purposes for one crop year following the close of escrow. Seller will reimburse electrical pumping expenses to the buyer. It is unnecessary for personal property and any value assigned to intangibles such as good will to run through the real property escrow process. However, this will be at the discretion of the selling/buying parties.

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