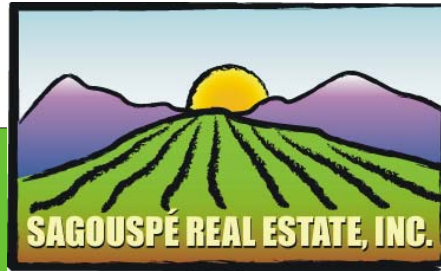


LISTING PACKAGE

SILVER CREEK PROPERTY
1,805.36 +/- acres

FRESNO COUNTY, CALIFORNIA

Offered by:



Ag Sales • Water • Development

Stephen J. Sagospé, Owner

steve@sagosperealestate.com

2801 Airport Drive, Suite 201

Madera, CA 93637

559-673-9206

www.sagosperealestate.com

All information contained herein has been obtained from sources believed to be reliable. However, this firm does not assume any liability for correctness of same or for errors or omissions therein. We recommend all potential buyers carefully check all financial and tax aspects of the proposed purchase. This offer is subject to prior sale, is given with the understanding that it will be treated confidentially and that all negotiations relating to the property shall be conducted through this office and that inspection of the property will be made by appointment.

PROPERTY DESCRIPTION

Location:

All four corners of the intersection of Fairfax Ave. & North Ave.

Land Use:

Approximately 1,805.36 acres of the ranch has been farmed to high quality and top producing Almonds. The orchard is located in Fresno County and under the Williamson act.

Farm management is available from current owners if desired.

Water:

Water is supplied from Westlands Water District as well as from 4 deep, good quality wells, as well as 2 marginal quality wells that can be used as a backup. These wells have supplied 100% of the needed water on an annual basis. The orchard is located in Fresno County and under the Williamson act. 100% of the orchard is under drip irrigation with the entire acreage looped together so water can be moved to any location from any source.

Building Improvements:

There are two metal buildings.

Crop:

2010 crop is estimated to be about 5 million pounds and is available for sale with the orchard at a negotiated price.

Sale Price:

\$32,000,000.00 all cash to Seller.