



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

ALMOND HULLING & SHELLING FACILITY

±54.71 Assessed Acres Devoted to a Fully Equipped Almond Hulling & Shelling Facility, Residential Improvements and Almond Orchards

Rolling Stock Included

Located at:
18342 Sexton Road
Escalon, CA 95320

Turnkey Almond Hulling & Shelling Operation
Offered at \$8,999,000

Real Estate w/ Machinery & Equipment Fixtures: \$8,584,000
Personal Property / Farm Equipment: \$415,000

BY APPOINTMENT ONLY; PLEASE, NO UNAUTHORIZED PROPERTY VISITS

TERMS: All cash to seller. Selling in as is condition. Nondisclosure agreement required for buyers requesting detailed property, financial and/or 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 for continued use of the on-site deep well for irrigation purposes. Seller to share electrical pumping and well maintenance expenses to the buyer. A copy of the Agreement is available. 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. Adjoining parcel APN 247-020-02 (18.04 acres), currently developed to almonds, may also be made available for purchase at a future, but presently undetermined time.

Presented By:



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Assessor's Parcel Number: 247-020-27 and 28

Property Address / Location: 18342 Sexton Road, Escalon, San Joaquin County, California.

Land Area/Property Size: ±54.71 total assessed acres with approximately ±8.71 acres in facility / farmstead site area and approximately ±46.00 acres to 50% Nonpareil, 25% Aldrich and 25% Carmel / Monterey on Nemagard rootstock. The orchard was planted ±2008/09 on an off-set spacing (16.5'X20.5'). Reported 3-year production average is over ±3,500 meat pounds/acre.

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

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

Non-Agricultural Influence: Rural residential.

Flood Zone Rating: Flood Zone "X"; this is not a flood regulated area.

Ag. Preserve Status: Both APN parcels are enrolled in the Williamson Act.

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

Soils: 88% #142 Delhi loamy sand, 0-2% (Class 3s) and 12% #175 Honcut sandy loam, 0-2% (Class 2s)

Irrigation Supply & Distribution: South San Joaquin Irrigation District (SSJID) and supplemental on-site ag well (both are John Deere diesel powered). Orchard is irrigated by a solid set micro-sprinkler system.

Highest and Best Use: Existing improved agricultural facility use for hulling / shelling and almond production.

Ownership Interest: Fee Simple Estate

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DESCRIPTION OF STRUCTURAL IMPROVEMENTS

Facility structural improvements are centered in the buildings briefly described below.

Office: portable concrete constructed office unit. This building has a finished interior, electrical service and a window mounted air conditioner.

Barn: is a vintage heavy wood framed structure with a wood plank exterior, galvanized panel roofing, on a continuous concrete foundation. This structure is used for general storage.

Shop: is a pre-engineered steel frame structure with a colorized / galvanized steel panel exterior and roof. It has a continuous concrete floor / foundation, with five large roll-up doors, pedestrian doors and an insulated ceiling. Good electrical service and a ceiling mounted lighting system. There are roof overhangs along the west and east sides of the building.

Sheller Building: is a pre-engineered steel frame structure with a colorized / galvanized steel panel exterior and roof. This building houses all of the huller/sheller equipment, a sizing line, an in-shell line, Satake optical sorters, a pee-wee line. Also includes a small shop and an electrical service building.

Single Family Residence: was originally built in the 1940/50's.

The primary **site improvements** consist of a hull / shell yard w/ overhead conveyors; concrete paved entry drive, yard and equipment parking; domestic / facility deep well / pump and pressure system; one septic system; a concrete in-ground truck scale; and modest landscaping.

For visual details refer to Subject Facility Plat Map and Photographs.

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GENERAL ALMOND SHELLING FACILITY REMARKS

The subject property is recognized as a special purpose agricultural facility which has the ability to receive field run almonds and hull, shell, size, sort and produce either almond meats or in shell in standard bulk bins. Finished almond product, both almond meats and inshell almonds leaves the plant in bins. The subject is unique in the following areas: 1) the subject 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. The subject is considered an ± 7 stage almond sheller facility (6 stages plus a pee wee stage) with one electronic sorter. The 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.

It should be noted that an in-depth study of overall plant efficiency is not considered within the scope of this listing presentation. Correlation of hourly capacity to annual production is considered a function of management.

Maximum use of this type of facility is typically accomplished by direct integration with sufficient almond orchard acreage to justify an almond huller / sheller and/or operation as a commercial facility.

The facility is primarily operated as an almond hulling and shelling facility typically producing between 7,000,000 and 10,000,000 meat pounds of almonds per year (depending on the number of shifts and total days of operation). Plant capacity or "through put" capacity is significant to the overall analysis of these types of facilities. It is recognized that plant through put can vary due to many factors of management as well as the condition of the incoming almonds. However, historical through put and rated hourly capacity provide support for the stabilized capacity of a shelling plant. The existing machinery and equipment has been well maintained. Annual (seasonal) capacity should not be weighted heavily due to sensitivity to management and the industry practice to stockpile (store & fumigate) field run almonds for subsequent hulling and shelling.

The hourly capacity varies due to condition of the field run product, variety of almond, size of individual lots, staging of product to run and various other factors of operation. Based on actual processing records, provided by the subject facility's owners, the existing machinery and equipment installed in this facility has a sustainable pre-cleaning and shelling capacity ranging from **$\pm 7,500$ and $\pm 10,000$ pounds per hour** (almond meat equivalent of incoming field run product). It is noted that with large lots of high-quality almonds the subject facility may exceed this hourly output. This plant is further recognized as capable of physically shelling as much as 10,000,000 meat pounds of almonds on an annual (seasonal) basis. This is under optimal management practice and under optimal weather and harvest conditions. It is important that prospective buyers confirm the overall capabilities of the property as regulated by the San Joaquin Valley Air Pollution Control District's Permit to Operate.

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ALMOND HULLING / SHELLING EQUIPMENT

ALMOND HULLING / SHELLING EQUIPMENT				
Description of Equipment		Manufacturer	Model	Serial #
Receiving and Precleaner Area:				
(2) precleaners		Mid-State	3 in 1	Unknown
(2) destoners		Forsburg	P8	Unknown
(2) bucket elevators		Unknown	20"	Unknown
(1) prehuller		LMC	6'	Unknown
(1) aspirator		Unknown	6'	Unknown
(2) bag houses		AB Fab	324 or 325	Unknown
(1) 20 HP fan		Unknown	Unknown	Unknown
(1) 125 HP fan		Unknown	Unknown	Unknown
(1) bucket elevator		Unknown	17"	Unknown
(1) aspirator		Unknown	5'	Unknown
(5) In-hull, vertical storage bins		Shopmade	Unknown	N/A
Hulling and Shelling Area (note 12 sheer rolls in entire facility):				
(1) conveyor from hullerbins / 43'10" length		Shopmade	18"	N/A
(1) bucket elevator / 27' high		Unknown	20"	Unknown
(1) belt conveyor / 60' long		Shopmade	36"	N/A
(1) prehuller		Shopmade	5'	N/A
(1) aspirator		Unknown	5'	Unknown
(6) bucket lifts w/ 16" buckets		LMC	24"	Unknown
(2) sheer rolls		LMC	48"	Unknown
(5) return augers		Unknown	Unknown	Unknown
(2) aspirators		Unknown	Unknown	Unknown
(2) in-shell decks		LMC	8414	Unknown
(2) hard roll crackers		Unknown	Unknown	Unknown
(4) sheer rolls		Unknown	4'	Unknown
(2) crack-out decks		LMC	8414	Unknown
(2) hard roll crackers		Unknown	Unknown	Unknown
(4) sheer rolls		Unknown	4'	Unknown
(1) crack-out deck		LMC	7214	Unknown
(1) crack-out deck		LMC	6012	Unknown
(2) augers		Unknown	18"	Unknown
(1) bucket elevator / in-shell		Unknown	20"	Unknown
(1) inshell vibe / 7'6" long		Unknown	24"	Unknown
(1) color sorter & hopper / in-shell		Satake	SM11-800DE	Unknown
(1) bucket elevator		Unknown	14"	Unknown
(1) auger		Unknown	12"	Unknown
(1) bucket elevator		Unknown	18"	Unknown

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ALMOND HULLING / SHELLING EQUIPMENT

Description of Equipment	Manufacturer	Model	Serial #
In-Shell / Pee-Wee Line Area:			
(1) bucket elevator / in-shell & reject	Unknown	12"	Unknown
(1) auger	Unknown	12"	Unknown
(4) hard roll crackers	Unknown	Unknown	Unknown
(4) sheer rolls	Unknown	36"	Unknown
(2) bucket elevators	LMC	12"	Unknown
(2) bucket elevators	Mid-State	12"	Unknown
(5) reversing crack-out decks	Mid-State	5' X 10'	Unknown
(1) auger	Unknown	10"	Unknown
(1) inshell vibe conveyor / 7'6" long	Unknown	8"	Unknown
Meat Cleaning Area:			
(1) auger / meats	LMC	30"	Unknown
(1) double meat deck / single screen / 2" fines	LMC	8410	Unknown
(2) bucket elevators	LMC	20"	Unknown
(1) aspirator	Unknown	Unknown	Unknown
(1) ultra scan color sorter	Satake	SK3305100	Unknown
(1) gravity table	LMC	64	Unknown
(1) bucket elevator	Unknown	12"	Unknown
(1) gravity table	Forsburg	90-V	Unknown
(1) meat vibe / 26' long	Unknown	18"	Unknown
(1) destoner	LMC	302	Unknown
(1) bucket elevator	LMC	20"	Unknown
(1) bin scale	Mid-State	Unknown	Unknown
(1) dryer / natural gas fired	Unknown	12-24 bin	Unknown
Electrical:			
(6) control panels w/ touch screens	Grassi	Unknown	Unknown
(2) soft starts for bag houses	Unknown	Unknown	Unknown
(6) electrical cabinets w/ 2,000 Amp service	Unknown	Unknown	Unknown

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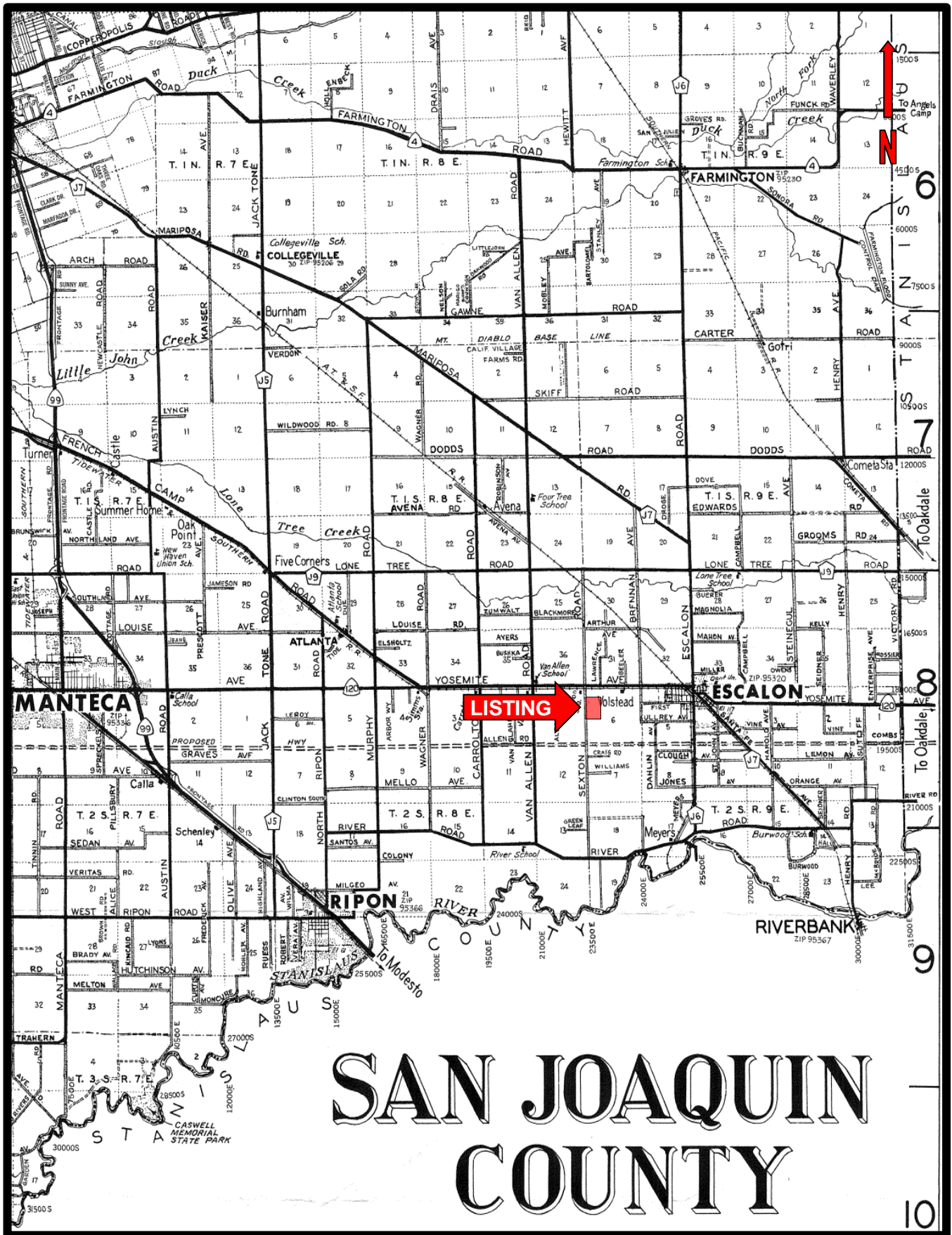
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ROLLING EQUIPMENT

ROLLING EQUIPMENT			
Description of Equipment	Manufacturer	Model	Serial #
Truck / Tractor	Freightliner	Unknown	Unknown
Truck / Tractor	White / GMC	Unknown	Unknown
Pick-Up Machine	Ramacher	9600	Unknown
Truck	IH	Flatbed	Unknown
Telehandler	Gehl	Unknown	Unknown
Boom Lift	JLG	Unknown	Unknown
Drive Over Elevator	Thomas	Unknown	Unknown
Yard Truck / Tractor	Sisu	Unknown	Unknown
Yard Truck / Tractor	Ottowa	Unknown	Unknown
(3) Trailer Dollies	Unknown	Unknown	Unknown
(1) Trailer Dollie	Unknown	Unknown	Unknown
(3 sets) Hopper Trailers	Westco	Unknown	Unknown
(3 sets) Hopper Trailers	Titan	Unknown	Unknown
(1 set) Hopper Trailer	Utility	Unknown	Unknown
(1 set) Hopper Trailer	Unknown	Unknown	Unknown
(1 set) Hopper Trailer / Wide Door	Unknown	Unknown	Unknown

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LOCATION MAP



ASSESSOR'S PARCEL MAP

247-02

THIS MAP IS FOR
ASSESSMENT USE ONLY

SEC. 6 T.2S. R.9E., M.D.B.&M.

Bk. 229

HIGHWAY

STATE

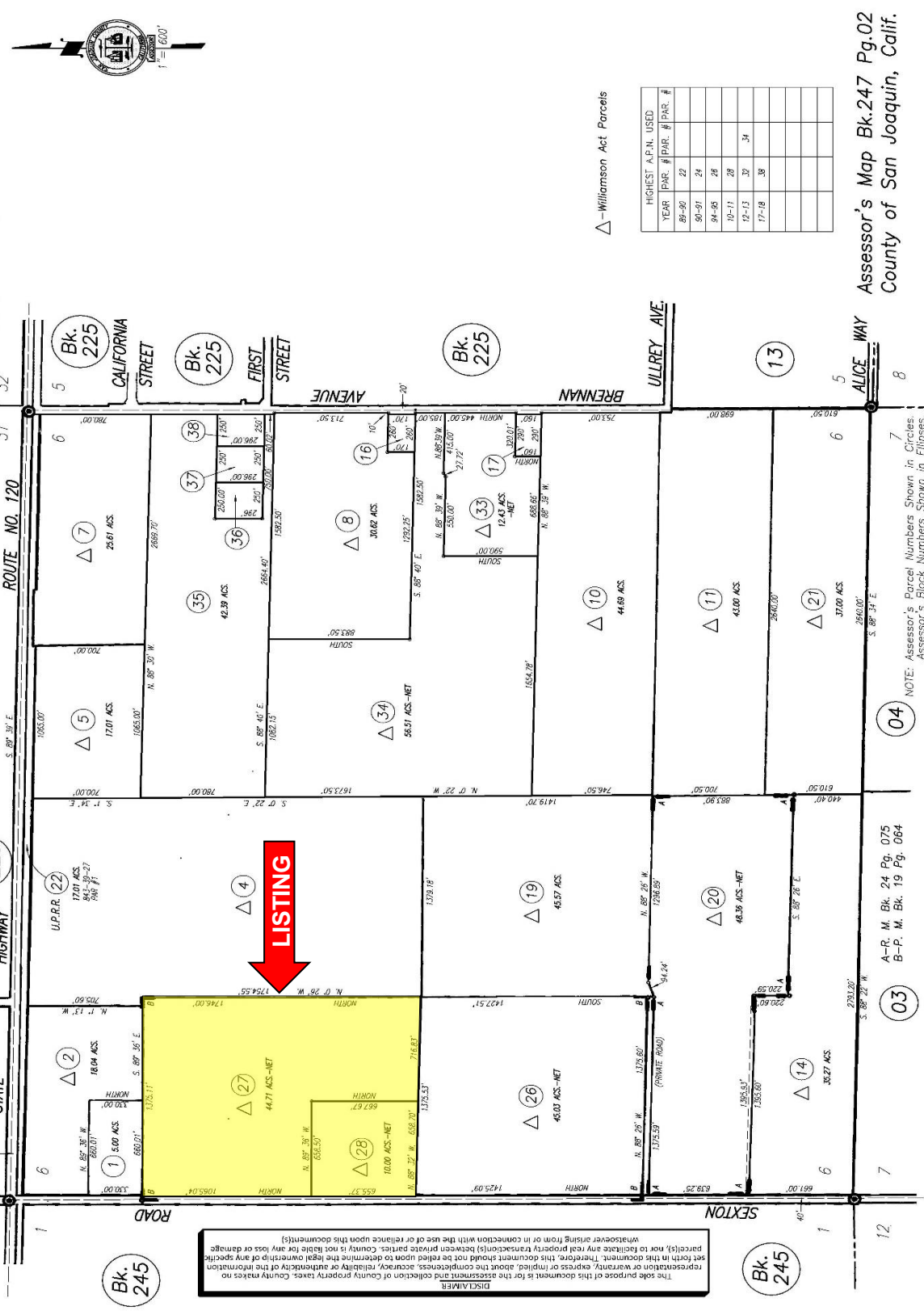
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Bk. 245

SEXTON

ROAD

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1" = 600'

△ - Williamson Act Parcels

HIGHEST A.P.N. USED

YEAR

PAR.

PAR.

PAR.

86-90

91-95

96-00

01-05

06-10

11-15

16-20

21-25

26-30

31-35

36-40

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42-46

47-51

52-56

57-61

62-66

67-71

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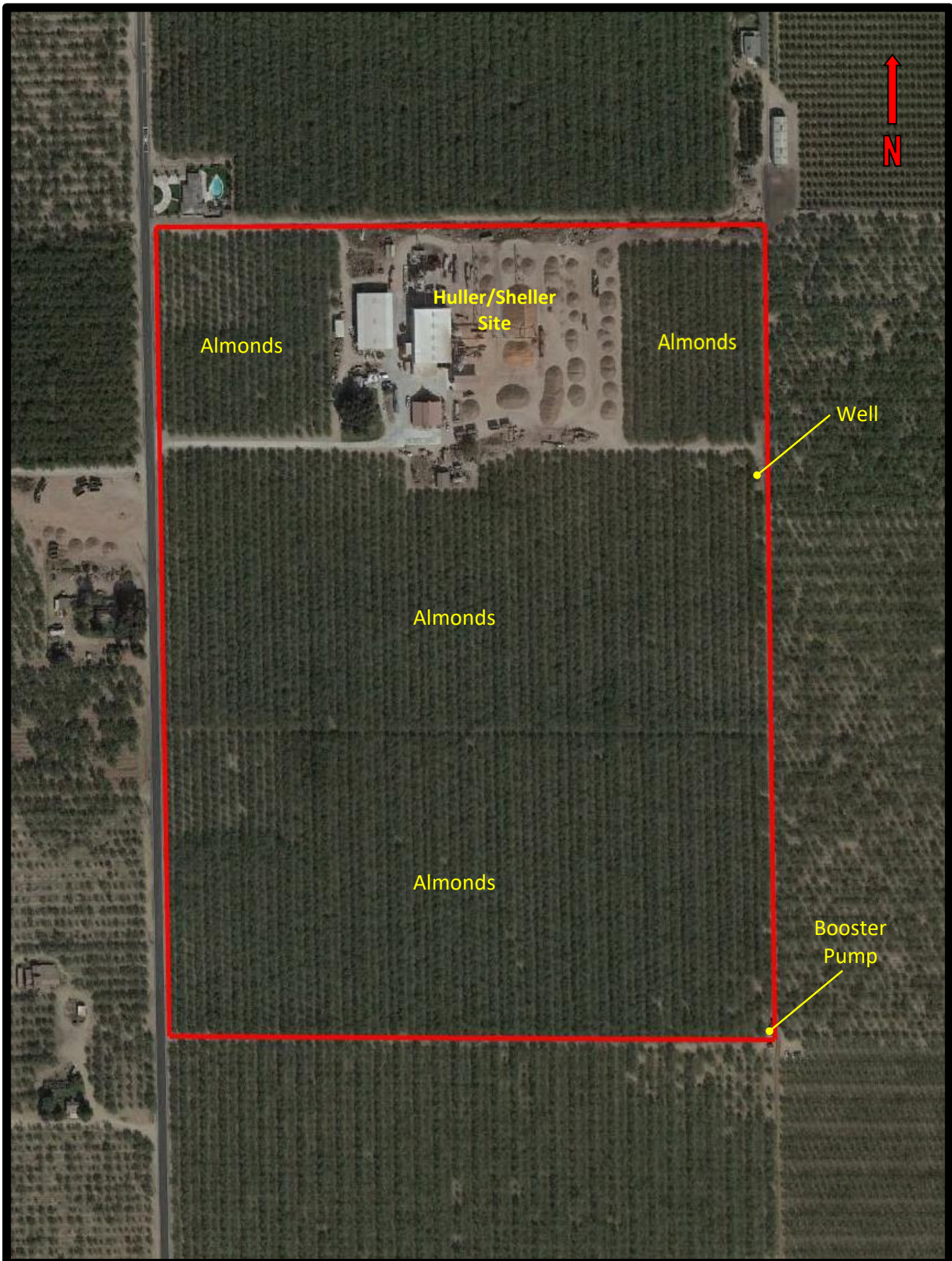
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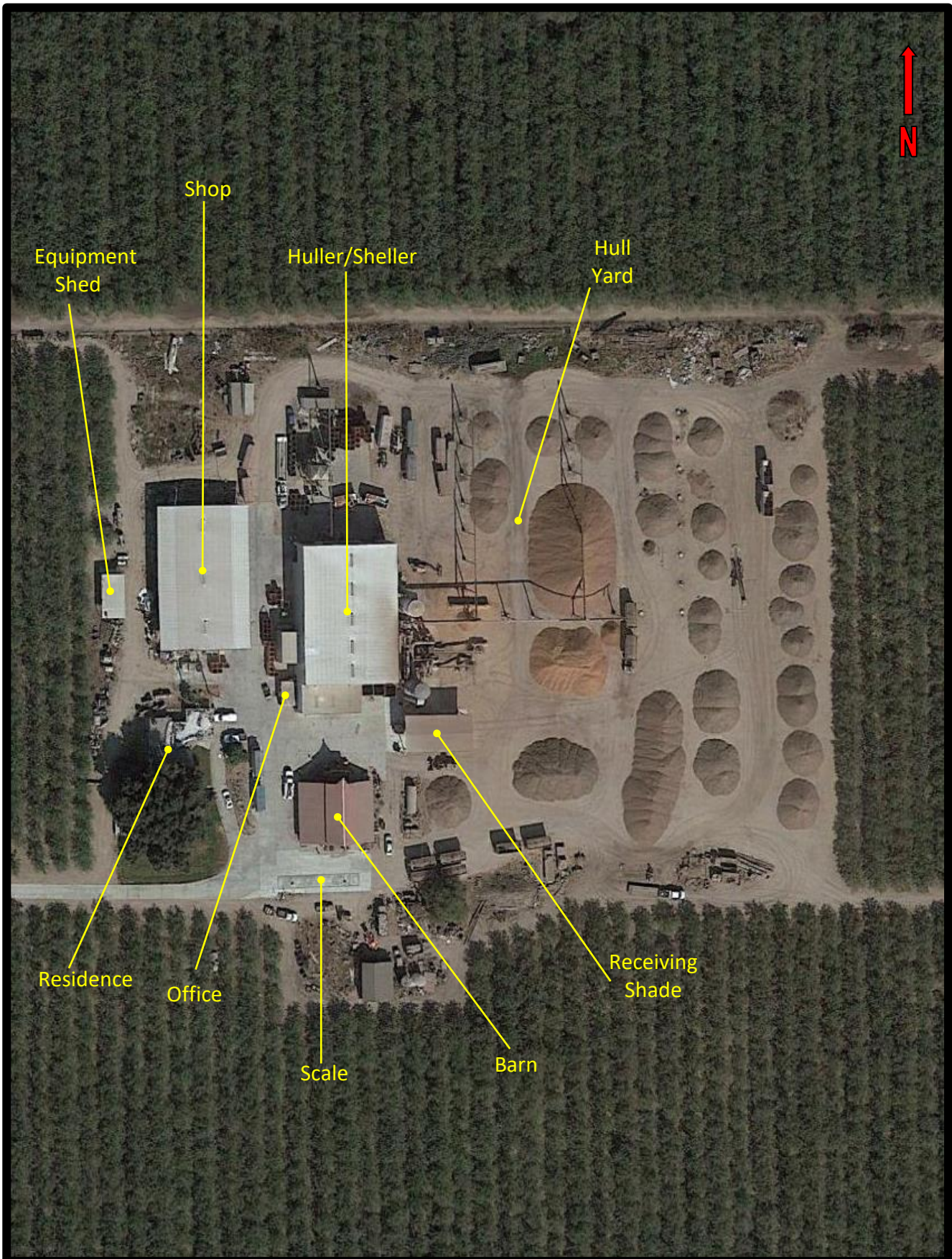
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AERIAL / PLAT MAP



AERIAL / PLAT MAP

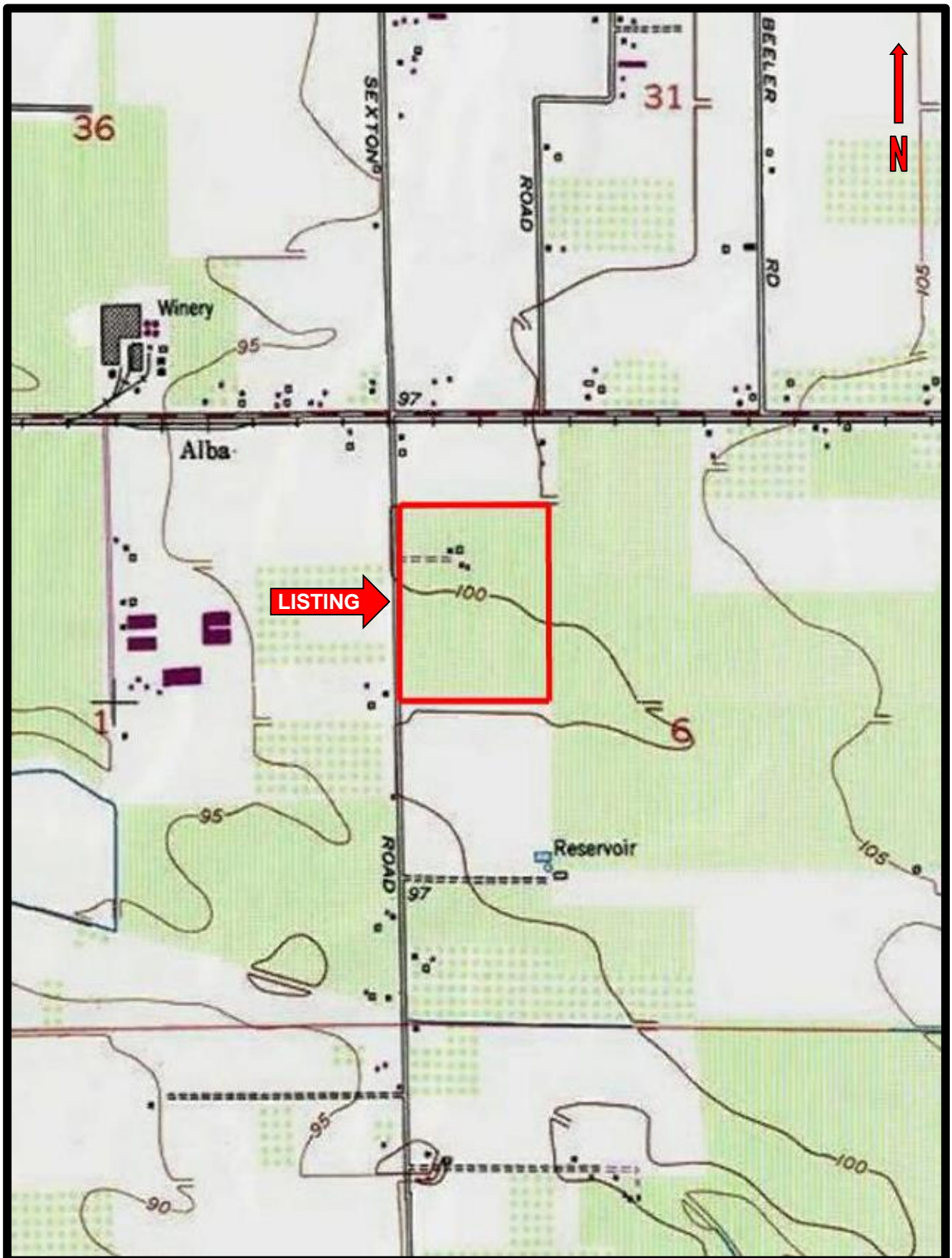


SOIL MAP

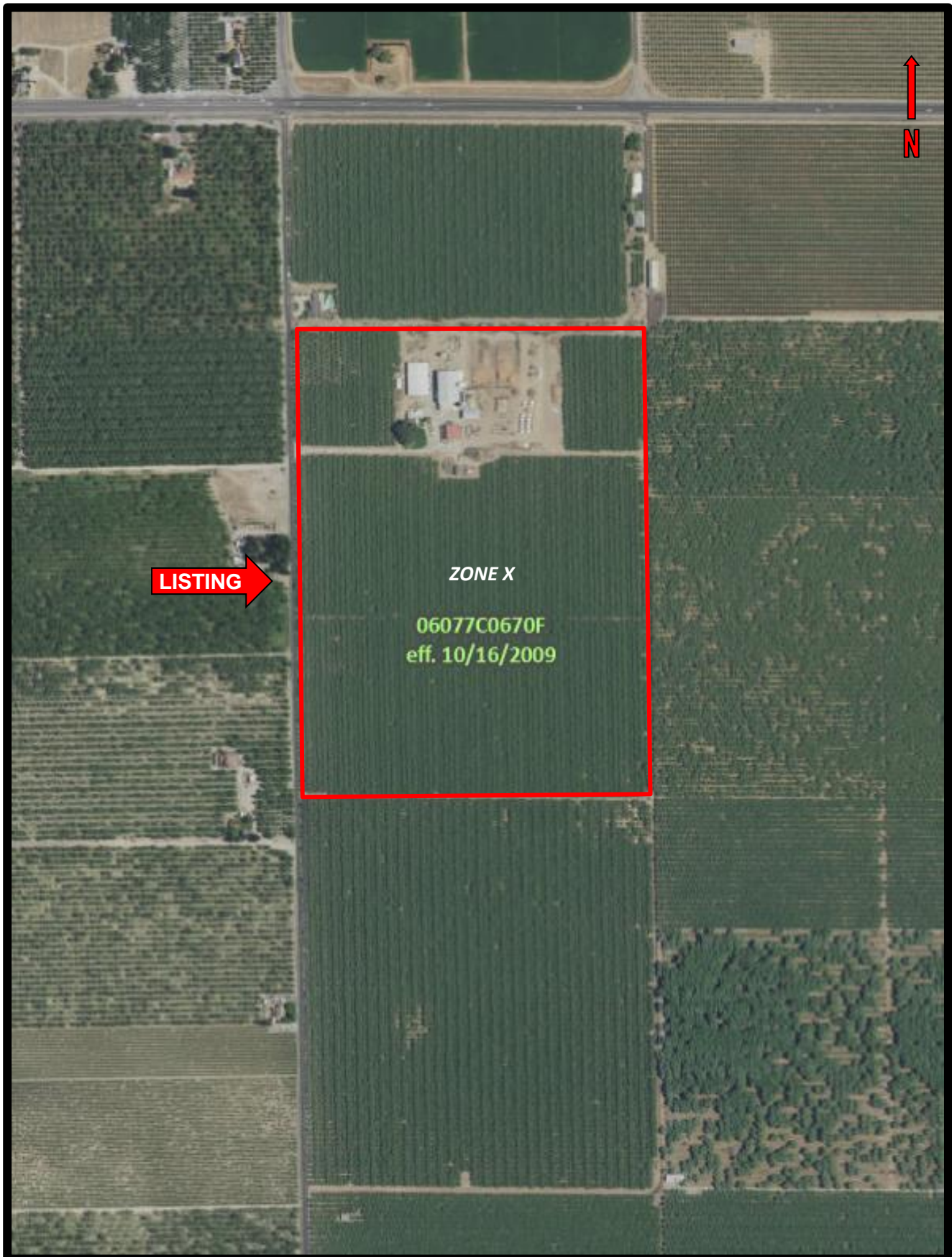


Map Symbol	Soil	Capability Class	Percent of Property
142	Delhi loamy sand, 0-2% slopes	3	88%
175	Honcut sandy loam, 0-2% slopes	2	12%

TOPOGRAPHY MAP



FEMA FLOOD MAP



PHOTOGRAPHS



Office and Huller / Sheller Building



Office, Huller / Sheller Building and Receiving Canopy



Huller / Sheller Building and Electrical Building



Huller / Sheller Building



Huller / Sheller Building



Huller / Sheller Building and Bag Houses

PHOTOGRAPHS



Receiving Canopy



Huller / Sheller Building



Shop



Barn



Truck Scale



Residence

PHOTOGRAPHS



Pre-Cleaner and Bag Houses



Hull and Shell Yard



Hull and Shell Yard



Deep Well



Almonds



Almonds

PHOTOGRAPHS



Almonds



SSJID Booster Pump



Almonds



Entry Drive

PHOTOGRAPHS



PHOTOGRAPHS



PHOTOGRAPHS



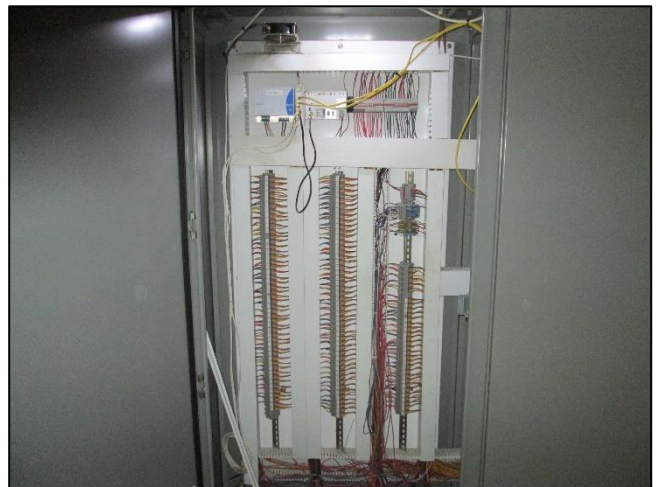
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