AG-LAND INVESTMENT BROKERS
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AG-LAND Estimated Market Value For Eller Orangewood Road Orchards
Revised 10/15/2018

Field #	Field Description	Age	Spacing	Spacing	Trees/Ac	Acres
Walnuts	Chandler planted 2015 on paradox rootstock	4	18	27	90	14.00
	Primarily Class 2 soils, AvA - Arbuckle gravelly loam, Minor Class 1 soils, Wy - Wyo Loam					
	Level topography, irrigated by well, above ground drip line micro sprinkler between each tree					
	Trees in good condition, not many replants					
South Prunes	French primarily planted 2013 on M40 rootstock & Myro 29C in NW corner	6	10	20	218	20.00
	Class 3 soils, KoB - Kimball gravelly loam; Class 2 soils, AvA - Arbuckle gravelly loam & Class 1 soils, Wy - Wyo Loam					
	Level topography, irrigated by well, above ground drip line w/ fan jet between each tree					
	25% of trees were planted in 1980's at 20' x 20'. In 2013, 75% of trees were planted at 10' x 20'					
	Trees in good condition, not many replants					
North Prunes	French planted 1990 on M2624 rootstock	29	16	18	151	20.00
	Primarily Class 1 soils, Wy - Wyo Loam; Minor Class 2 soils, AvA - Arbuckle gravelly loam & Class 3 soils, KoB - Kimball gravelly loam;					
	Level topography, irrigated by well, above ground drip line w/ rotator sprinkler between each tree					
	Trees in fair condition for age, more replants than south prune block					
Pistachios	Kerman planted 2017 on UCB1 rootstock w/ 5% pollenators (Peters & ???)	2	17	19	135	40.00
	Class 3 soils, KoB - Kimball gravelly loam; Class 2 soils, AvA - Arbuckle gravelly loam & Minor Unclassified TsB - Tuscan loam					
	Undulating topography, irrigated by well, above ground double drip line					
East Prunes	French planted 1991, 1984/1995 & 1997 on M2624 rootstock	S block, 1991	18	18	134	80.00
	Primarily Class 1 soils, Wy - Wyo Loam; Minor Class 2 soils, AvA - Arbuckle g	M block, 1984/1995	20	20	109	
	loam & Class 4 soils, CzS - Cortina very gravely fine sandy loam;	N block, 1997	16	18	151	
	Level topography, irrigated by well, south block flood, middle block single line drip					
	South block in good condition, middle block in poor condition, north block in fair condition					
	Farm Land Subtotal					**174.00**

	Age	Condion	Sq. Ft.	RCN	CV
Roads, creeks, sumps/ponds & farmstead areas					36.00
Shop, wood framed, metal roof & siding, gravel floor, no power, 20' x 40'		Average	800	15.00	40.00%
Non-Irrigated Farm Land & Improvement Subtotal					
Total Farm Land & Improvement					**210.00**
				Average price per planted acre	**174.00**

Footnotes:
RCN = replacement cost new
CV = contributory value
NCV = net contributory value
Oil, gas, mineral and water rights owned by Seller to transfer to Buyer
Zoning = AG-2, Ag Preserve, 40 acre minimum

South well, 12" casing, drilled 2015 to depth of 275', 50 Hp turbine with VFD, test pumped @ 1,000 gpm, usually pumps 600 gpm
West well, ???" casing, drilled ??? to depth of ???', 20 Hp submersible installed 2017, usually pumps 350- 400 gpm
East well, 12" casing, drilled to depth of ???', 40 Hp submersible installed 2017, usually pumps 600 gpm
Total water supply estimated at 1,550 gpm or 8.9 gpm/acre

Assessor Parcel Number	Acres	Imp	Land	Other	Total	Pro. Tax
067-251-019-000	93.24	$163,938	$75,495	$0	$239,433	$2,522
067-251-020-000	23.28	$12,269	$9,352	$0	$21,621	$229
067-251-021-000	93.48	$129,121	$53,673	$0	$182,794	$1,927
Total	210.00	$305,328	$138,520	$0	$443,848	$4,677

AG-LAND Investment Brokers assumes no liability as to errors, omissions or future operating and investment results. Buyer assumes responsibility to perform their own investigation and due diligence.