



West Side Almonds

Terms Rights & Advisories

The Terms

London Properties or Broker. "Broker" as used herein includes London Properties Ltd., its Officers, Directors, agents, DBAs and employees.

Seller's Rights

Seller hereby reserves the right to accept or reject any offer, terminate negotiations, withdraw the Property from the market without notice, amend the price, terms, conditions, and acreage(s) being offered, and negotiate with multiple prospective purchasers concurrently until a definitive, legally binding Purchase and Sale Agreement is fully executed by Seller and Buyer. Seller also reserves the right to accept backup offers until the close of escrow.

Disclaimers

This Information Memorandum contains information which may assist a potential buyer in evaluating the subject property for acquisition. Although information herein and subsequent information provided by Broker shall be from sources believed to be reliable, **neither Seller, Broker, nor its agents, make any warranties or representations, express or implied, as to the accuracy, completeness or significance of such information.** Buyer should not rely on the accuracy of such information. It shall be Buyers' sole responsibility to conduct an independent investigation and due diligence of the Property, its characteristics, production, soils, crops, water availability, and any other factors of importance to Buyer. Buyer is also advised that this Memorandum and Property information is dated, and **that changes may have occurred prior to, during, and after the time that this Memorandum was prepared. The Property is offered for sale only in its present As-Is condition,** and on terms and conditions only as may be set forth in a fully executed, definitive Purchase and Sale Agreement. "Seller" referenced herein shall be deemed to include its Principals, Directors, Officers, Shareholders, Partners, Associates and Employees.

Exclusive Representation Rights

London Properties Ltd. has been granted the exclusive right to represent Seller in the offering and sale of the Property described herein. All communications, Letters of Intent Offers, requests for additional copies of this Memorandum, requests for additional information, or for appointments to view may be made by contacting:

Adam Basila
559-287-7145
abasila@londonproperties.com
LIC: 01473261

All information contained herein or subsequently provided by Broker has been procured directly from the Seller or other third parties and has not been verified by Broker. Though believed to be reliable, it is not guaranteed by Seller, Broker or their agents. Before entering into any contract to purchase all or any portion of the subject property, prospective purchasers are advised as a matter of due diligence to investigate and verify the accuracy of all such information, as well as the Property's suitability for prospective purchasers' intended purpose.



Parcel Overview Summary

Acreage:	648.12+- taxable acres
Water District:	Westlands Water District
APN:	060-080-73S, 060-080-71S, 060-080-70S, 060-140-68S
Plantings:	Almonds and open ground.
Location:	Located North of Highway 145 near I-5, 26457 W Oakland Ave Coalinga, CA 93210 045-111-005, 045-111-013, 045-111-016



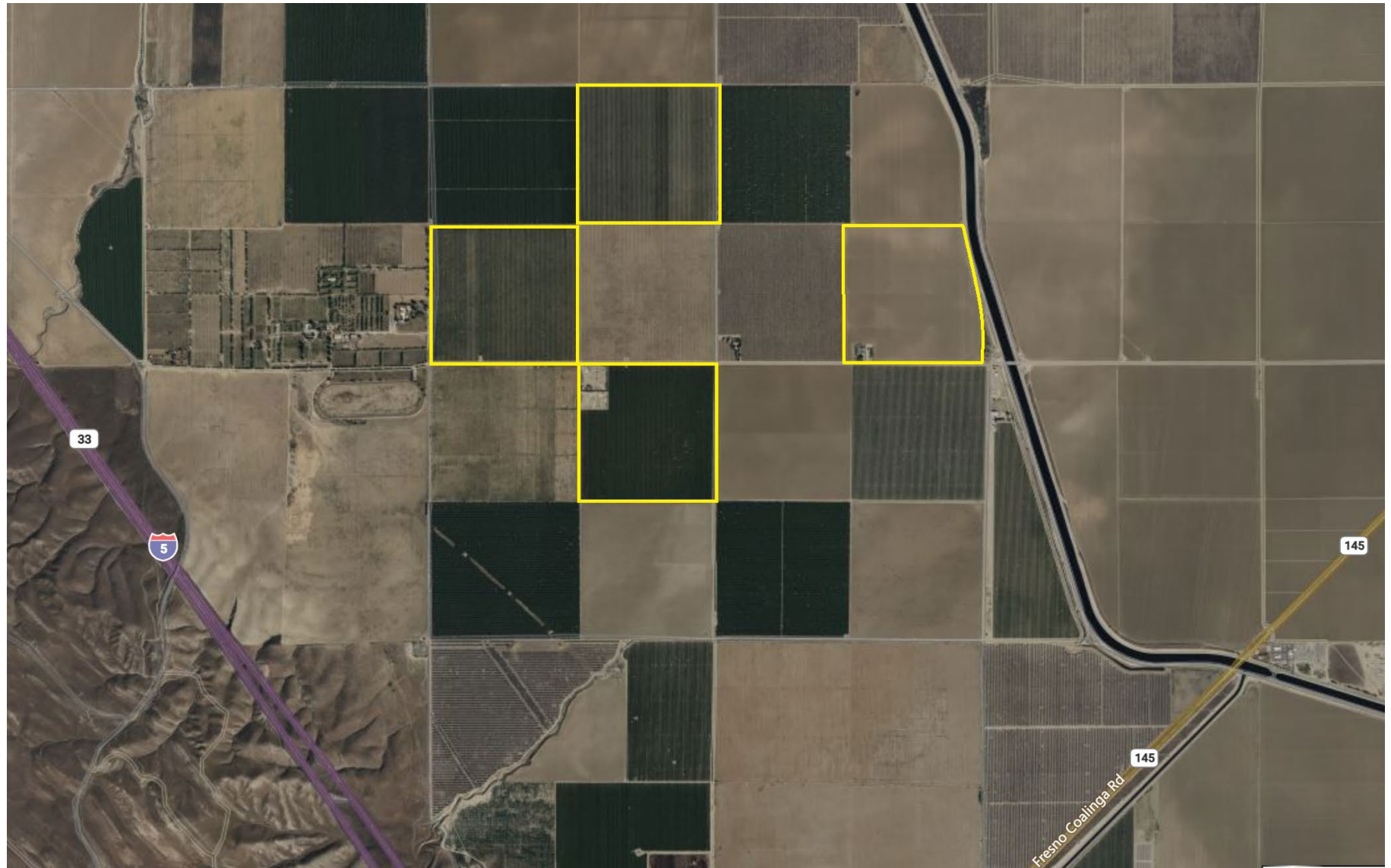
Overview



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Devine Map



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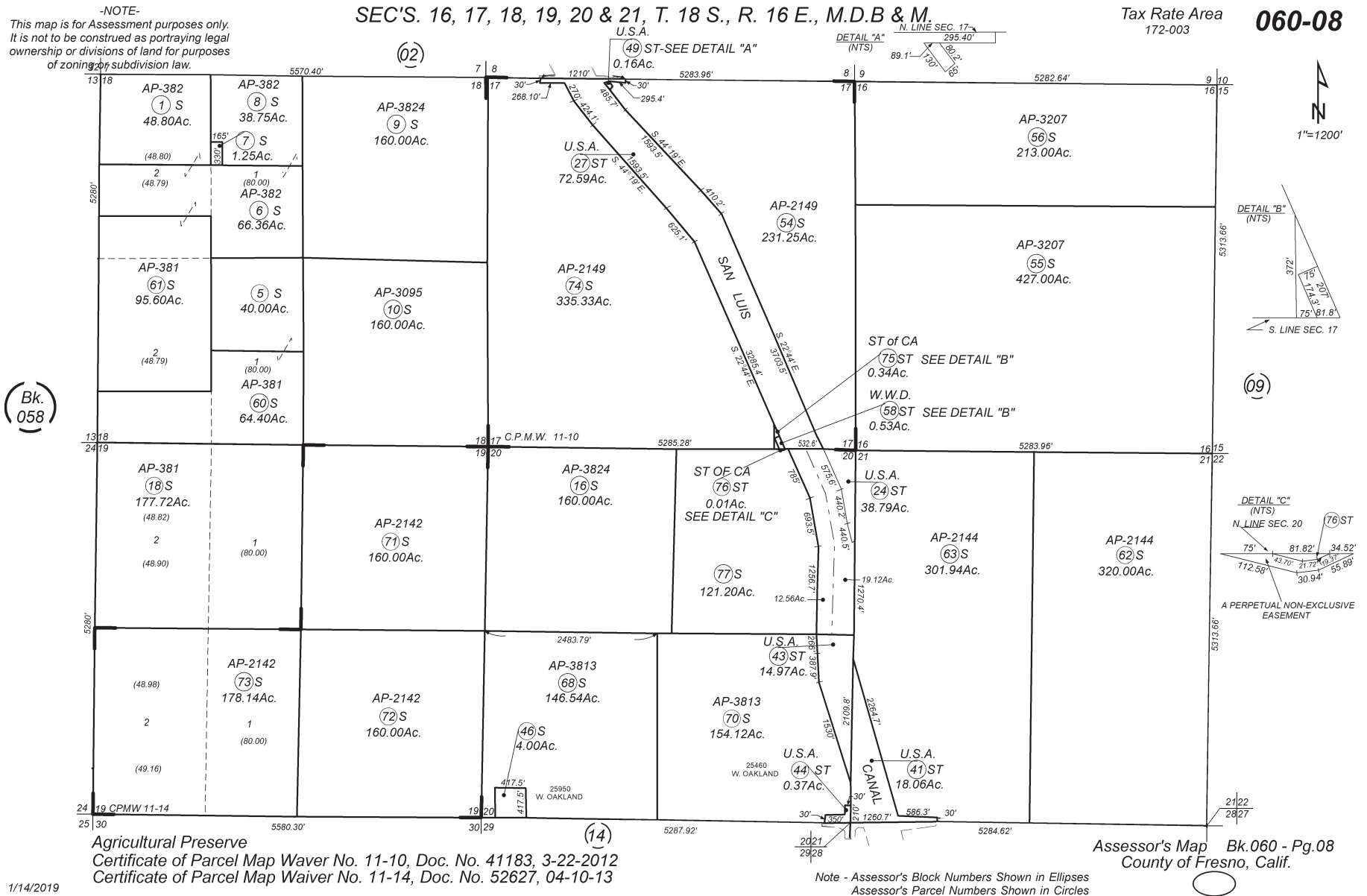
Devine Planting Map



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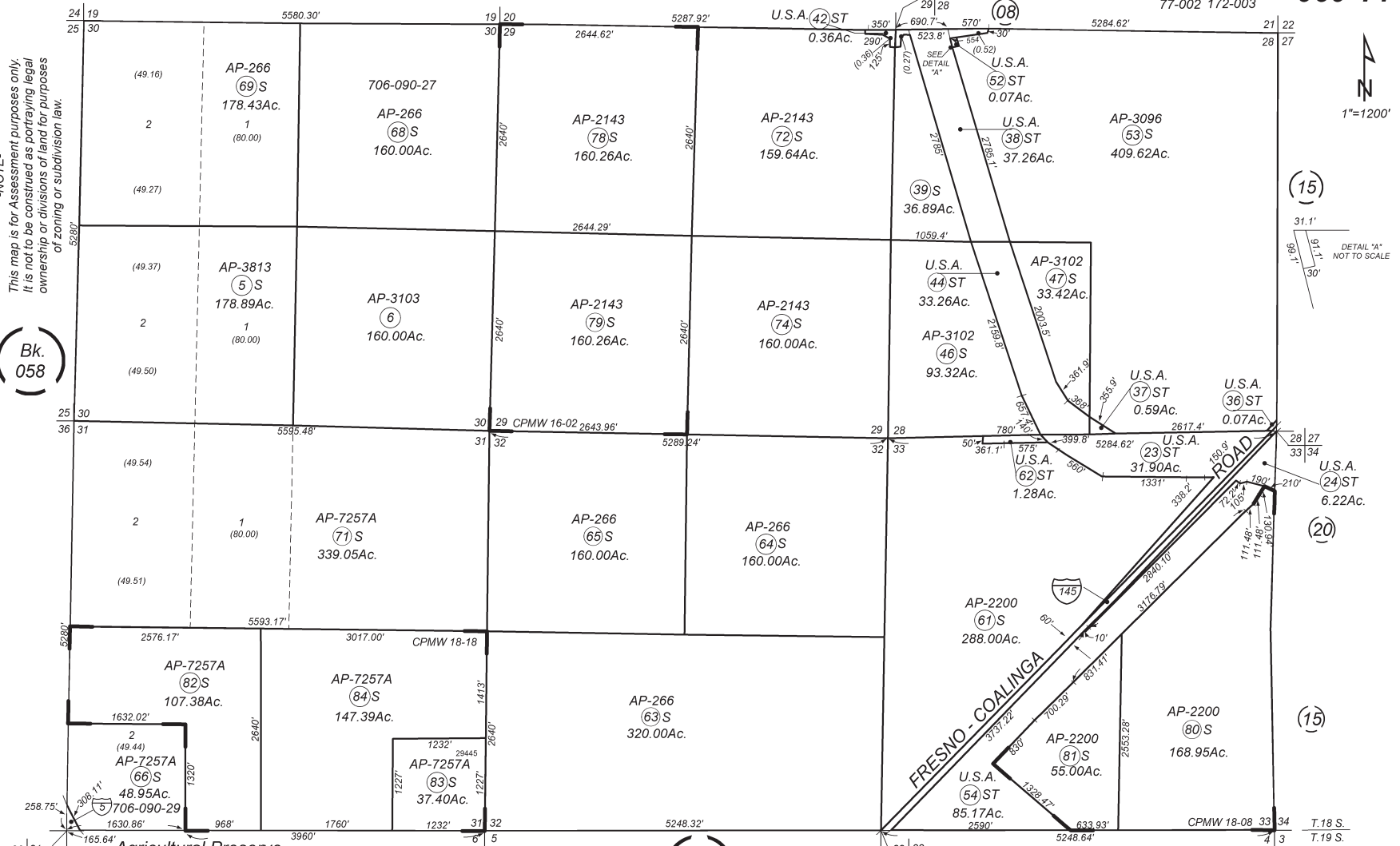


2019 R.15 E. $\frac{36}{1}$

SEC's. 28,29,30,31,32&33 T.18S., R.16E., M.D.B.& M.

Tax Rate Area
77-002 172-003

060-14



Certificate of Parcel Map Waiver No. 16-02, Doc 70387, 6-6-17
 Certificate of Parcel Map Waiver No. 18-08, Doc 89386, 7-26-18
 Certificate of Parcel Map Waiver No. 18-18, Doc 39159, 4-18-19

Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 060-Pg. 14
County of Fresno, Calif.

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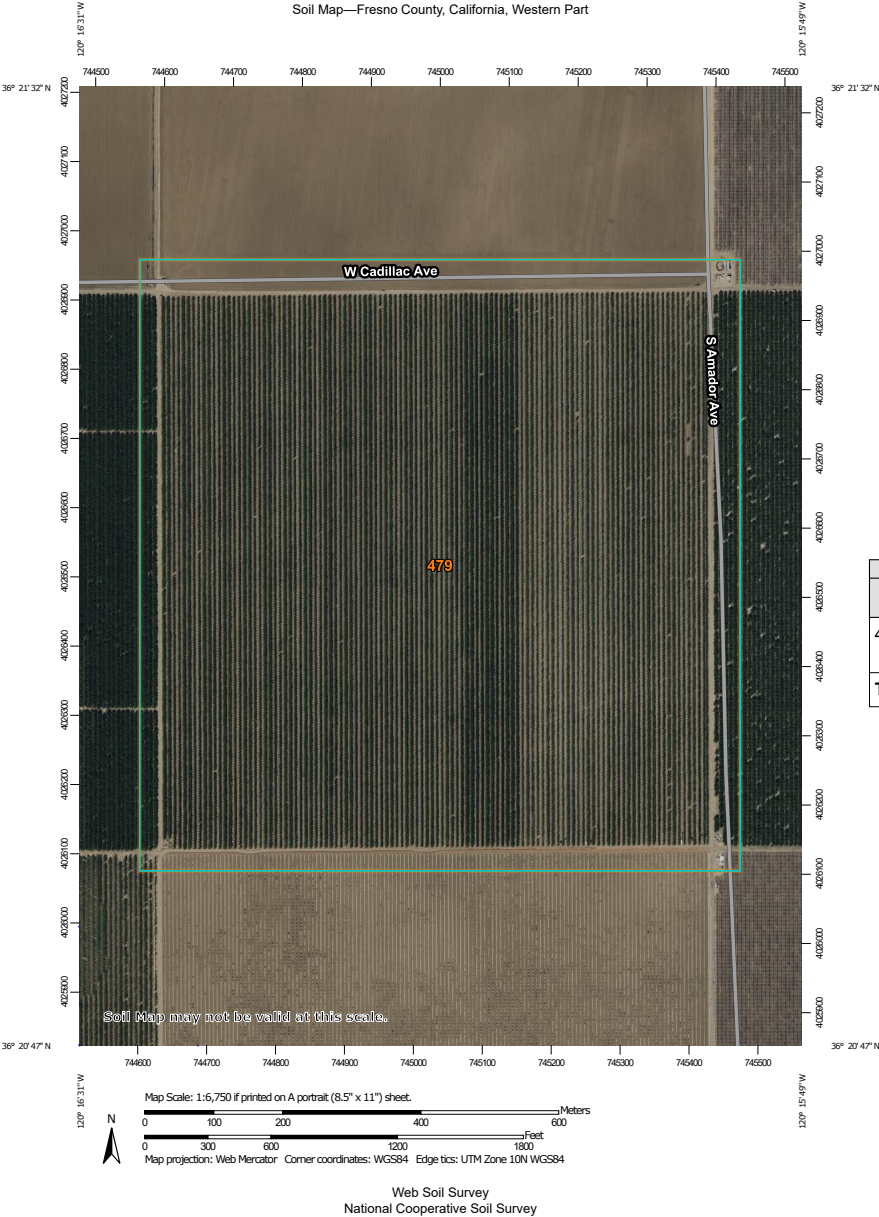
Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
445	Excelsior sandy loam, 0 to 2 percent slopes, MLRA 17	34.4	19.7%
459	Ciervo clay, 0 to 2 percent slopes	10.4	6.0%
478	Cerini sandy loam, 0 to 2 percent slopes, MLRA 17	82.1	47.1%
479	Cerini clay loam, 0 to 2 percent slopes	47.4	27.2%
Totals for Area of Interest		174.4	100.0%

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Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
479	Cerini clay loam, 0 to 2 percent slopes	190.8	100.0%
Totals for Area of Interest		190.8	100.0%

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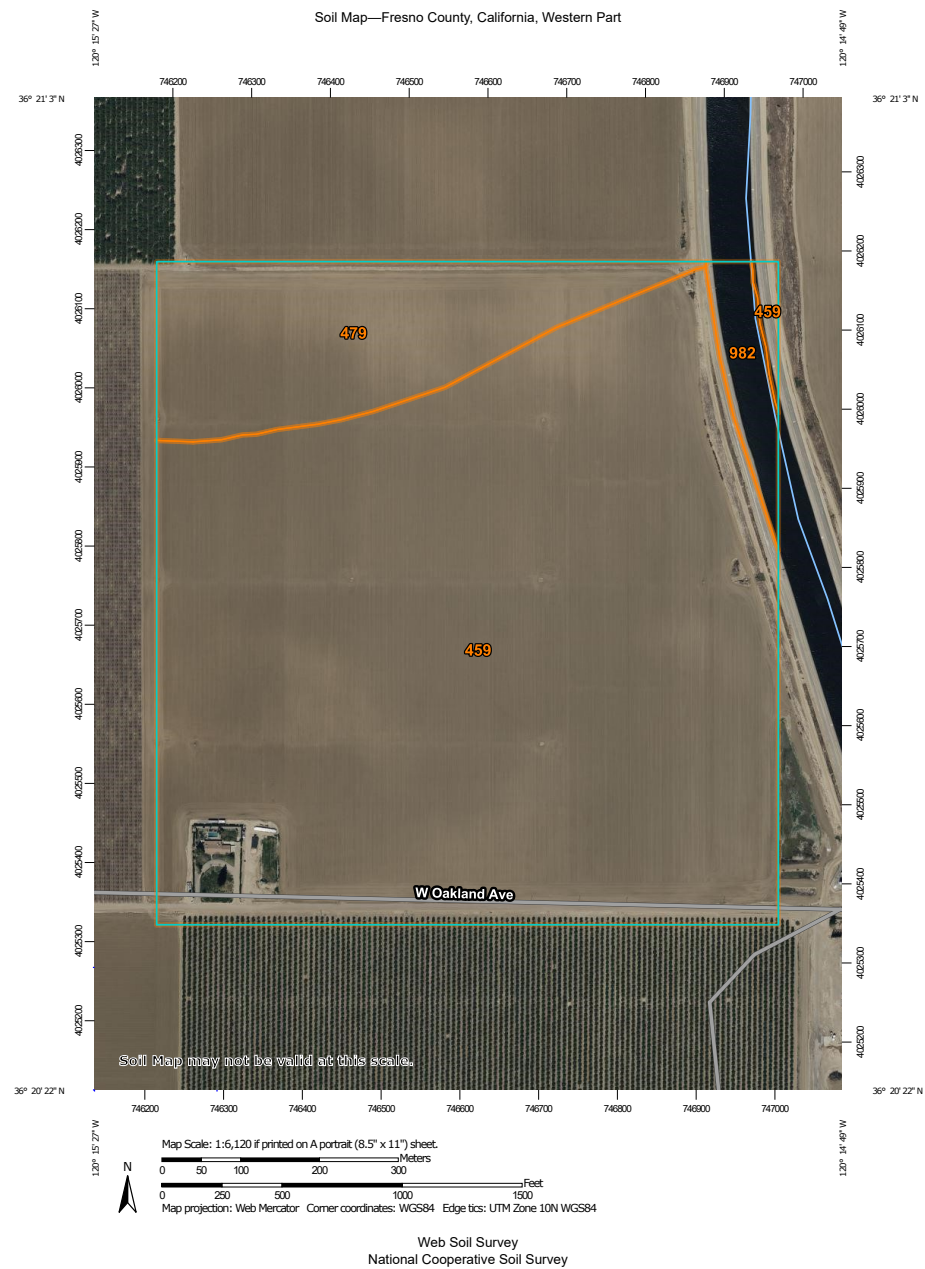
Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
442	Panoche clay loam, 0 to 2 percent slopes	13.8	7.8%
459	Ciervo clay, 0 to 2 percent slopes	116.1	65.6%
479	Cerini clay loam, 0 to 2 percent slopes	47.1	26.6%
Totals for Area of Interest		177.0	100.0%

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Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
459	Ciervo clay, 0 to 2 percent slopes	135.2	82.4%
479	Cerini clay loam, 0 to 2 percent slopes	24.8	15.1%
982	Water	4.0	2.5%
Totals for Area of Interest		164.0	100.0%



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Photos



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Photos



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F A R M & L A N D