

## Almond Orchard

**Size:** Approximately 42.37 acres.

**Location:** The site address is 31850 S Chrisman Road, Tracy, California, 95304. The property is contiguous to Chrisman Rd. to the east and it is approximately 815 feet south of Durham Ferry Rd. It is 5 miles south of the City of Tracy.

**APN:** The Assessor's Parcel Number is 253-250-30 in San Joaquin County.

**Water:** The property is in the Del Puerto Water District wherein water costs for the 2011 season are \$51.00 per acre foot. A 10 inch high pressure dedicated line conveys water from the Delta Mendota Canal by gravity to the property. A 30 horsepower pump pressurizes the sprinkler system which covers the property in two sets. The owner is also a participant in supplemental water programs.

**Soil:** The classification according to the US Department of Agriculture Natural Resources Conservation Service is as follows: Approximately 70% of the area is Capay Clay with a Storie Index Rating of 72%. The other 20% of the area is El Solyo Clay Loam with a Storie Index Rating of 44%.

**Trees:** Planted in 1996, the almonds are in their 15th leaf. The varieties are 50% Wood Colony and 50% Carmel, with row spacing of 22' x 16' on Nema gard root stock.

**Production:** The almond orchard has produced the following yields for the past two seasons:  
2009: 98,933/Meat Lbs. (2,355 lbs./ac.)  
2010: 92,330/Meat Lbs. (2,198 lbs./ac.)

**Terms:** The sale is subject to the Seller's ability to effect a 1031 tax deferred exchange.

**Price:** \$762,660 (\$18,000/ac.)

