

The Johnson Ranch

680+/- Ac.

Yuba County, CA

Offering Memorandum



Josh Cook

530.300.5294

josh@cornerstonelandco.com

BRE. Lic. 01872850



www.cornerstonelandco.com

Gabe Foster

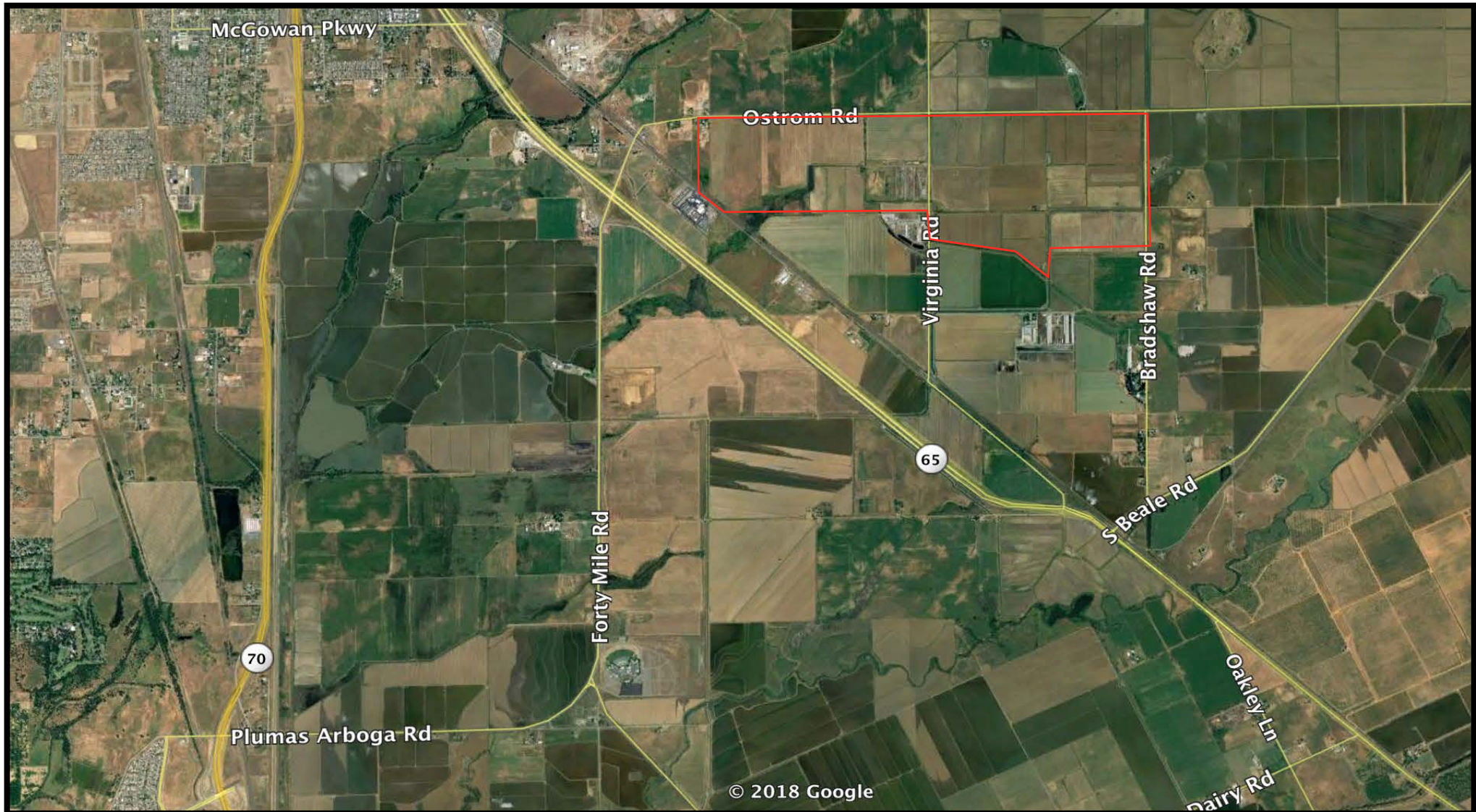
530.300.0479

gabe@cornerstonelandco.com

BRE. Lic. 01774496

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The Offering

Location: The property is located on the south side of Ostrom Road just 1.25 miles to the east of Highway 65. The property location can be easily accessed by using 3848 Virginia Road, Marysville, CA 95901.

Legal: The property is made up of three (3) Yuba County Assessor's Parcel # described as:

- 014-280-034 – 317 acres (*subject to lot line adjustment reducing parcel by approximately 106.44 acres – acreage may slightly change upon survey*)
- 014-280-082 – 157.76 acres
- 014-280-083 – 311.68 acres
- Total – 680.00 Assessed Acres

Farming History: The property has an excellent history of being able to grow a variety of farm crops including rice & corn. The property has 672.77 acres of crop land described as Yuba County FSA Farm 1581 Tract 309. (*See FSA Map- Subject to a change in acreage upon completion of the lot line adjustment*)

Orchard Potential: The property has just had extensive soil and water testing completed to determine the suitability for growing an orchard. Detailed soil and water tests show favorable results for this property to be planted to permanent crops.

Water: The property has six (6) wells in operation providing plenty of irrigation water. The wells have produced sufficient water to grow rice which typically uses 5.0 acre feet per acre. All of the wells were just tested for water quality and showed excellent, clean water. The property is not currently located in a water district but has a historical water allocation right with the Yuba County Water Agency which receives its water from the Yuba River.

Soils: The soils on the ranch have had extensive testing for deep rooted tree crops.

(Soil map shown & testing available upon request.)

Comments: Excellent location, suitable for orchards, plentiful and clean water. Call for a property tour.

Price: \$8,840,000. Cash to Seller.



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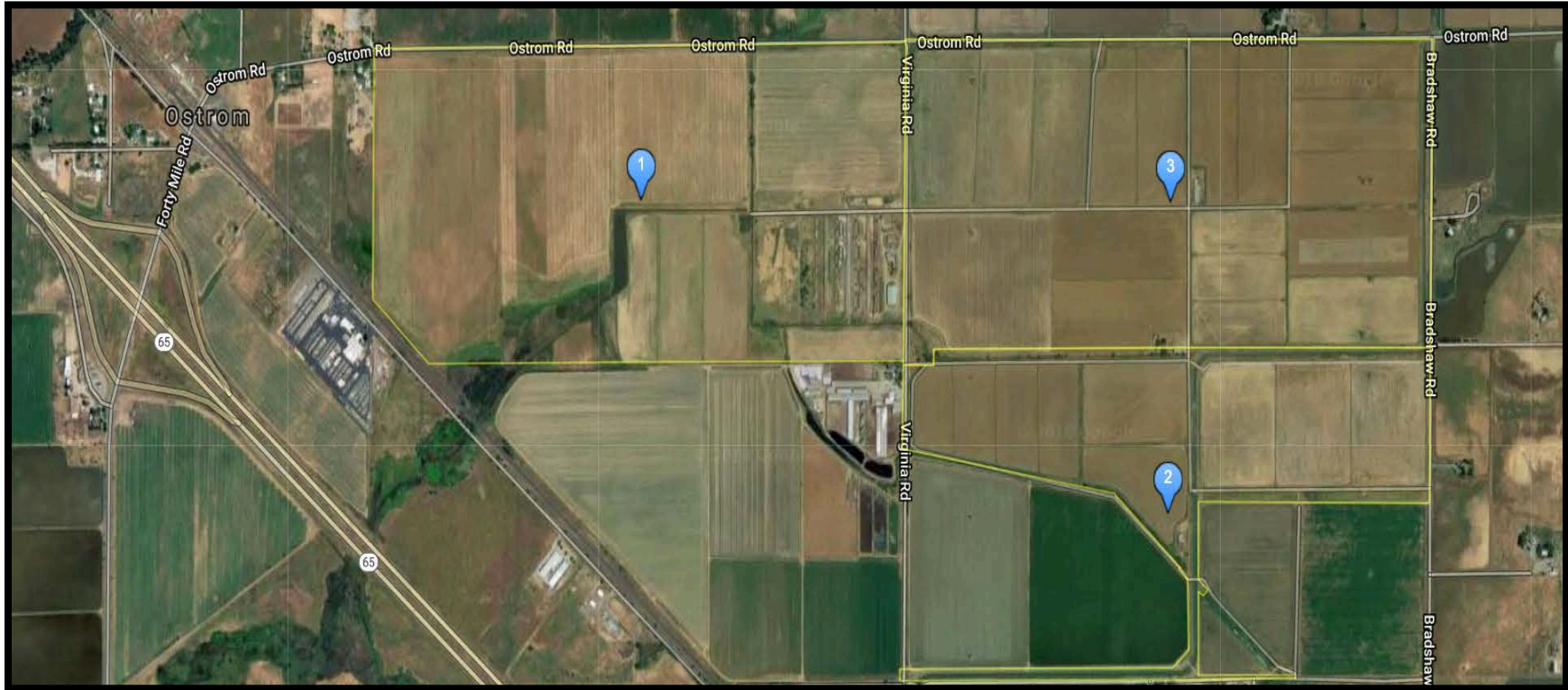
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**Subject Lot Line Adjustment*



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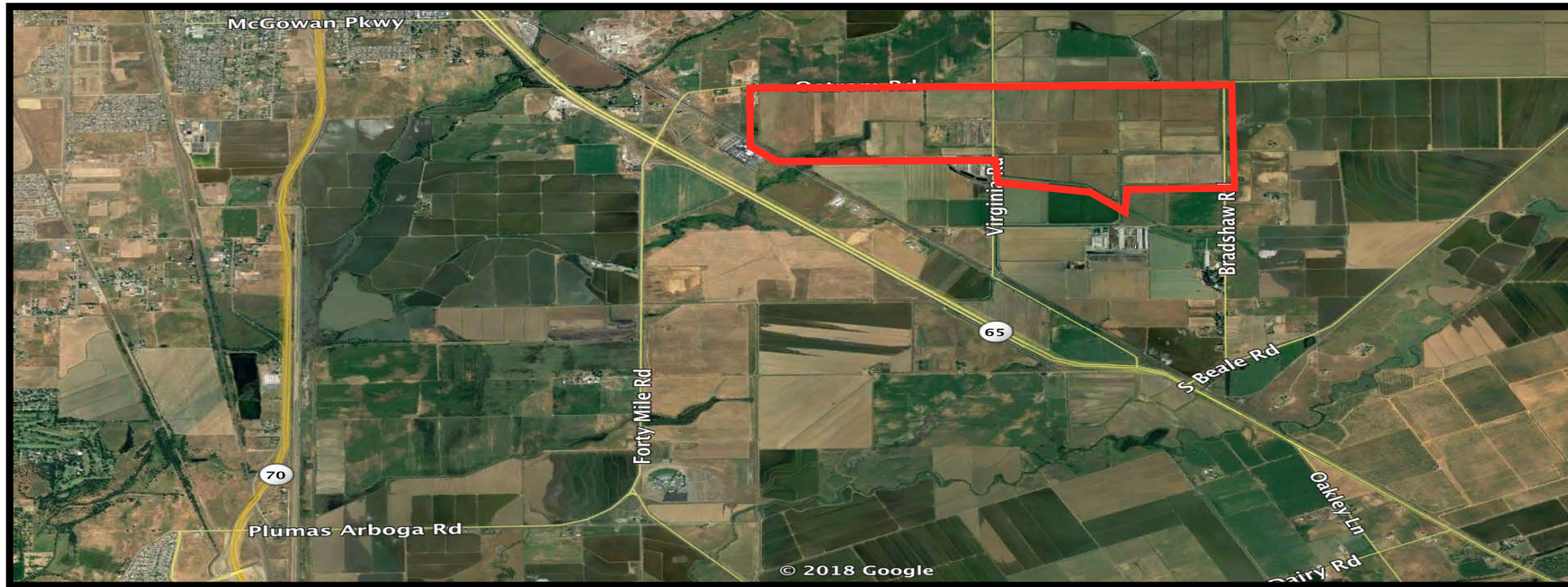


#	APN	Acres
1	14280034000	317
2	14280082000	157.76
3	14280083000	311.68
		786.44
	Lot Line Adjustment	110.00
	Net Total Ac.	677.44

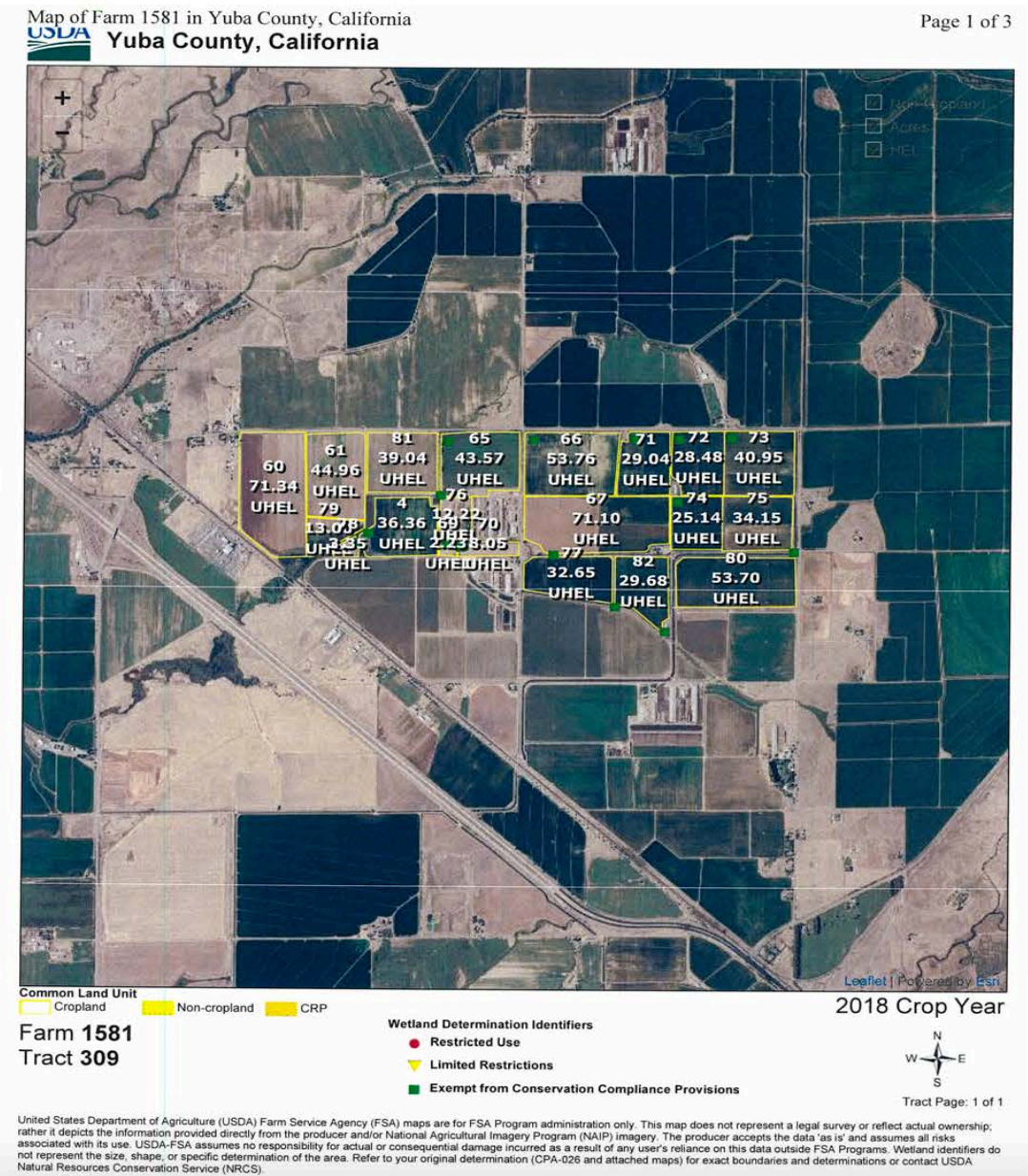


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Tract Number: 309		Description: MAP E-15			
BIA Range Unit Number:					
HEL Status: HEL Determinations not complete					
Wetland Status: Tract does not contain a wetland					
WL Violations: None					
Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland
672.77	672.77	672.77	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP	
0.0	0.0	672.77	0.0	0.0	
Crop	Base Acreage	CTAP Tran Yield	PLC Yield	CCC-505 CRP Reduction	
OATS	10.8		49	0.0	
RICE-MED GRAIN	397.8		7069	0.0	
CORN	261.0		117	0.0	
Total Base Acres:	669.6				
Owners: LATIGO FARMS LLC					



For additional information please contact Cornerstone Land Company

Josh Cook & Gabe Foster

1510 Poole Blvd. Ste. 301

Yuba City, CA 95993

530.491.0102

www.cornerstonelandco.com

BRE. Lic. # 01966240

Acreages and property boundaries herein are approximate, and maps and photos may not be to scale. This offering was prepared solely as a brief overview of the subject property being offered herein. Prospective purchasers are advised that changes may have occurred in the physical, financial, legal, and governmental aspect/conditions of the property, prior to, during, and after this offering was prepared. Neither the broker nor the seller makes any representation or warranty, expressed or implied, as to the completeness and accuracy of the information contained herein, or as to any other matter related to the assets including any subsequent information that the seller or third parties may provide to buyers. The buyers are advised to conduct a careful, independent investigation of the property, using appropriate and qualified consultants, advisors, and legal counsel to determine the suitability of the property for buyer's intended uses. No Representations or Warranties. Disclosing Party does not make any representation or warranty whatsoever, express or implied, with respect to the Confidential Information, including, without limitation, as to the accuracy or completeness of the Confidential Information, and Disclosing Party shall have no liability whatsoever to Receiving Party, any Receiving Party Representative or any other person or entity resulting from such party's use of any Confidential Information, except to the extent, if any, contained in any purchase agreement entered into by Disclosing Party and Receiving Party in connection with the Proposed Transaction. Without limiting the foregoing, Receiving Party acknowledges and agrees that the Confidential Information may not include all information in Disclosing Party's possession relating to the Property, or all information required by Receiving Party in order to determine whether to proceed with the Proposed Transaction, and may not include any of the following: any appraisal of the Property; any internal Disclosing Party memoranda, analyses or other communications pertaining to the Property, if any; or any such communications or other information exchanged between Disclosing Party and any of Disclosing Party's consultants or other advisors, including legal counsel. We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.