CALIFORNIA AGRICULTURAL
PROPERTIES, INC.

ESPARTO ALMOND ESTATE

16275 JENSEN LANE, ESP ARTO, CA.

LOCATION: The property is located north of Highway 16 at 16275 Jensen Lane, on the north side of the town of Esparto in western Yolo County.

SIZE: 125.23 Acres.

ZONING: EA Exclusive Agriculture. The property is encumbered by a Williamson Act Contract.

SOIL TYPE: The orchard consists of good quality Class I and II soils as follows: Lm Loamy Alluvial Lands, Rg Rincon Silty Clay Loam, Yb Yolo Silty Clay Loam, Ya Yolo Loam, and TaA Tehama Loam.

TOPOGRAPHY: Level to grade.

WATER: The orchard is irrigated by the 60 HP Ag well which is 286 feet deep with a 12 inch casing. The well pump was replaced in 2016. The orchard is on a drip system with dual lines per row. The orchard is divided into three blocks with 24 hour cycles. There is a second well on the property that is utilized to provide water for all the farmstead buildings.

ORCHARD IMPROVEMENTS: The high quality Almond orchard was planted by Capay Valley Ranch in 2019. Prior to planting, the orchard ground was cleared, deep ripped, leveled, and then soil amendments were applied prior to planting. The orchard varieties are Non-Pareil 50 %, Monterey 25 %, and Aldrich 25%. The spacing on the upper bench is 22' X 18', and on the lower bench it is 22" X 10". There is also an 8 foot high animal control fence all the way around the planted orchards.

STRUCTURAL IMPROVEMENTS:

MAIN HOME: The main house is a two story craftsman style house with 3 bedrooms and 2 bathrooms, consisting of 2,100 square feet, with a full basement. The home was extensively remodeled in 2024 with new bathrooms, a new kitchen, and new flooring, paint, and windows throughout the house. It is in move in ready condition.

MODULAR HOME AND SMALL HOMES: There is a 3 bedroom, one bath modular home and two 1 bedroom, 1 bath small houses on the property which are currently all rented out.

MAIN SHOP # 1: This building is currently utilized as a shop by the tenant and consists of 4,500 sq. ft. with metal siding, concrete floors, and a bathroom.

SHOP # 2: This shop consists of 4,500 sq. ft. with metal sides and a concrete floor. It is currently rented out for equipment storage.

The two older Huller buildings are 3,200 sq. ft. with metal sides and a concrete floor.

There is also a smaller shop/barn that the owner utilizes for equipment storage.

The improvements are very extensive and provide a good cash flow to supplement the orchard income.

PRICE: $3,600,000 Cash to Seller.

COMMENTS: This is a very high quality, well maintained Almond Orchard right next to the town of Esparto that reflects pride of ownership. In addition to the orchard income, there is good cash flow from the rental of the many improvements.

NOTE: All showings of the property must be coordinated with the Listing Broker prior to showing.

CALIFORNIA AGRICULTURAL PROPERTIES, INC.
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WOODLAND, CA 95695
SCOTT A. STONE, BROKER (M) (530) 681-1410
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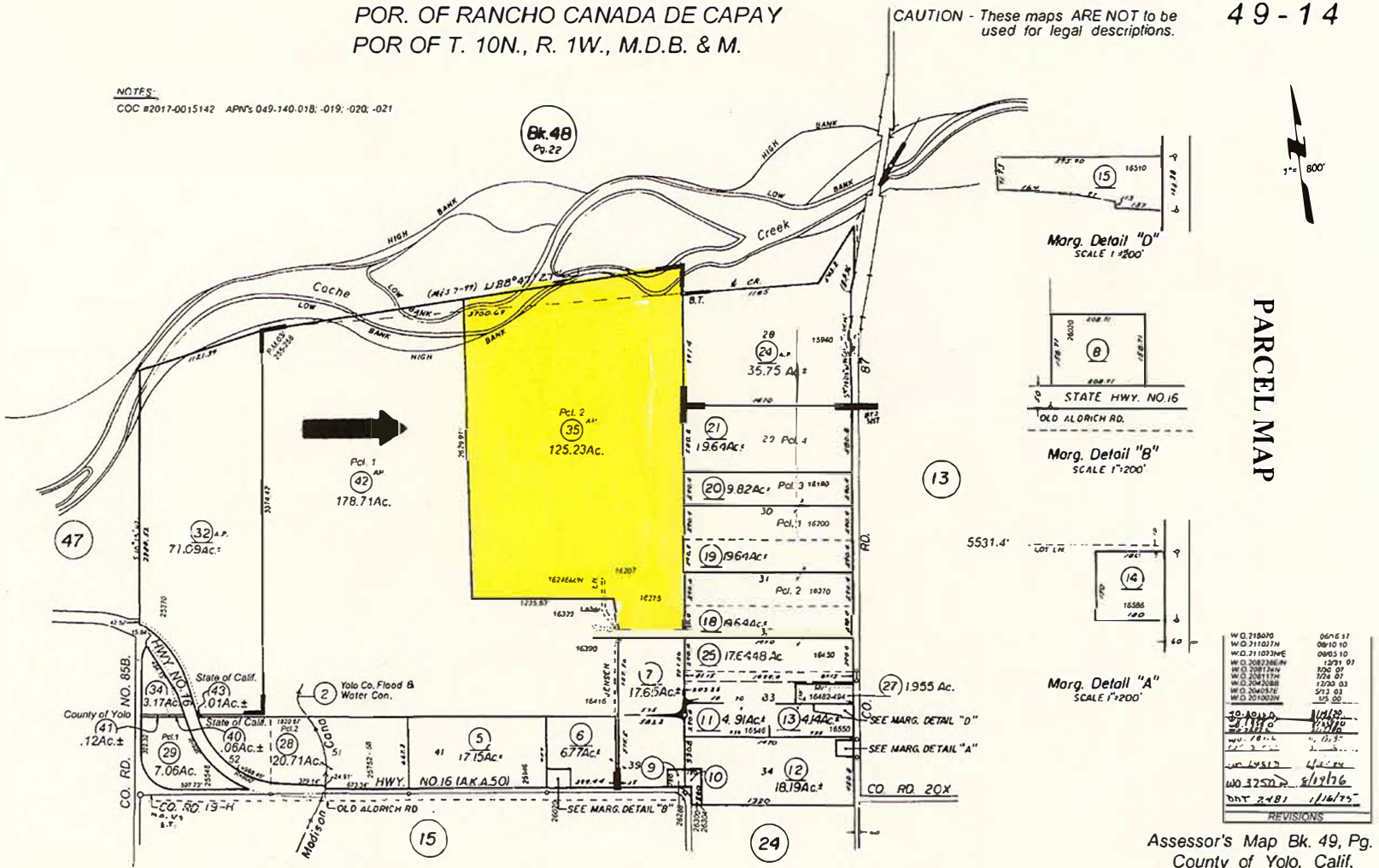
POR. OF RANCHO CANADA DE CAPAY
POR OF T. 10N., R. 1W., M.D.B. & M.

CAUTION - These maps ARE NOT to be used for legal descriptions.

49 - 14



Marg. Detail "D"
SCALE 1"=200'

Marg. Detail "B"
SCALE 1"=200'

Marg. Detail "A"
SCALE 1"=200'

1" = 800'

PARCEL MAP

REVISIONS

M.B. Bk. 1, Pg. 8 - Bonynge Tract
M.B.S. 7, Pg. 99 - Line Agreement Bet. Stephens & Jensen
M.B.S. Bk. 3, Pg. 59 - Bonynge Tract.
P.M. Bk. 03, Pg. 255 - 256 - Pcl. Map # 4530

(formerly all 21 - 67)

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

Assessor's Map Bk. 49, Pg. 14
County of Yolo, Calif.

18/19

ALAMO LOGISTICS, LLC. 125.23 ACRE
ESPARTO ALMOND ORCHARD

Boundary 1

Scott Stone
P: (530) 662-4094 sastone57@gmail.com 37874 County Road 28, Woodland, Ca. 95695

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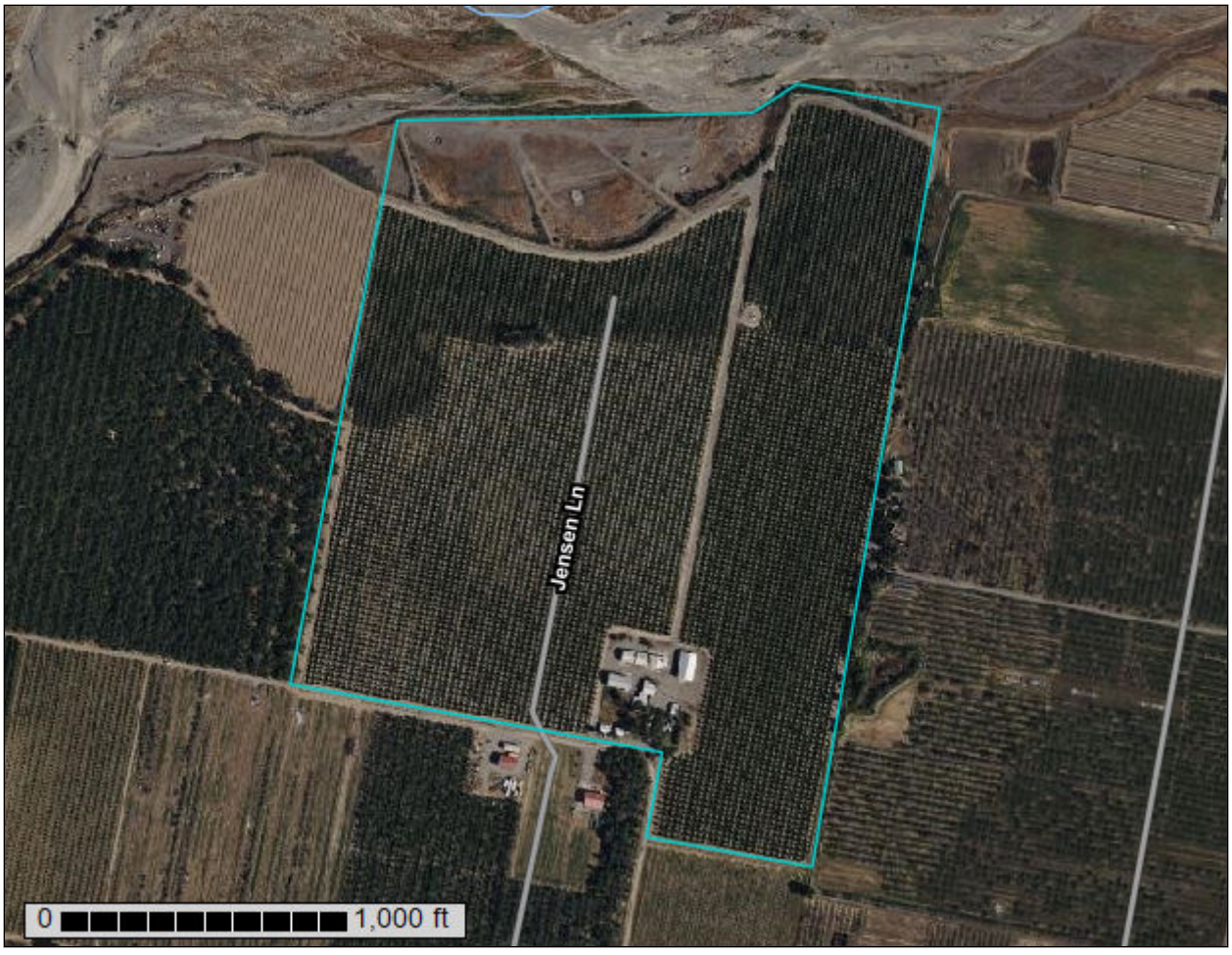
United States Department of Agriculture

NRCS

Natural Resources Conservation Service

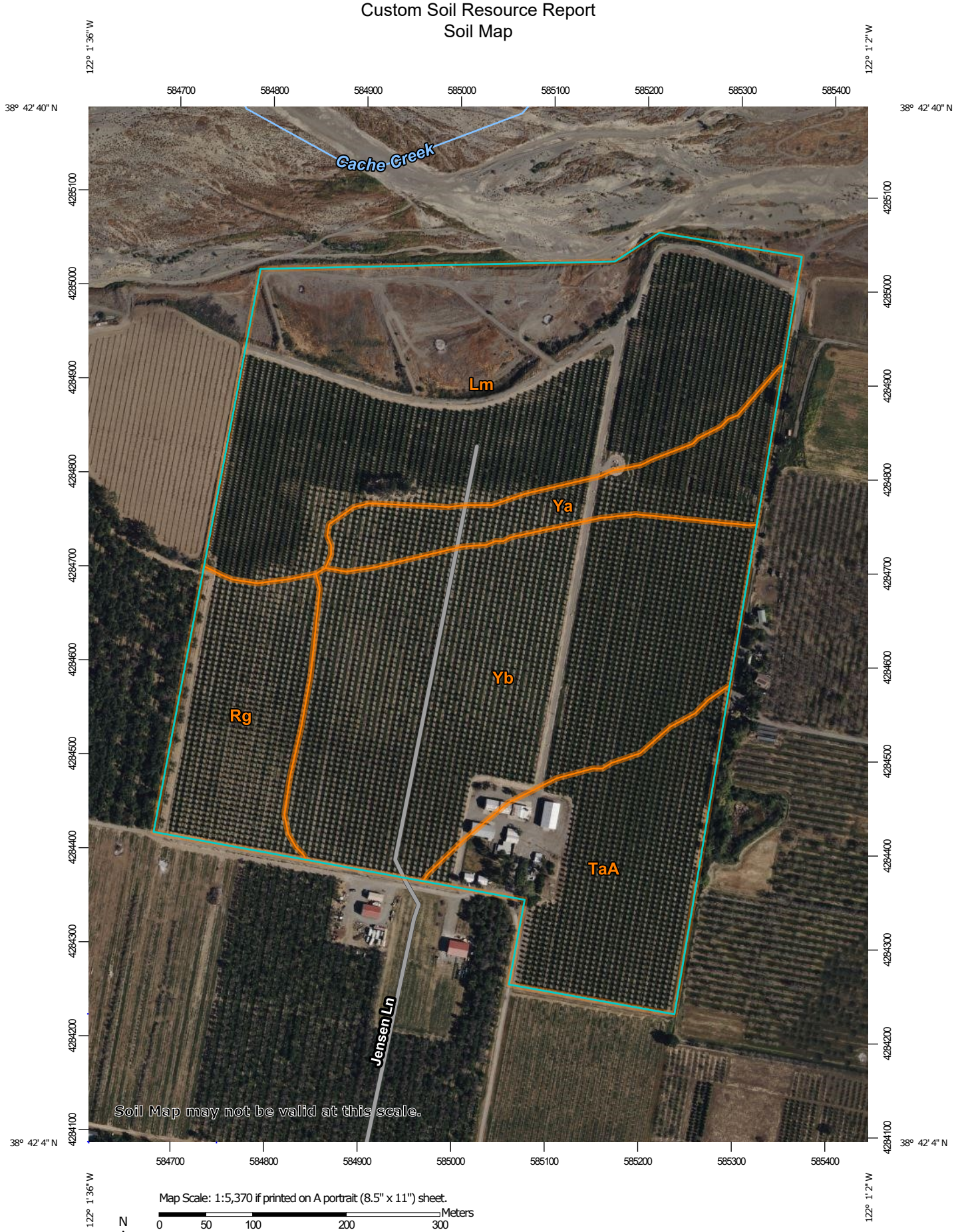
A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Yolo County, California



April 3, 2026

Custom Soil Resource Report
Soil Map



Map Scale: 1:5,370 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 Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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: Yolo County, California
Survey Area Data: Version 23, Sep 3, 2025

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

Date(s) aerial images were photographed: Mar 26, 2022—Apr 25, 2022

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Lm	Loamy alluvial land	36.6	36.6%
Rg	Rincon silty clay loam	9.5	9.5%
TaA	Tehama loam, 0 to 2 percent slopes, loamy substratum, MLRA 17	14.1	14.1%
Ya	Yolo silt loam, 0 to 2 percent slopes, MLRA 17	7.4	7.4%
Yb	Yolo silty clay loam, 0 to 2 percent slopes, MLRA 17	32.3	32.3%
Totals for Area of Interest		**99.9**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

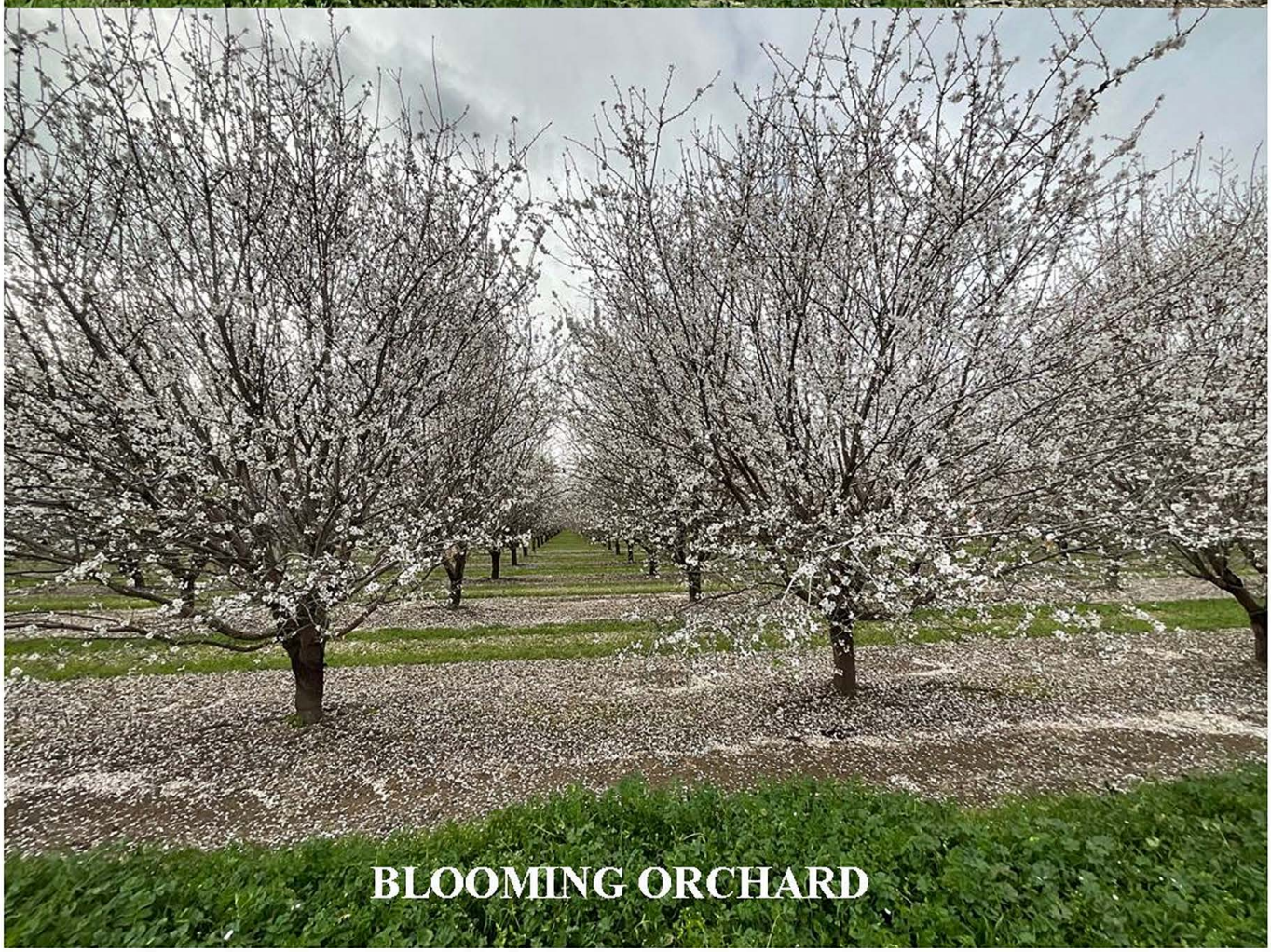
An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

ORCHARD IN BLOOM

ORCHARD IN BLOOM

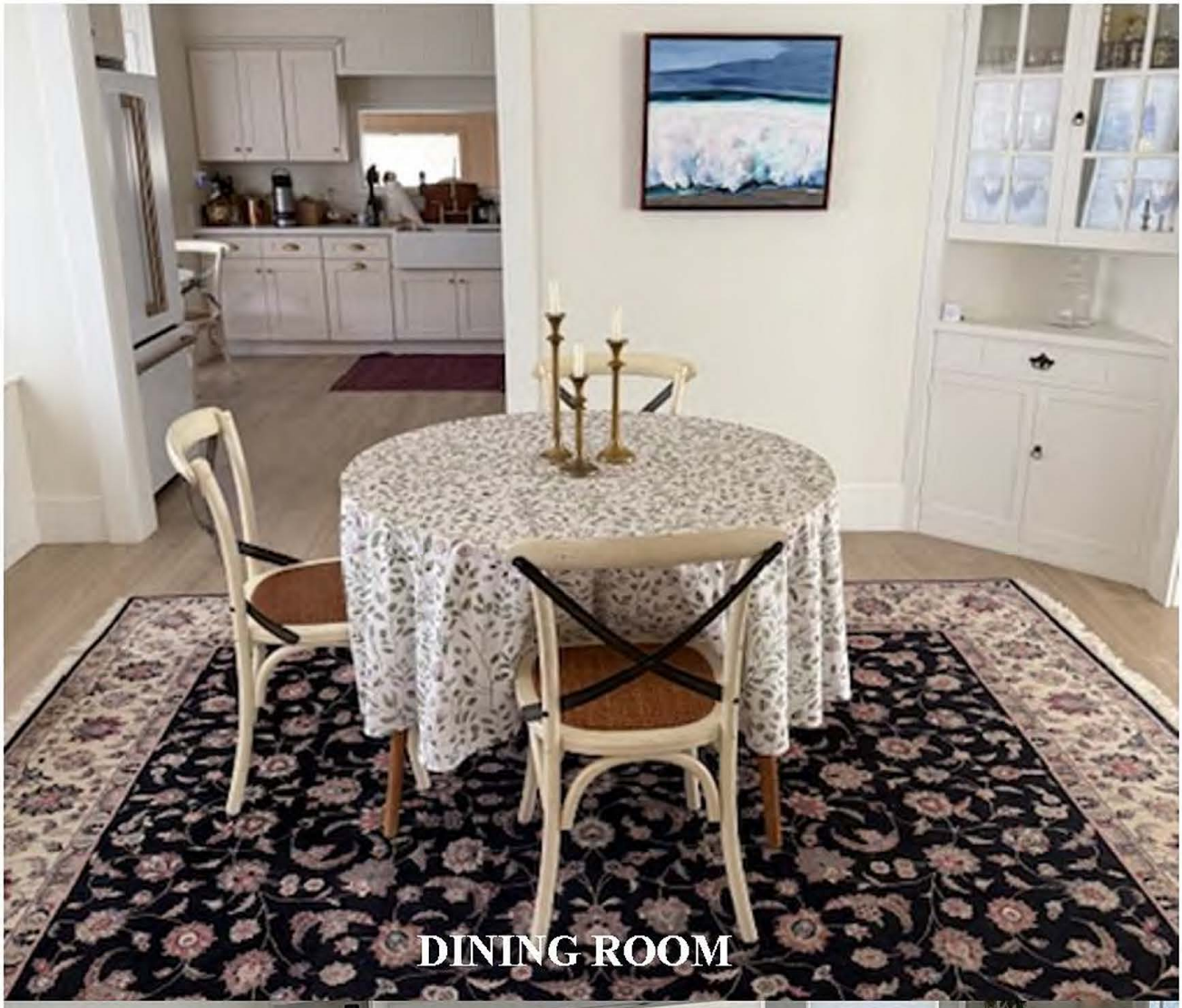
AG WELL AND FILTERS



BLOOMING ORCHARD

MAIN HOUSE

STORAGE SHOPS



DINING ROOM

LIVING ROOM

GUEST ROOM

KITCHEN