

# LONE WILLOW SLOUGH ORCHARDS

- 430.93 +/- Gross Assessed Acres | Madera County
- 404.49 +/- Net Planted Acres of Pistachios & Almonds (2012 Plantings)
- 4 Agricultural Wells Yielding 3,858 +/- GPM
- Property was Recently Annexed into the Triangle T Water District
- Property is Enrolled in the Williamson Act

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CONFIDENTIAL INFORMATION  
MEMORANDUM \("CIM"\)](#)



OVERVIEW ©





## OVERVIEW

- ◆ 430.93 +/- gross assessed acres located in Madera County, comprised of 404.49 +/- net planted acres of pistachio and almond orchards, and 26.44 +/- acres of supporting and ancillary land which includes well sites, filter stations, a Headquarters/Yard, portion of the Lone Willow Slough, and dirt roads/avenues.
- ◆ 209.32 +/- net planted acres of 12<sup>th</sup> leaf pistachio orchards (52% of net planted acreage), Kerman variety on UCB-1 rootstock, 19' x 17' spacing. Pistachio yields have ranged from 1,845 to 2,038 pounds per acre over the last 3 years (2020 to 2022).
- ◆ 195.17 +/- net planted acres of 12<sup>th</sup> leaf almond orchards (48% of net planted acreage), Nonpareil/Price/Sonora variety mix on Hansen rootstock, 22' x 18' spacing. Almond yields have ranged from 1,054 to 2,274 pounds per acre over the last 3 years (2020 to 2022).
- ◆ Irrigation water is supplied to the vineyard blocks via 4 operating agricultural wells, pumping at a combined rate of approximately 3,858 +/- gallons per minute ("GPM") per 2021 pump tests, which is distributed throughout the Property via PVC underground main and lateral pipelines to double-drip lines with emitters for the pistachios and microsprinklers for the almonds.
- ◆ According to Seller, the Property was recently annexed into the Triangle T Water District ("TTWD").
- ◆ The Property is currently located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.06", *San Joaquin Valley Basin, Madera Subbasin*. Seller has requested a SGMA Subbasin boundary modification to move the Property into SGMA Bulletin 118 Basin "5-022.05", *San Joaquin Valley Basin, Chowchilla Subbasin*, which is where the TTWD boundaries currently reside. This information is subject to change at any time and must be verified by Buyers.
- ◆ Property contains a 15-horsepower non-operating lift pump located in the Lone Willow Slough. Seller has never utilized the pump or extracted water since taking ownership of the Property in 2011.
- ◆ Property is enrolled in the Williamson Act.
- ◆ **Purchase Price:** \$10,000,000 plus cultural expense reimbursement for the 2023 crop, all cash at the close of escrow (\$23,206 per gross acre).
- ◆ For further information, please contact:

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**Seller's Disclaimers:** This Copyrighted Confidential Overview has been prepared by The Mendrin Group for Buyer/Recipient and Buyers/Recipients Representative's use in considering the Property for a potential future acquisition, and contains only a general overview of the Property. Although information herein and subsequent information provided are from sources deemed reliable, neither Seller, nor Broker makes any warranties or representations, express or implied, as to the accuracy and completeness of the Property information. It is Buyer's/Recipient's sole responsibility to conduct an independent investigation and Due Diligence of the Property and its attributes and characteristics in its entirety. Buyer is strongly advised to use qualified industry professionals to determine the suitability of the Property for Buyer's/Recipient's intended use. Buyer/Recipient is also advised that this Overview and Property information is dated, and that changes may have occurred prior to, during, and after the time that this Overview and the Property information was prepared (including sourced data). Information in maps and charts in this Overview have been prepared for illustration purposes only and must be verified by Buyer/Recipient. The Property is being sold in its present As-Is condition, subject to the terms and conditions of a fully executed, definitive Purchase and Sale Agreement ("PSA"), including Seller's Board Approval. Seller referenced herein include: Principals, Directors, Officers, Board Members, Shareholders, Partners, Associates, Employees, Legal Counsel, Accountants, Agents, Appraisers, and Brokerage and Advisory firms, of Seller.

**Exclusive Representation Rights & Agency:** Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *Seller* ("Seller") for the offering and sale of the *Lone Willow Slough Orchards* located in Madera County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

**Private Property tours are strictly by appointment only with 48 hours prior notice.**

**California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer:** The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins or Subbasins to each establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's or Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31<sup>st</sup>, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31<sup>st</sup>, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Broker does not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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