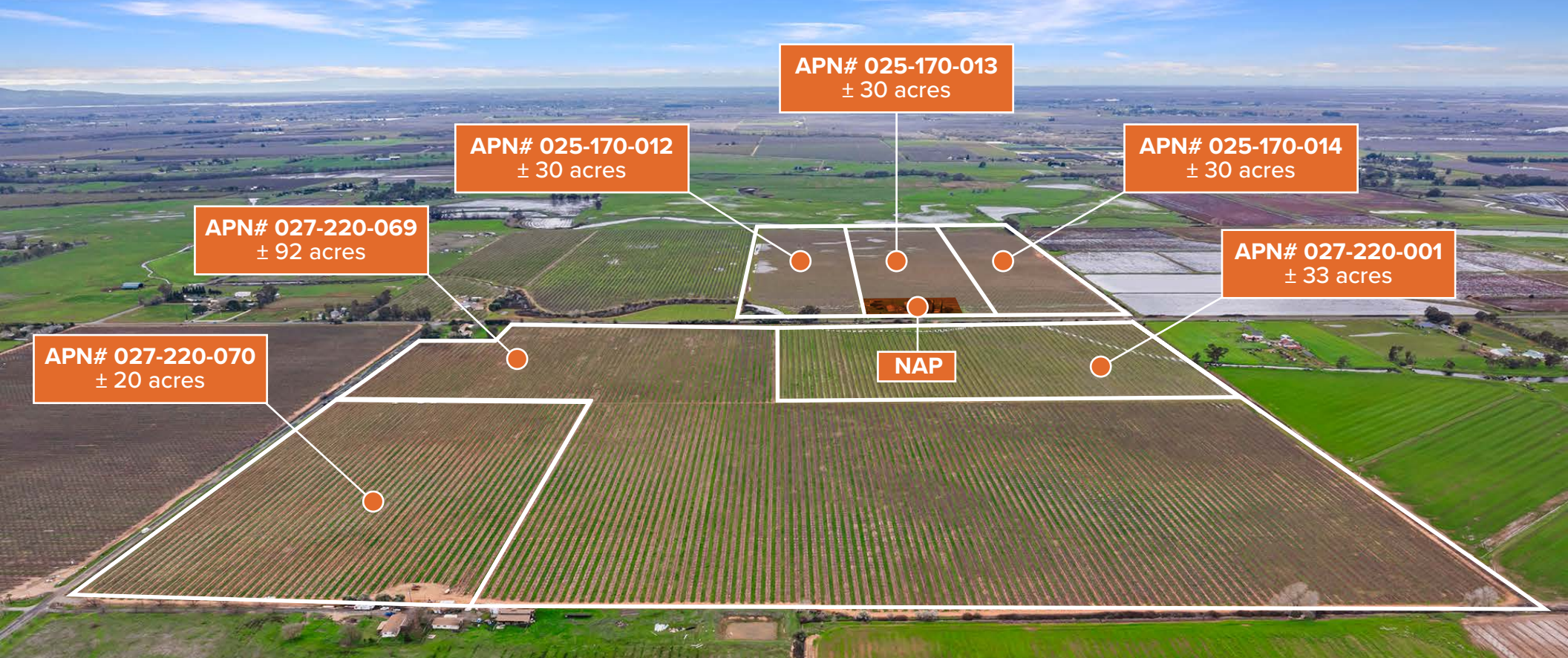


PALERMO RANCH

Prune/Almond/Walnut Ranch For Sale/Lease in Butte County



SUTTER
EQUITIES



PROPERTY DESCRIPTION

This ± 230 gross assessed acre offering is a Prune/Almond/Walnut Ranch located in Palermo, CA. The Ranch is prime for production in a desirable farming area. It's irrigated with an abundance of water through 3 Ag wells on a micro-jet system. It consists of 6 separate parcels. The Walnuts are on a longer-term lease. The Prunes are high density with approximately 172 trees to the acre. Easy access to both ranches off of Lone Tree Road.

PRICE AND TERMS

The asking price for the ± 145 Acres of Prune/Almonds is \$3,900,000 (\$26,900 per gross acre) with the 2024 crop included in the purchase price subject to the Buyer's reimbursement of the Seller's cultural cost expense from 2023 post-harvest until the close of escrow.

± 85 Acres of leased Walnuts is \$675,000 (\$7,941 per gross acre). The Walnuts are leased for 25 years, total of 18 years remaining.



PROPERTY HIGHLIGHTS



Abundant Well Water



Tax Benefits



Prime for Production



Palermo, CA - Butte County



± 145 Gross Acres - Prunes/Almonds
Apn #: 025-170-014, 025-170-013, 025-170-012



± 85 Gross Acres - Walnuts (On a Long Term Lease)
Apn #: 027-220-001, 027-220-069, 027-220-070



The Prune/Almonds are irrigated by 2 wells and the Walnuts are irrigated with a separate well all on microjets. All 3 wells are on electric.



Zoned AG20







WELL LOCATION

1

WELL LOCATION

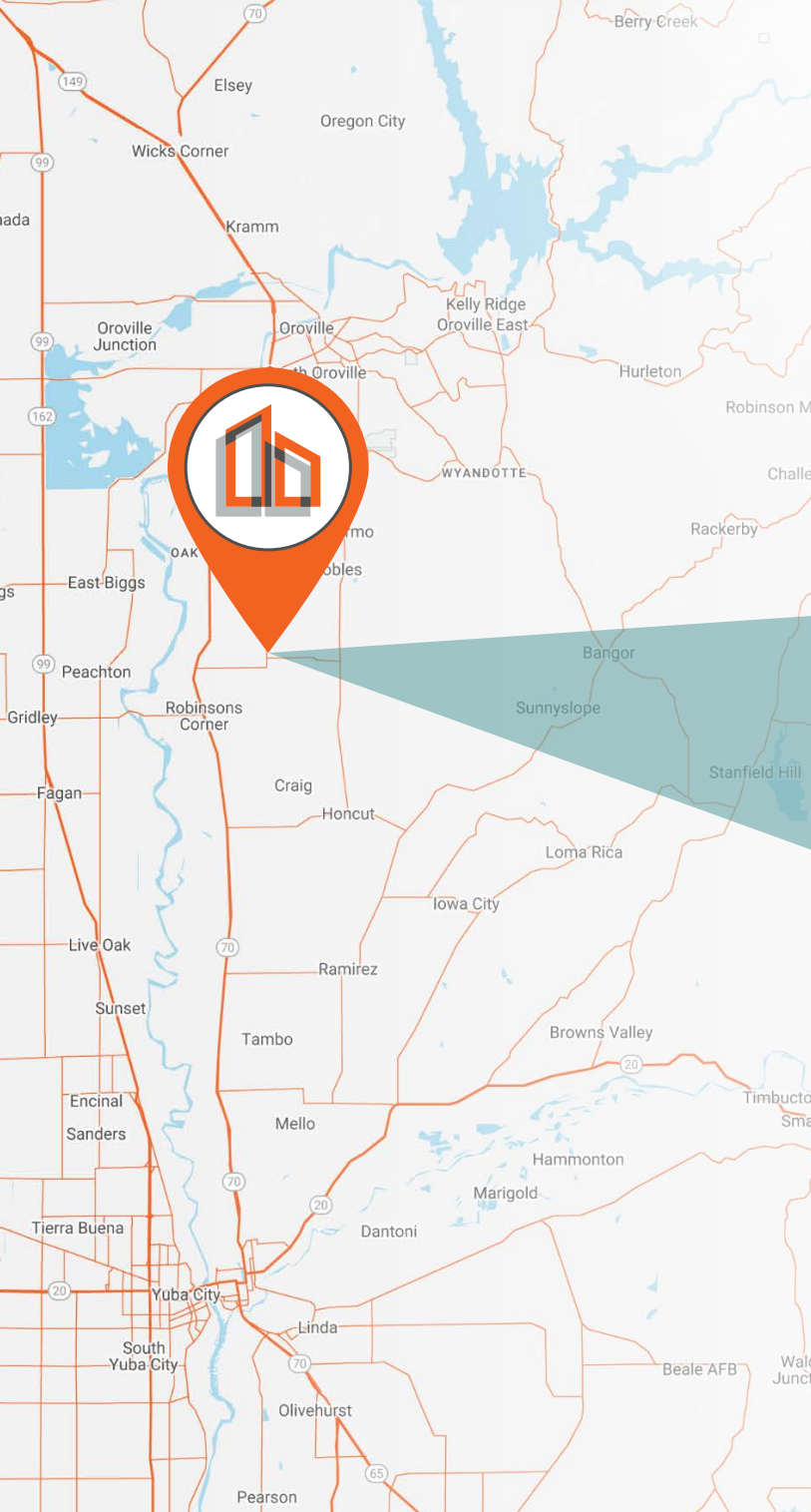
2

WELL LOCATION

3

LOCATION

The property is located approximately 2 miles East of HWY 70 and 9 miles from the City of Oroville. It is located on both sides of Lone Tree Road. Just North of the intersection of Cox Lane /Lone Tree Road and 65 miles North of Sacramento.



Planted 2017

Spacing - 25 x 16

Chandlers on RX 1

± 85 acres (leased)



Planted 2017/2018

Spacing – 18 x 13.5

French on Rootpac R

± 110 acres



Planted 2021

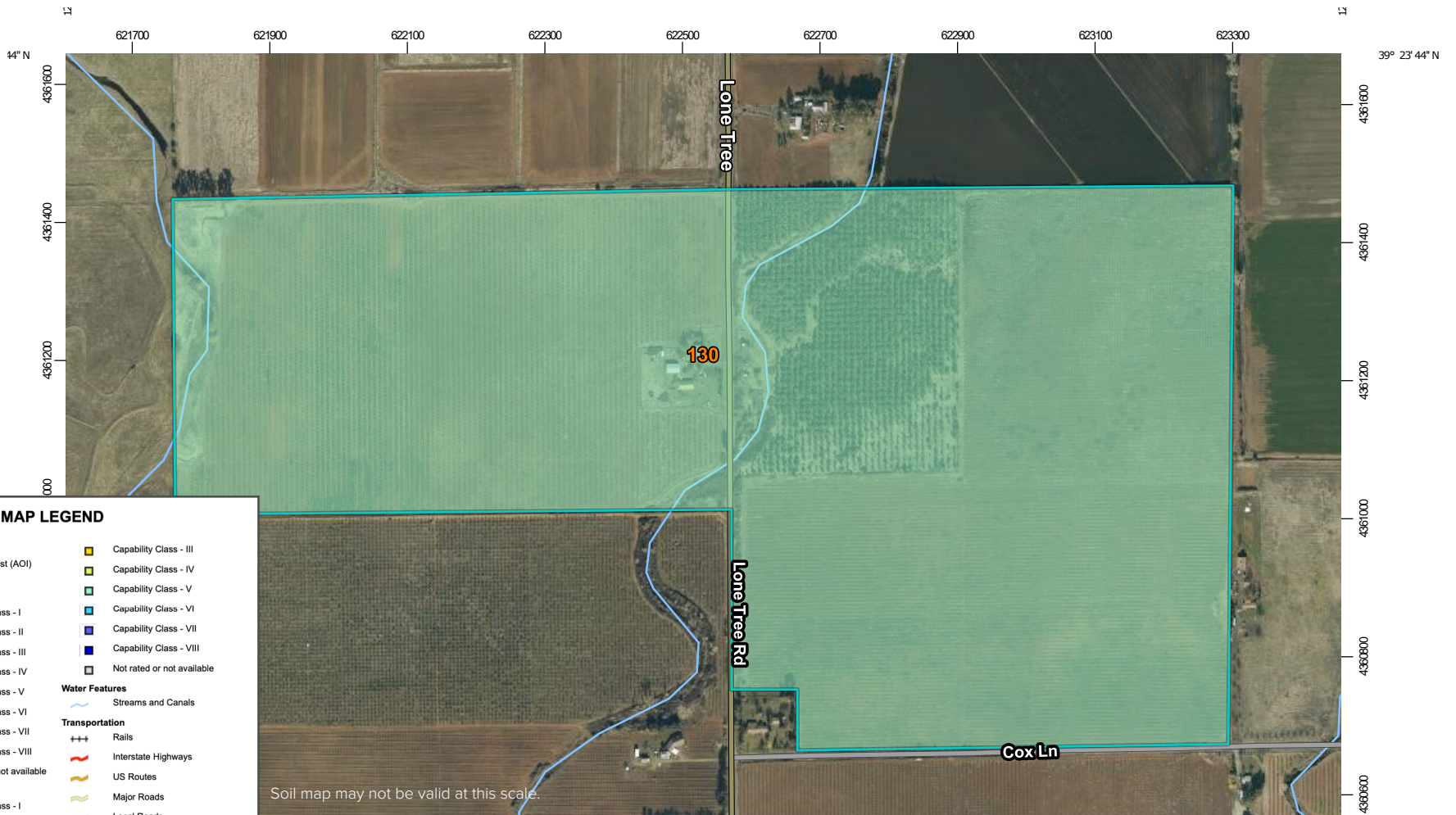
Spacing – 15 x 20

Independence on Rootpac R

± 35 acres



SOIL MAP



MAP LEGEND

- Area of Interest (AOI)**
- Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
- Capability Class - I
 - Capability Class - II
 - Capability Class - III
 - Capability Class - IV
 - Capability Class - V
 - Capability Class - VI
 - Capability Class - VII
 - Capability Class - VIII
 - Not rated or not available
- Water Features**
- Streams and Canals
- Transportation**
- Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads
- Background**
- Aerial Photography
- Soil Rating Lines**
- Capability Class - I
 - Capability Class - II
 - Capability Class - III
 - Capability Class - IV
 - Capability Class - V
 - Capability Class - VI
 - Capability Class - VII
 - Capability Class - VIII
 - Not rated or not available
- Soil Rating Points**
- Capability Class - I
 - Capability Class - II

IRRIGATED CAPABILITY CLASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
130	Eastbiggs loam, 0 to 2 percent slopes	5	236.8	100.0%
Totals for Area of Interest			236.8	100.0%





PALERMO RANCH

Amar Cheema, CCIM
Partner

P: 530.777.3269

M: 530.218.4768

acheemay@gmail.com

DRE # 01445711

1110 Civic Center Ste 106 D
Yuba City, CA 95993

The information contained in this marketing brochure ("Materials") is proprietary and confidential. It is intended to be reviewed only by the person or entity receiving it from Sutter Equities ("Agent"). The materials are intended to be used for the sole purpose of preliminary evaluation of the subject property ("Property") for potential purchase.

The materials have been prepared to provide unverified summary financial, physical, and market information to prospective buyers to enable them to establish a preliminary level of interest in potential purchase of the property. The materials are not to be considered fact. The information contained in materials is not substitute for thorough investigation of the financial, physical, and market conditions relating to the property.

The information contained in the materials has been obtained by Agent from sources believed to be reliable, however, no representation or warranty is made regarding the accuracy or completeness of the materials. Agent makes no representation or warranty regarding the property including, but not limited to survey, income, expenses, or financial performance (past, present, or future); size, square footage, acreage, condition, or quality for the land and improvements; presence or absence of contamination substances (PCB's, asbestos, mold, etc); Compliance with laws and regulations (local, state, and federal); or, financial condition or business prospects of any tenant (tenant's intentions regarding continued occupancy, payment of rent, etc). Any prospective buyer must independently investigate and verify all of the information set forth in the materials. Any prospective buyer is solely responsible for any and all costs and expenses incurred in reviewing the materials and/or investigating and evaluating the property. By receiving the materials, you are agreeing to the Confidentiality and Disclaimer set forth herein.