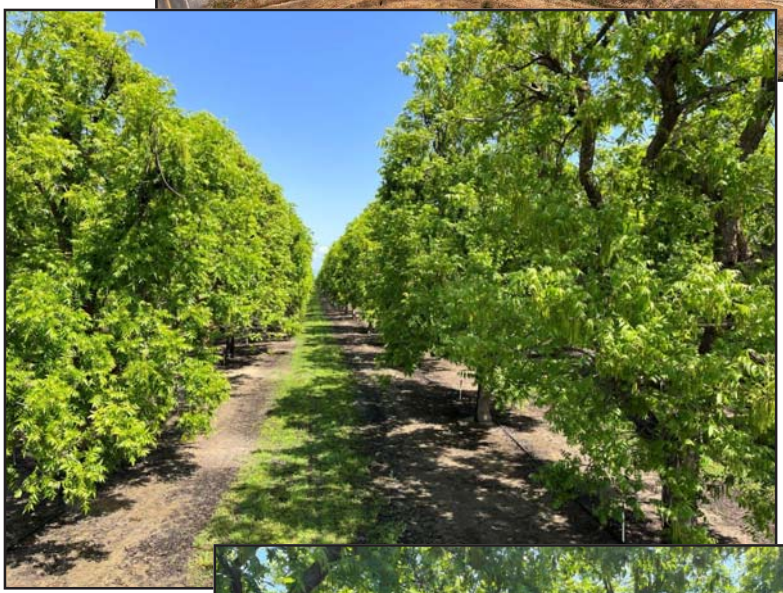
AG-LAND Investment Brokers

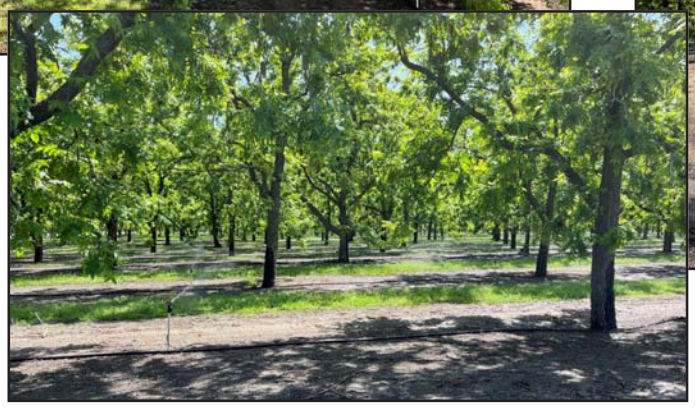
275 Sale Lane • Red Bluff, CA 96080
530-529-4400 • Fax 530-527-5042

Northern California Pecan, Inc.

Producing Pecan Orchards, Huller/Dryer/Processing/Marketing Facility

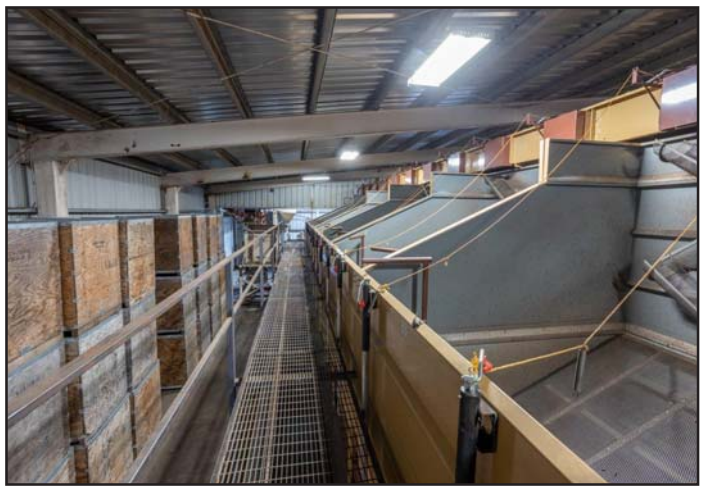
208 +/- Acres located South of Corning, California 96021

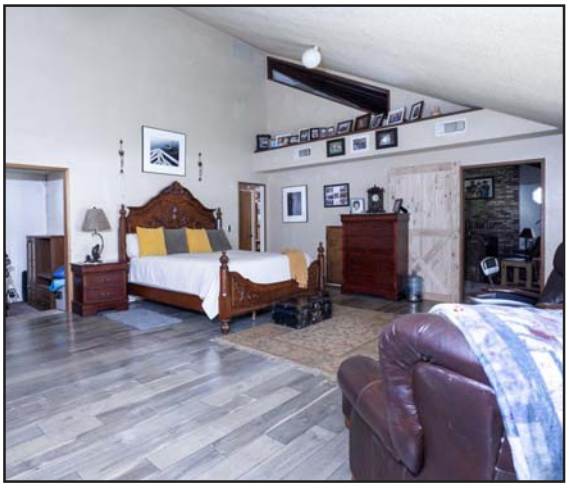




Chittenden Road Pecans

NCPI
Northern California
Pecan Inc.





WELCOME

AG-LAND INVESTMENT BROKERS
275 Sale Lane / P. O. Box 896
Red Bluff, CA 96080
530.529.4400 office / 530.527.5042 fax

Northern California Pecan Inc.

Producing Pecan Orchards, Huller/Dryer/Processing/Marketing Facility Corning, California

Property: 208 +/- acres planted to 160 acres of producing pecans. Offering includes huller/dryer/processing/marketing facility. Irrigation water provided primarily by productive groundwater wells. Warehouses with interior office, homes and useful outbuildings. Located (S) of Corning with good access to I-5 and Hwy 99.

Locations: There are two locations only 6 miles apart. Location #1, 148 +/- acres planted to 104 acres of producing pecans includes the huller / dryer / processing / marketing facility is located at 24249 Million Road, Corning, CA 96021. Location #2, 60 +/- acres planted to 56 acres of producing pecans is on the northside of Chittenden Road, Corning, CA 96021.

Huller Line: The line is designed to hull pecans and walnuts. In 2021, NCPI hulled and dried about 1,300 tons (pecans @ 700 tons, walnuts @ 600 tons). The huller structure consists of metal beams & roof with concrete slab foundation. Equipment is primarily J.E.M brand, Forsburg destoner & Weco color sorting equipment. Depending upon conditions, throughput is 12 tons per hour for pecans and 15 tons per hour for walnuts. See attached huller line equipment schedule.

Dryer Line: Three banks of metal stadium dryer bins constructed by Giesbrecht Mfg., McDowell Mfg. and NCPI. To increase drying space, there is room within the dryer building to add a 4TH bank of dryer bins. The line has 4', 5' and 10' wide bins for management of crop lot sizes. Single load capacity is 150 tons for pecans and 120 tons for walnuts. The enclosed dryer building consists of metal beams, roof and siding with concrete slab foundation. Dryer heat is provided by propane, owned tanks and solar roof wall for energy savings. See attached dryer line equipment schedule.

Processing Line: After drying, pecans pass through pin & color sorters and sizer prior to being stored in 4' x 4' wood bins. These bins are stored within the 10,000 sqft

The information contained herein is from sources deemed reliable, however, accuracy is not guaranteed. 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. This offering is subject to prior sale, price change or withdrawal from market without notice.

warehouse wherein is located the 800 sqft office. As determined by the market, the nuts are bagged in 2,000 lb super sack bags for domestic market or 50 lb sacks for export market.

Marketing: In 2021, Northern California Pecan, Inc. (NCPI) marketed nearly 50% of the California pecan crop. NCPI has valued relationships with growers and brokers. Prospective buyer is expected to honor & benefit from these relationships.

Orchards: 160 +/- acres planted to producing pecans irrigated by groundwater wells and micro-sprinklers. Wichita is the primary variety. At Million Road, 104 acres are planted and in full production. The tree spacing is 22' x 26', Cheyenne is the primary pollinator. 2022 production was 3,301 inshell pounds per acre, the 3 year average is 2,795 inshell pounds per acre. At Chittenden Road, 56 acres were planted in 2013 & 2015 and just beginning production. The tree spacing is 18' x 36', Western Schley and Pawnee are the pollinators. 2022 production for this young orchard just coming into production was 1,845 inshell pounds per acre.

Water: Million Road has multiple irrigation wells and each home has a domestic well with submersible pump. The primary well in the center of the orchards was drilled in 2015 to a depth of 500'. This 16" cased well with 200 Hp motor and VFD panel is capable of irrigating the entire orchard in 2 sets. Chittenden Road has (2) irrigation wells and is also within the Corning Water District. The new 16" cased well was drilled in 2021 to a depth of 600'. It is setup with bowls, gearhead & diesel engine.

Soils: Nearly 75% of Million Road soils are rated Class 2, the balance is rated Class 3 & 4, topography is undulating. Nearly 100% of Chittenden Road soils are rated Class 2, topography is level to grade. See attached NRCS soils maps.

Owner Home: This nicely landscaped two-story home built in 1978 is wood framed on concrete foundation with composition roof. It has 2,238 sqft of living space, 3 bedrooms, 2 baths, living room with vaulted ceiling & wood stove insert, central HVAC. The kitchen was recently remodeled including granite counter tops / back splash, hickory cabinets, tile flooring and appliances.

Solar Systems: Million Road has (2) owned solar systems installed about 4 years ago. The 58 Kw system installed on the equipment shed roof offsets a portion of the primary irrigation well electricity. The 4.14 Kw is installed on the roof of the Owners home and offsets a portion of the home electricity.

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Zoning: Million Road parcels total 148.46 acres; 091-290-014 (38.53 acres), 091-290-015 (28.49 acres), 091-290-016 (18.94 acres), 091-290-055 (23.10 acres), 091-290-056 (20.00 acres) & 091-050-051(19.40 acres). Chittenden Road parcels total 60.00 acres; 069-240-021 (10.00 acres), 069-240-022 (10.00 acres), 069-240-023 (20.00 acres), 069-240-025 (10.00 acres) & 069-240-026 (10.00 acres). Million Road parcels 091-290-014 & 015 are zoned AG-AP, agricultural, ag preserve, 40 acre minimum. All other parcels are zoned AG-2, agricultural, 20 acre minimum.

Mineral Rights: A portion of minerals rights are previously reserved, those owned by Seller are included in the sale. Preliminary title reports are available.

Depreciation: Improvements such as the huller/dryer/processing facility, trees, wells, irrigation systems and buildings offer prospective Buyer deprecation advantages.

Comments: Opportunity to purchase Northern California Pecan Inc. an established pecan huller / dryer / processor & marketer with valuable grower & broker relationships. Plus 208 +/- acres with 160 acres planted to pecans. Everything is ready for your success, high producing pecan trees, huller / dryer / processing facility plus facility equipment / supplies. Management is willing to help to facilitate a smooth transition into the 2023 season and experienced employees are eager to stay on board.

Showing: Do not disturb occupants. Listing Broker to accompany showings.

Listing Price: $5,800,000 cash to Seller

Sam Mudd, California Brokers License Number 01710463
Cell, (530)949-4054;
Email, sam.mudd@aglandbrokers.com
www.aglandbrokers.com, website

Bert Owens, California Brokers License Number 01707128
Cell, (530)524-4900;
Email, bert.owens@aglandbrokers.com, email www.aglandbrokers.com, website

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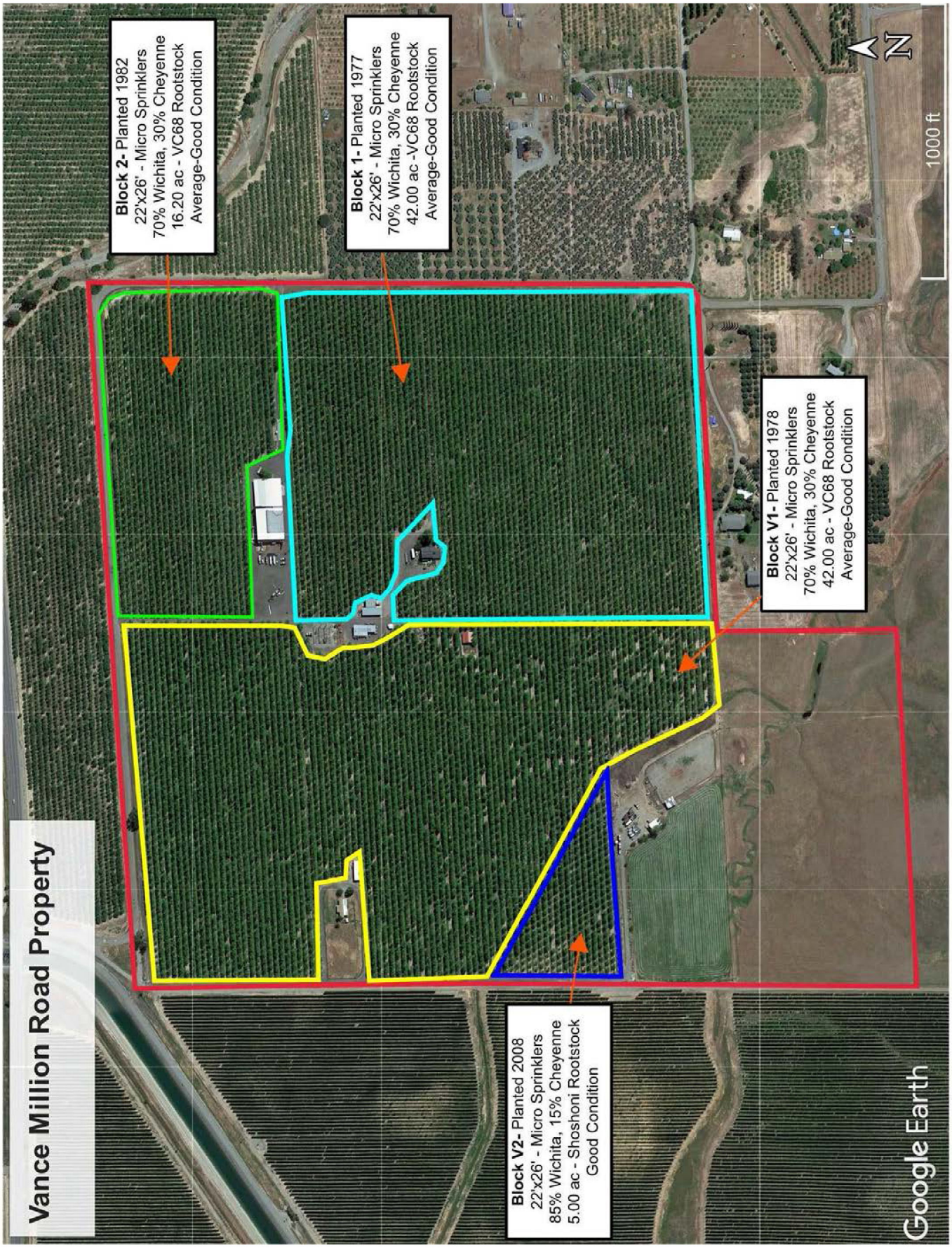
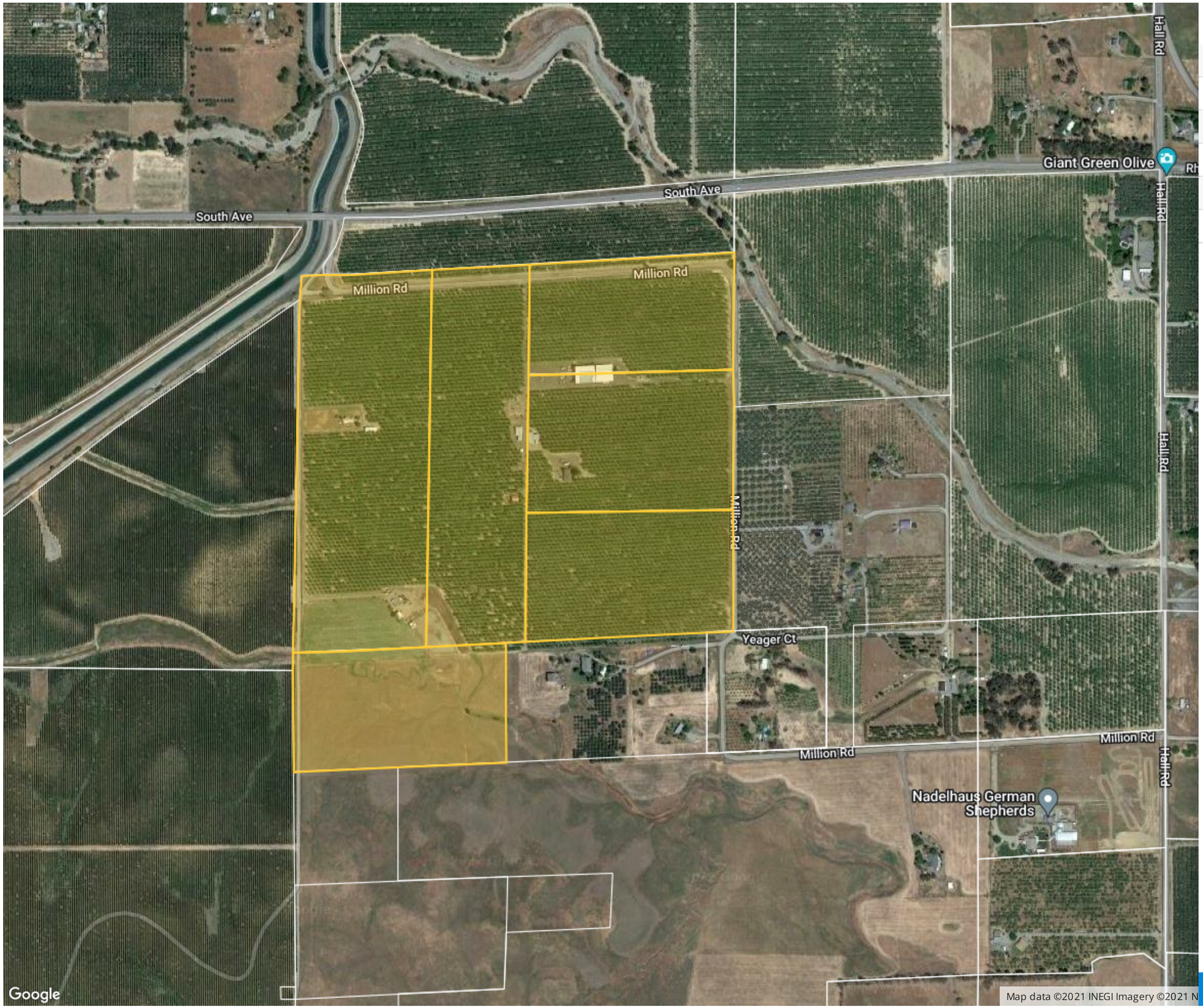
ORCHARD PLAT





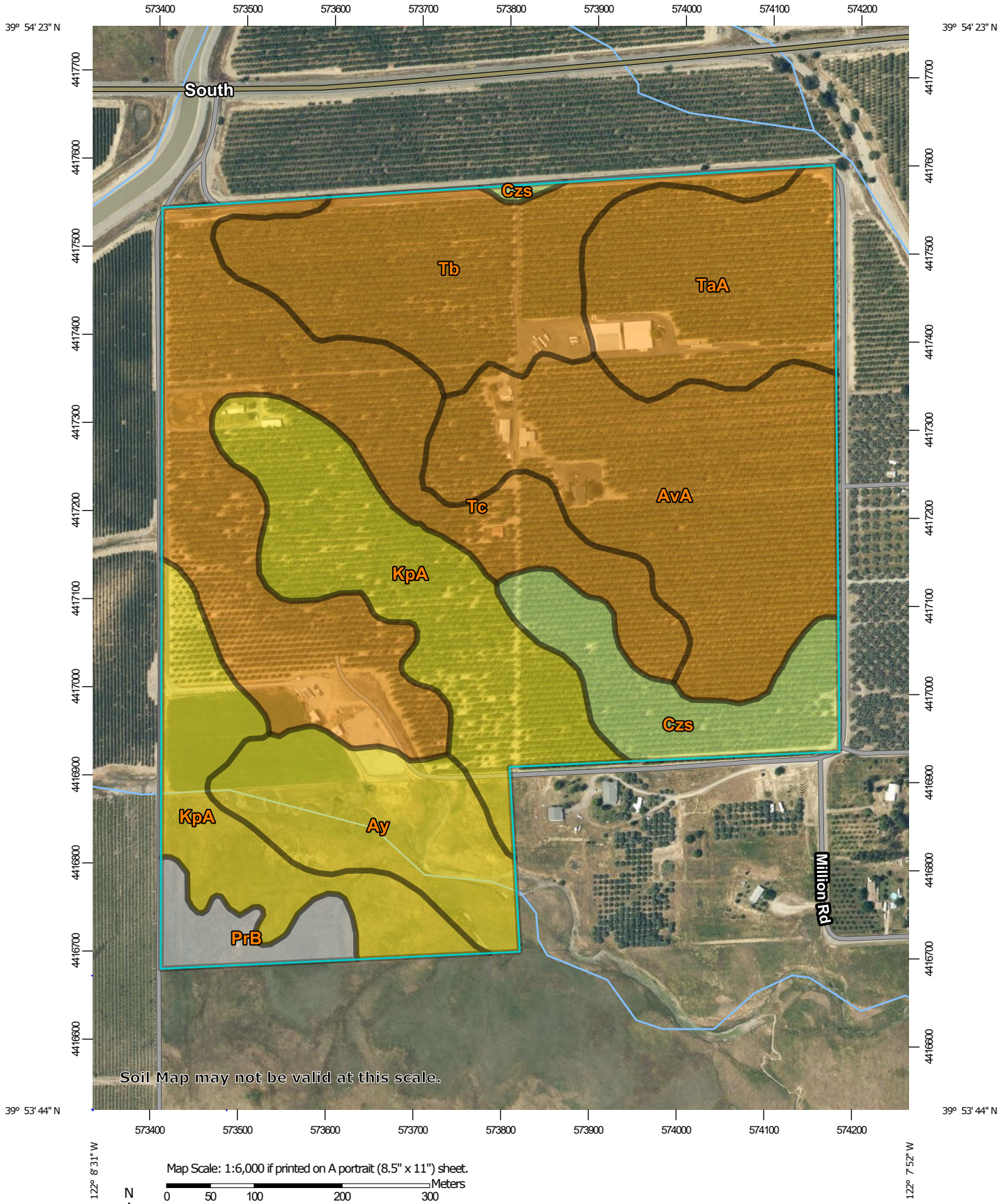
6 Results Labels

- **Property Data** 091-290-014-000
- **Property Data** 091-290-015-000
- **Property Data** 091-290-016-000
- **Property Data** 091-290-055-000
- **Property Data** 091-290-056-000
- **Property Data** 091-050-051-000

ENPLAN

Million Road Parcels

Irrigated Capability Class—Tehama County, California
(Million Road Soils Map)



Map Scale: 1:6,000 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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

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
- 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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tehama County, California
Survey Area Data: Version 15, Sep 6, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 8, 2019—May 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	26.6	18.1%
Ay	Arbuckle gravelly loam, clayey substratum, channeled	3	11.9	8.1%
Czs	Cortina very gravelly fine sandy loam	4	9.4	6.4%
KpA	Kimball loam, 0 to 3 percent slopes	3	29.8	20.3%
PrB	Peters clay, 1 to 8 percent slopes		3.7	2.5%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	15.1	10.3%
Tb	Tehama gravelly loam, 0 to 3 percent slopes, MLRA 17	2	18.4	12.5%
Tc	Tehama silt loam, 0 to 3 percent slopes, gravelly substratum, MLRA 17	2	32.0	21.7%
Totals for Area of Interest			**146.9**	**100.0%**

Description

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

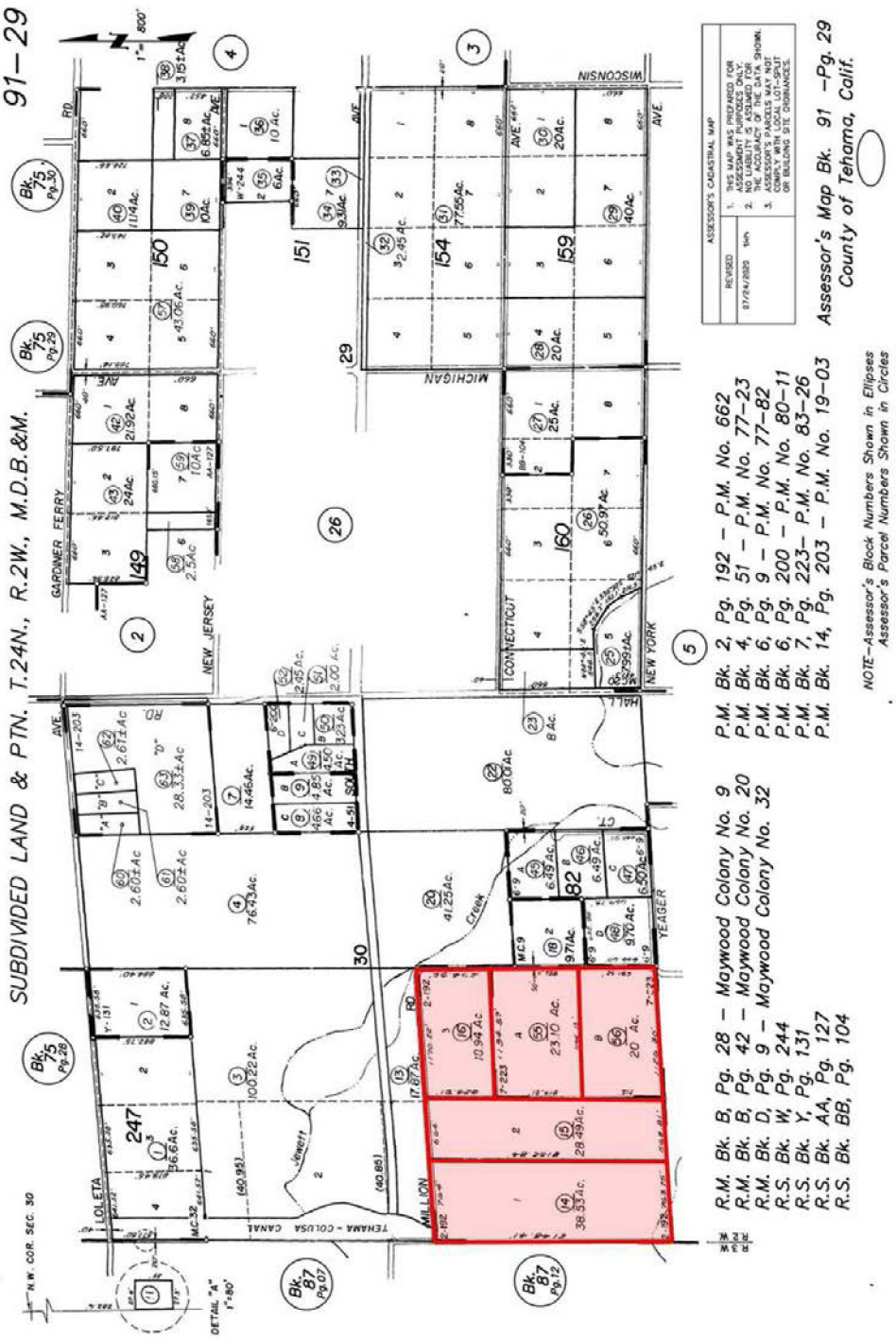
Rating Options

Aggregation Method: Dominant Condition

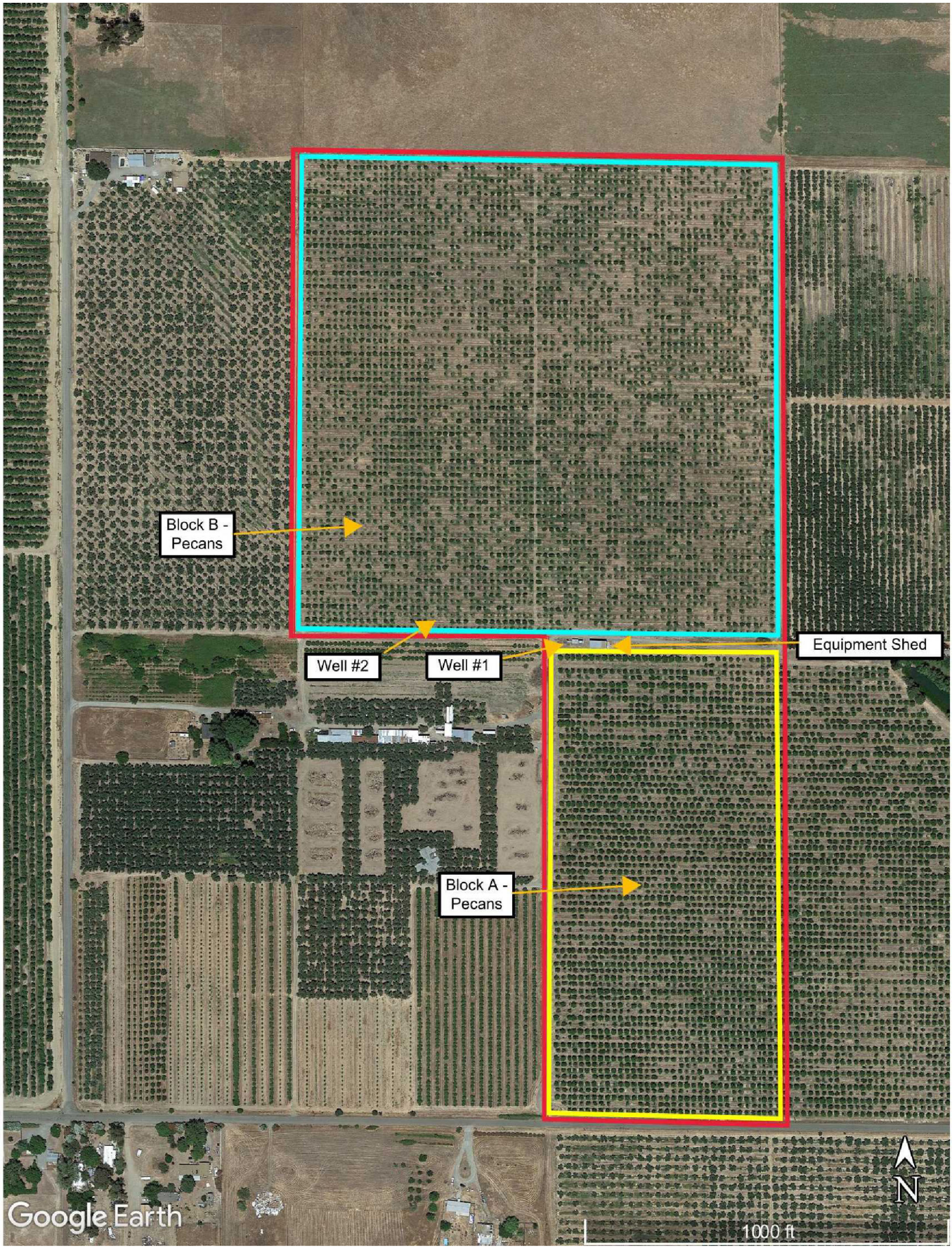
Component Percent Cutoff: None Specified

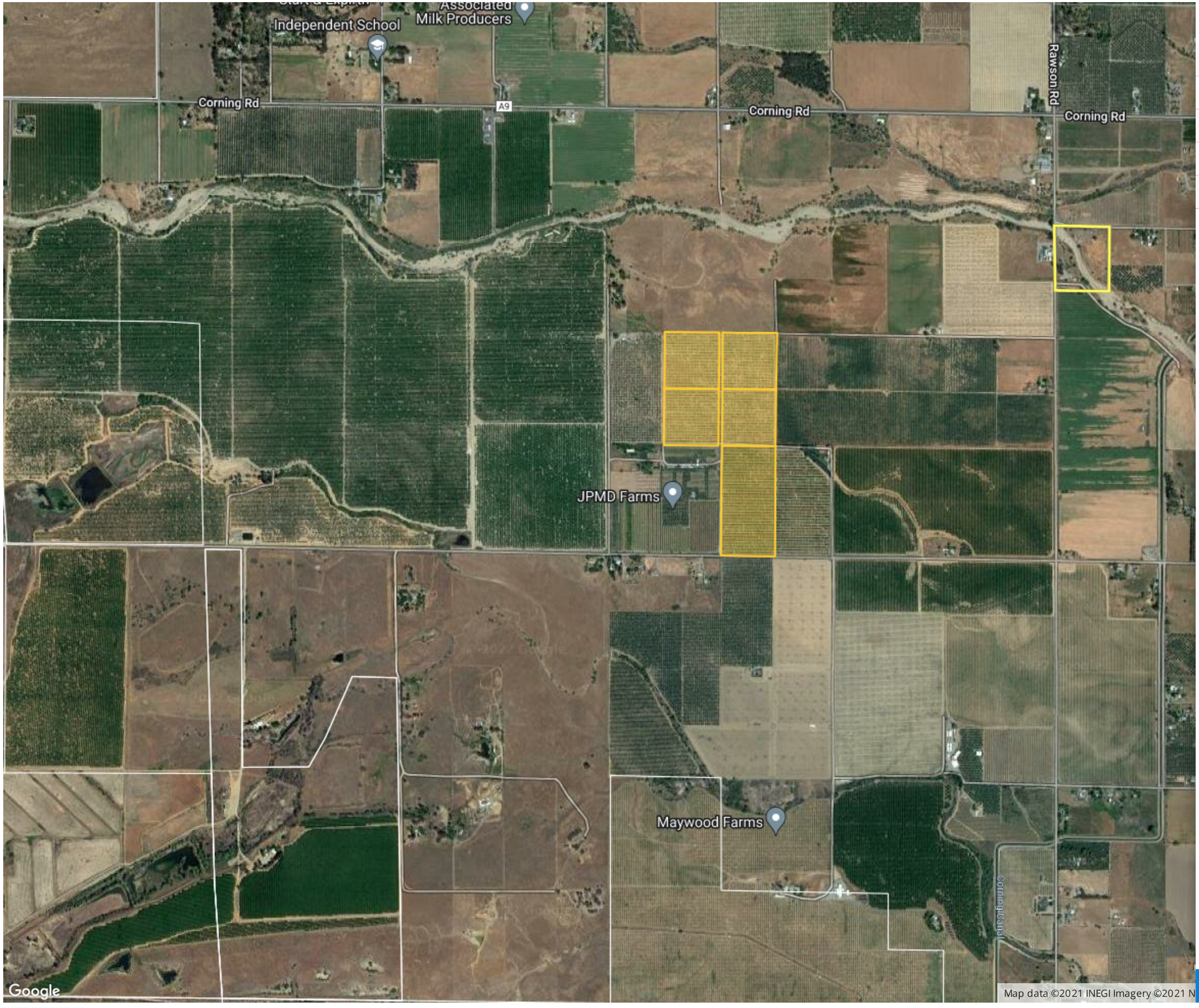
Tie-break Rule: Higher

Assessor's Parcel Map 091-290



PLAT MAP


Block B - Pecans
Well #2
Well #1
Equipment Shed
Block A - Pecans
Google Earth
1000 ft
N



5 Results Labels

- **Property Data** 069-240-022-000
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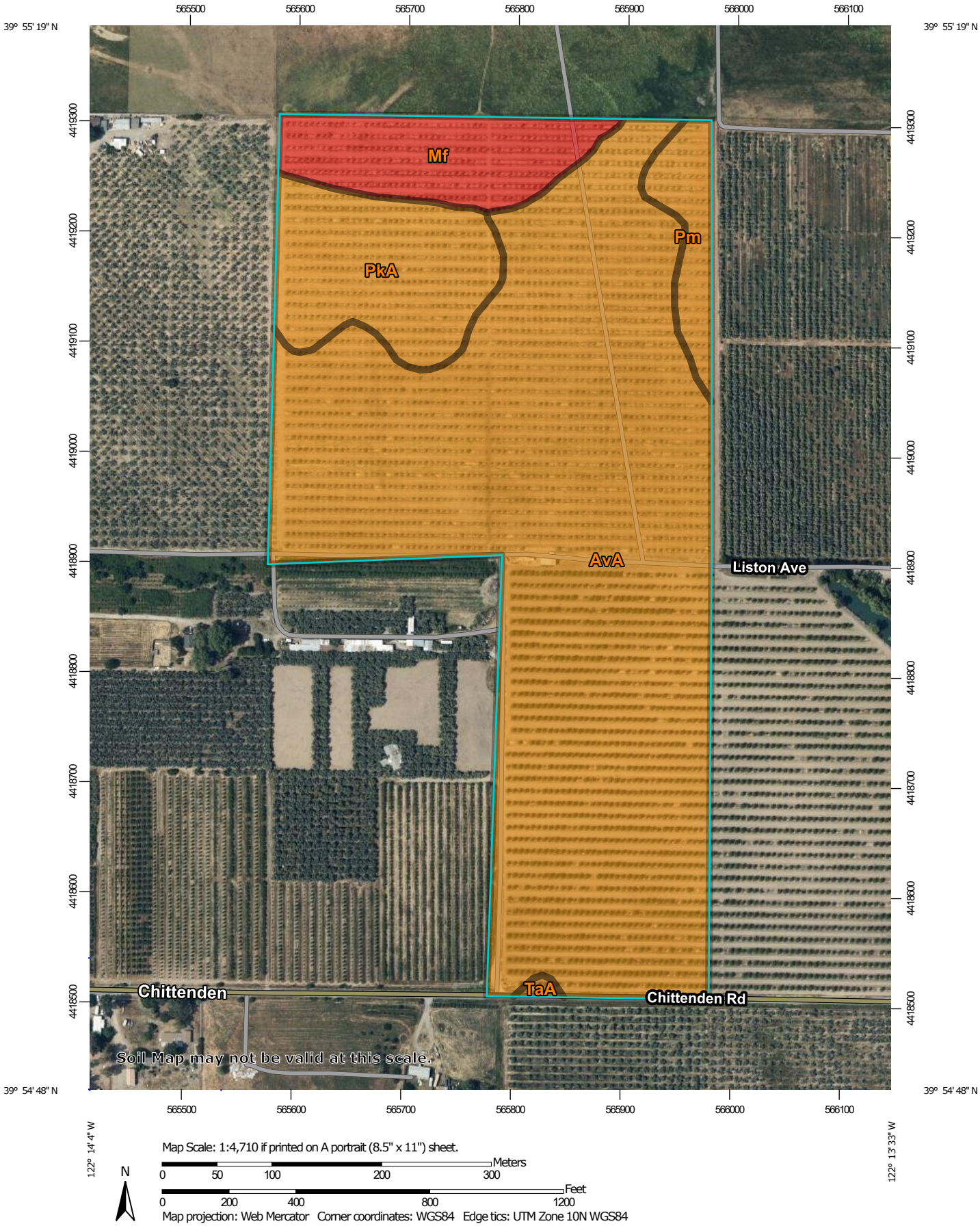
- **Property Data** 069-240-023-000
- **Property Data** 069-240-026-000
- **Property Data** 069-240-025-000

ENPLAN

Chittenden Road Parcels

Irrigated Capability Class—Tehama County, California
(Chittenden Road Soils Map)



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Soil Rating Lines
- Capability Class - I
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Irrigated Capability Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AvA	Arbuckle gravelly loam, 0 to 2 percent slopes, MLRA 17	2	45.2	76.4%
Mf	Maywood loam, high terrace, 0 to 3 percent slopes	1	5.1	8.5%
PkA	Perkins gravelly loam, 0 to 3 percent slopes, MLRA 17	2	6.7	11.3%
Pm	Perkins-Kimball gravelly loams, 0 to 3 percent slopes	2	2.1	3.6%
TaA	Tehama loam, 0 to 3 percent slopes, MLRA 17	2	0.1	0.2%
Totals for Area of Interest			**59.2**	**100.0%**

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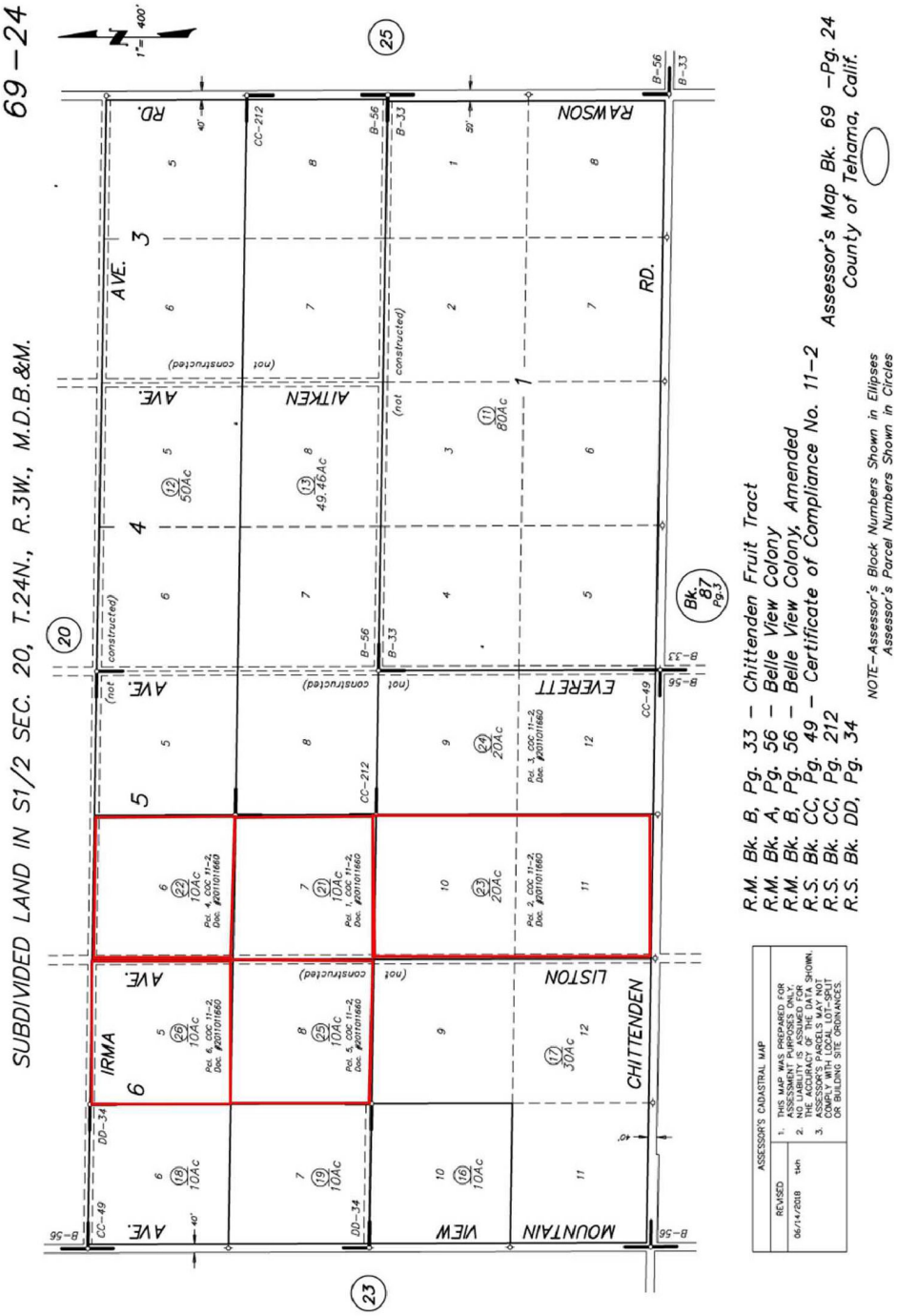
Rating Options

Aggregation Method: Dominant Condition

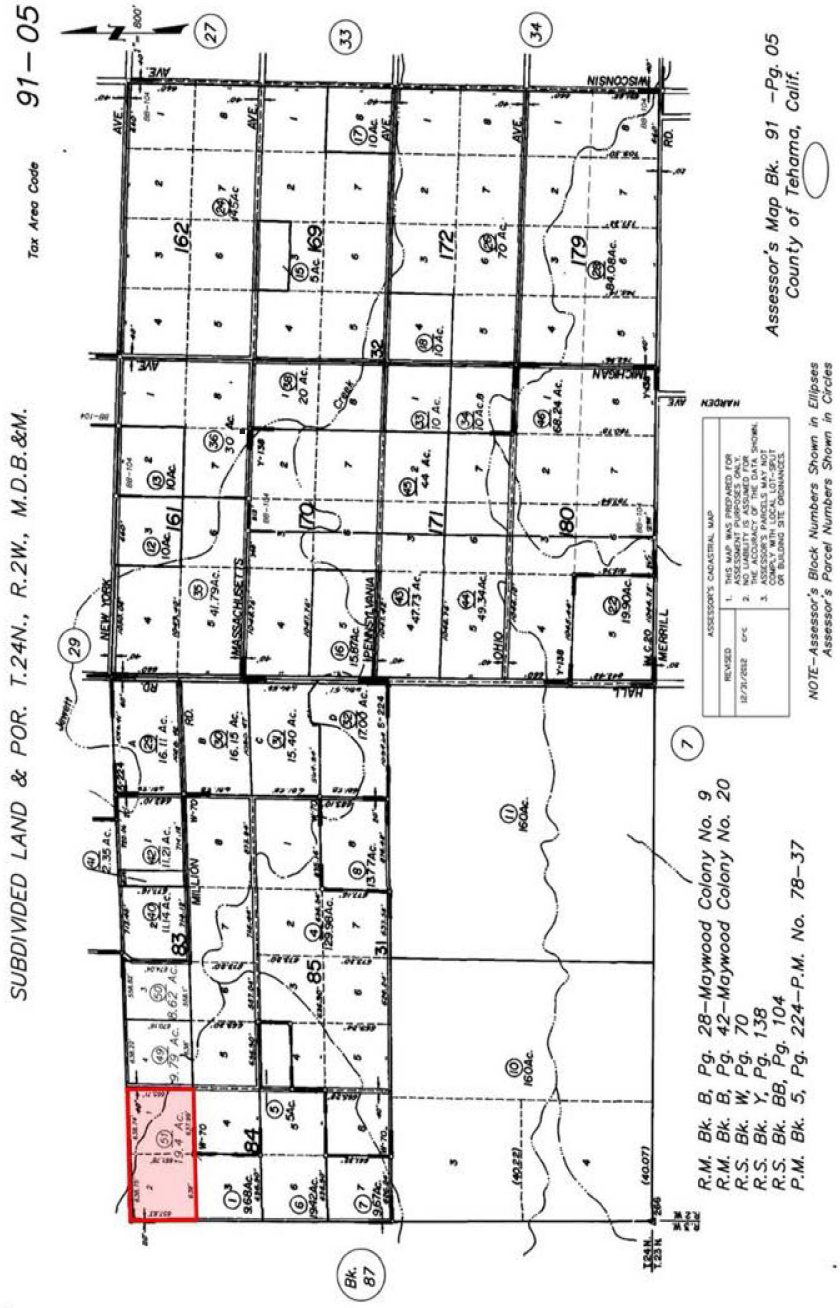
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ASSESSOR'S PARCEL MAP



Assessor's Parcel Map 091-050



HULLER LINE

Vendor	equipment
6'x12' drag chain drive over pit	Mcdowell Mfg
30' x 24" Cleated Belt	Mcdowell Mfg
48" desticker	Mcdowell Mfg
48" Trashperator with Ag web chains	Mcdowell Mfg
48" Trashperator Cyclone with fan	Mcdowell Mfg
5' Ag web Precleaner incline chain	Mcdowell Mfg
Forsberg P-10 Destoner with fan	Forsberg
36"x 20' Incline Belt	Mcdowell Mfg
Model 3600 Horizontal Brush Huller	JEM
Twin 36" Ag Web Wash Conveyors	JEM
36" x 7' Brush Scrubber	JEM
36" Wet Aspirator with fan	Jesse
36" Ag Web Incline Cleaning Chain	JEM
4' Four Camera Wet Color Sorter	Weco
24" Single Camera Wet Resort Color Sorter	Weco
8" x 25' Resort Conveyor	NCPI
18" x 25' Resort Conveyor	NCPI
18" x 17' Resort Conveyor	NCPI
36" x 8' Sorting Table	Mcdowell Mfg
80' x 12' Huller Line Frame	Mcdowell Mfg
80' x 14" Trash Auger System	Mcdowell Mfg
18" x 20' Meyer Bucket Elevator	Meyer
(2) 80 Gallon Two Stage Air Compressors	Ingersoll Rand
400 Amp Motor Control Center	NCPI
(3) 40HP VLT Aqua Drive VFDs	Dan Foss
(3) 5HP 3 phase VFD drives	Various
Goulds High Pressure Water System	Goulds
8' x 24" Drag Chain trash conveyor	Mcdowell Mfg
16" x 16' Drag Chain trash conveyor	Mcdowell Mfg
24" x 18' Galvanized Trash Conveyor	Kreamer Mfg
16" x 12' Bi-directional Trash Truck Loading Conveyor	Kreamer Mfg
16" x 14' Galvanized Trash Conveyor	Kreamer Mfg

DRYERS

(12) 5' x 12' Stadium Dryer Bins	Giesbrecht Mfg
(14) 4' x 12' Stadium Dryer Bins	NCPI
(6) 10'x10' Stadium Dryer Bins	Mcdowell Mfg
(3) 70' x 24" Dryer distribution conveyors	Mcdowell Mfg
(2) 18" x 70' Dryer Unload Conveyors	NCPI
16"x16' Dryer Unload conveyor	Mcdowell Mfg
24" x 8' incline Dryer unload conveyor	Mcdowell Mfg
20" x 18' Bucket Elevator	NCPI
36" x 35' Walnut Load out conveyor	Mcdowell Mfg

36" Dry Walnut Aspirator with fan	Jesse Mfg
36" x 16' Walnut Truck Load out Conveyor	Mcdowell Mfg
(3) Greenheck Model 60 Dryer Fans with Plenums	Greenheck
(3) 2" Automated propane burner systems	Heat Transfer Systems
(33) Walnut Bin Moisture Meter System with meter	WECO
(2) 40HP Soft Start Controllers	
(1) 40HP Aqua Drive VLT VFD	Dan Foss
(2) 6000 gal propane tanks	

Pecan Cleaning / Sorting Line / Packaging Line

4' Pecan Airleg	AIM Mfg
4' x 8' cleated elevator	NCPI
6' x 12' Pecan Pin Sorter	AIM Mfg
18" x 10' Incline Belt	NCPI
36" Pecantek Color Sorter	WECO
36" x 8' Sorting table	NCPI
12" x 16' bucket elevator	LMC
3148 4' Pecan Sizer	Savage
Dual 2000 lb Super Sack Bagger with scales	NCPI
50 lb sack bagging line with sewing machine and scales	JEM
(4) 4' electric / hydraulic bin dump machines	NCPI
L50 Roller Pecan Sizer with Conveyors	Kerian Mfg
36" Pecan Aspirator with fan	Jesse
100 AMP MCC with 2 25HP Aqua Drive VLT VFD	Dan Foss
Automated Pallet Wrap Machine	Muller

EQUIPMENT / MISC

2010 Clark CL25 Forklift LPG	Clark
2017 Clark CL 25 Forklift LPG	CLark
2014 Cat Diesel 6500lb forklift with bin dump	Caterpillar
2008 Mitsubishi 6500 lb forklift LPG	Mitsubishi
(2) Cascade Slip sheet forklift attachments	Cascade
80 Ft Truck Platform Scale	Mid America
4'x4' platform bin scale	Wiegh-Tronix
(2) Motorola Handheld barcode Scanners	Motorola
(1) Nutstar Nutware Inventory Tracking System	Nutstar
(1) Microsoft Surface Nutstar Tablet	Microsoft
(1) Zebra 3"x5" Tag printer	Zebra
(1) Stienlite SB900 Pecan Moisture Meter	Stienlite
GAC 2100 Walnut / pecan moisture meter	Dickey John
1985 Peterbuilt 3 axle dump truck	Peterbuilt
1976 Ford 3 axle dump truck	Ford
1996 Kenworth T800 2 axle yard truck	Kenworth
36" spare Aspirator Fan with motor	Jessee
Misc plant repair parts ($10,000)	
(10,000) 50 lb sacks	Sacramento Bag Mfg

(567) 4' x 4' wood bins	
(100) 5' x4' slip sheet pallets	
(1000) 4'x4' slip sheets	Uline
(500) 5' x 4' slip sheets	Uline
(45) 4'x4' pallets	
Uline banding machine with plastic banding	Uline
Sortek 3000 Walnut shell sorter	Sortek
20' x 15' Walk in Freezer unit	
Office computers/ printers ($10,000)	HP
Office / warehouse supplies ($5,000)	
2' Thomas Truck unload belt	Thomas Mfg
Portable truck loading dock	Copperloy
Gas pressure washer	Honda
Electric Scissor manlift	Skyjack
Misc tools and tool boxes ($5,000)	
(250) NCPI shelled pecan 30lb boxes	

Million Road Pecan Production / Revenue Summary
Revised 02/10/2023

Year	Acres	Production, Inshell Pounds		Gross Sales		
		Total	Per Acre	Total	Per Acre	Per Lb
2014	104.00	310,440	2,985	$684,424	$6,581	$2.20
2015	104.00	125,736	1,209	$254,384	$2,446	$2.02
2016	104.00	239,336	2,301	$667,511	$6,418	$2.79
2017	104.00	316,090	3,039	$783,960	$7,538	$2.48
2018	104.00	234,234	2,252	$289,856	$2,787	$1.24
2019	104.00	302,937	2,913	$572,044	$5,500	$1.89
2020	104.00	273,513	2,630	$399,164	$3,838	$1.46
2021	104.00	255,332	2,455	$531,499	$5,111	$2.08
2022 - Note 1	104.00	343,350	3,301	$569,961	$5,480	$1.66
9 Year Average	104.00	266,774	2,565	$528,089	$5,078	$1.98
3 Year Average	104.00	290,732	2,795	$500,208	$4,810	$1.72

Note 1 - Estimating 2022 gross sales using data per www.pecanreport.com

Chittenden Road Pecan Production / Revenue Summary
Revised 02/10/2023

Year	Acres		Production, Inshell Pounds		Gross Sales		
			Total	Per Acre	Total	Per Acre	Per Lb
2019	71.99	**	52,375	728	$124,052	$1,723	$2.37
2020	71.99	**	58,898	818	$90,948	$1,263	$1.54
2021	71.99	**	73,701	1,024	$151,691	$2,107	$2.06
2022 - Note 1	71.99	**	132,853	1,845	$220,536	$3,063	$1.66
3 Year Average	71.99	**	88,484	1,229	$154,392	$2,145	$1.74

Note 1 - Estimating 2022 gross sales using data per www.pecanreport.com
Note 2 - Chittenden production includes 16 acres leased from Landingham