

FOR SALE | **ALFIERI PROPERTY ±98.71 ACRES**
19143 S. Carrolton Road :: Ripon, California

**FOR MORE INFORMATION
PLEASE CONTACT**

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Edwards, Lien & Toso, Inc.
Agricultural Appraisers and Consultants

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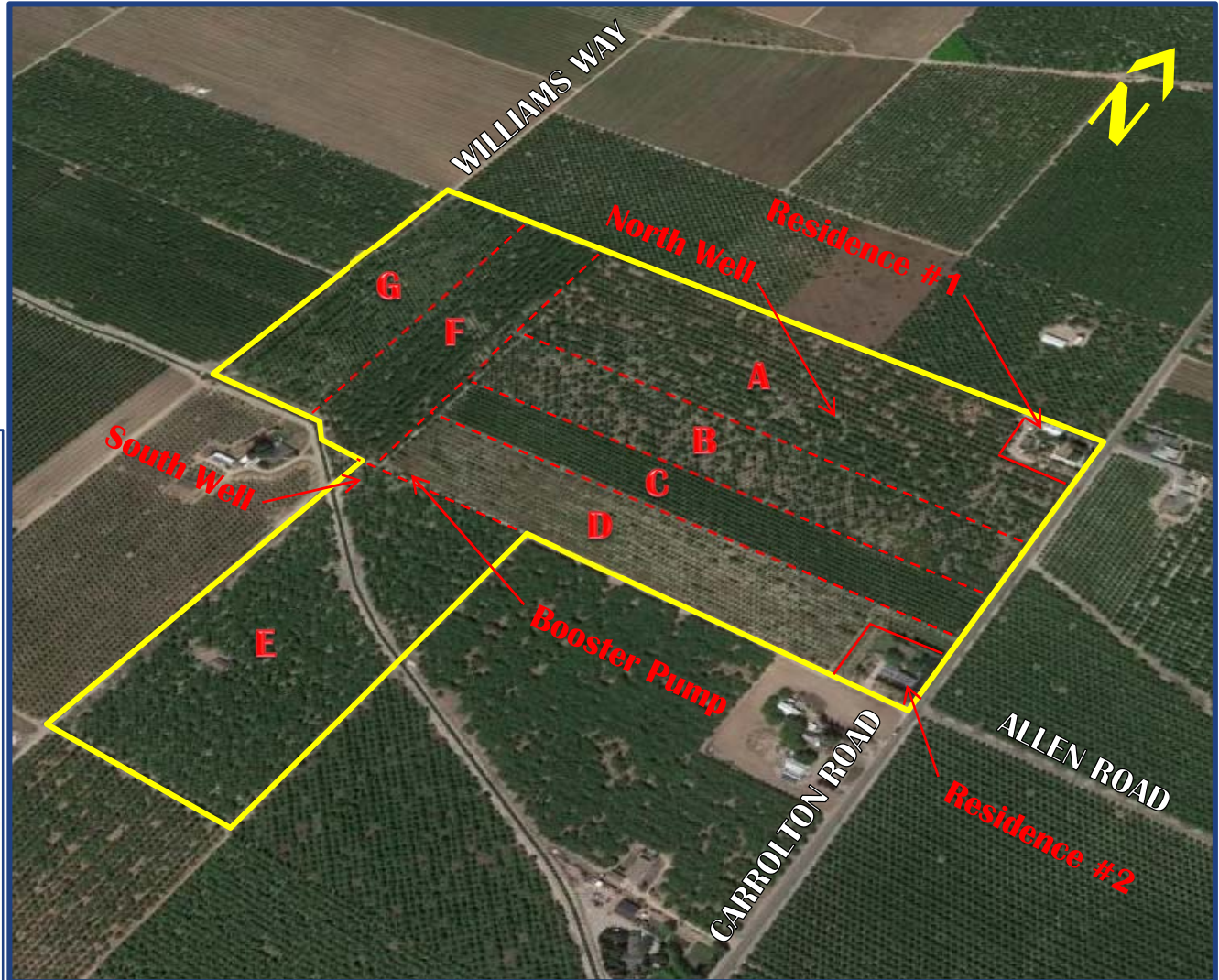
PROPERTY LOCATION:

Located along the west side of Carrolton Road, at the west end of Allen Road, approximately 3 miles northeast of Ripon, in San Joaquin County.

Specifically at 19143 S. Carrolton Road, Ripon, CA 95366.

PROPERTY ORCHARDS:

Acres	Comments
21.00	Block A ~ originally consisted of 50% Nonpareil and 50% Carmel almonds, planted in 1990, with Independence replants. This block is configured on a 20' x 16' off-set spacing. Irrigation water is applied by dual drip lines or solid-set impact sprinklers.
13.50	Block B ~ originally consisted of 50% Nonpareil almonds, planted in 1990, with 50% Independence replants. This block is configured on a 20' x 16' off-set spacing. Irrigation water is applied by solid-set impact sprinklers.
8.00	Block C ~ consists of 100% Independence almonds on Atlas rootstock, planted in 2010. This block is configured on a 15' x 19' off-set spacing. Irrigation water is applied by a single drip line.
11.75	Block D ~ consists of 100% Independence almonds on Viking & Atlas rootstock, planted in 2014. This block is configured on a 13' x 18' off-set spacing. Irrigation water is applied by a single drip line and Nelson Rotator solid-set sprinklers.
19.50	Block E ~ originally consisted of 60% Nonpareil and 40% Carmel almonds, planted in 1980, with Independence interplants. This block is now configured on a 15' x 30' off-set spacing. Irrigation water is applied by Nelson Rotator solid-set sprinklers.
9.00	Block F ~ consists of 50% Nonpareil and 50% Price almonds, planted in 1980. This block is configured on a 20' x 16' off-set spacing. Irrigation water is applied by Nelson Rotator solid-set sprinklers and some solid-set impact sprinklers.
11.75	Block G ~ consists of 33.3% Nonpareil, planted in 1990, with 66.6% Independence replants. This block is configured on a 17' x 18' off-set spacing. Irrigation water is applied by solid-set impact sprinklers.
4.21	Two farmsteads (1.20 & 1.00 Ac.) and non-farmed support acreage (2.01 Ac.).
±98.71	Total Acres



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REDUCED PRICE: \$4,900,000 (±\$49,640/ACRE)

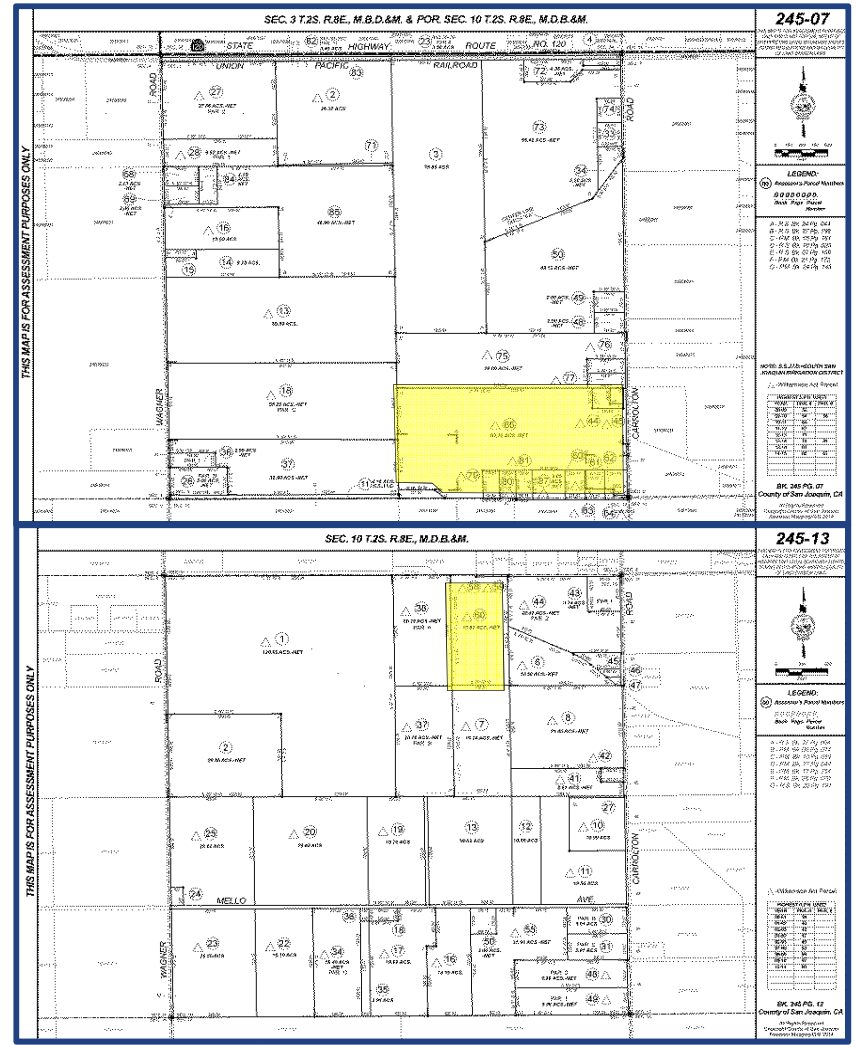
**SAN JOAQUIN COUNTY
ASSESSOR'S PARCEL
NUMBERS:**

245-070-44 & 45 (±2.00 Ac.)
245-070-62 & 64 (±2.16 Ac.)
245-070-86 & 245-130-60 (±83.61 Ac.)
245-070-60, 61, 63, 79, 80, 81, 87 &
245-130-58 & 59 (±10.94 Ac.)

SAN JOAQUIN COUNTY ASSESSOR'S PARCEL TAX ASSESSMENTS:

APN	ACRES	ASSESSMENTS				TAXES	
		LAND	IMPROVEMENTS	OTHER	TOTAL	TOTAL	TOTAL
245-070-44	1.31	\$5,204	\$19,581	\$0	\$24,785	\$329.54	
245-070-45	0.69	\$14,686	\$70,676	\$0	\$85,362	\$1,003.62	
245-070-60	1.79	\$7,343	\$5,775	\$0	\$13,118	\$139.46	
245-070-61	1.07	\$6,527	\$4,449	\$0	\$10,976	\$116.96	
245-070-62	1.67	\$14,677	\$118,555	\$0	\$133,232	\$1,462.44	
245-130-63	0.73	\$2,550	\$2,716	\$0	\$5,266	\$57.80	
245-070-64	0.49	\$1,836	\$1,186	\$0	\$3,022	\$34.46	
245-070-79	1.41	\$36,119	\$1,951	\$0	\$38,070	\$366.10	
245-070-80	1.42	\$36,138	\$1,951	\$0	\$38,089	\$366.34	
245-070-81	1.50	\$41,422	\$2,975	\$0	\$44,397	\$421.86	
245-070-86	63.78	\$180,179	\$384,020	\$17,928	\$582,127	\$4,816.90	
245-70-87	2.85	\$39,280	\$10,148	\$0	\$49,428	\$514.90	
245-130-58	0.09	\$1,742	\$0	\$0	\$1,742	\$5.00	
245-130-59	0.08	\$1,537	\$0	\$0	\$1,537	\$4.74	
245-130-60	19.83	\$56,020	\$94,348	\$0	\$150,368	\$1,344.98	
TOTALS	98.71	\$445,260	\$718,331	\$17,928	\$1,181,519	\$10,985.10	

ASSESSOR'S PARCEL MAPS



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CROP PRODUCTION

Available upon request.



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WATER SOURCE, DISTRIBUTION & COST

The property is located within and receives water from the South San Joaquin Irrigation District (SSJID). District supplied water is delivered by buried pipelines along the east border and by an open ditch that traverses the western border and interior. The current rate is \$24 per acre / year with a minimum fee of \$50.00. Water deliveries for 2015 are reported to have been set by the SSJID Board of Directors at 36" per acre/year.

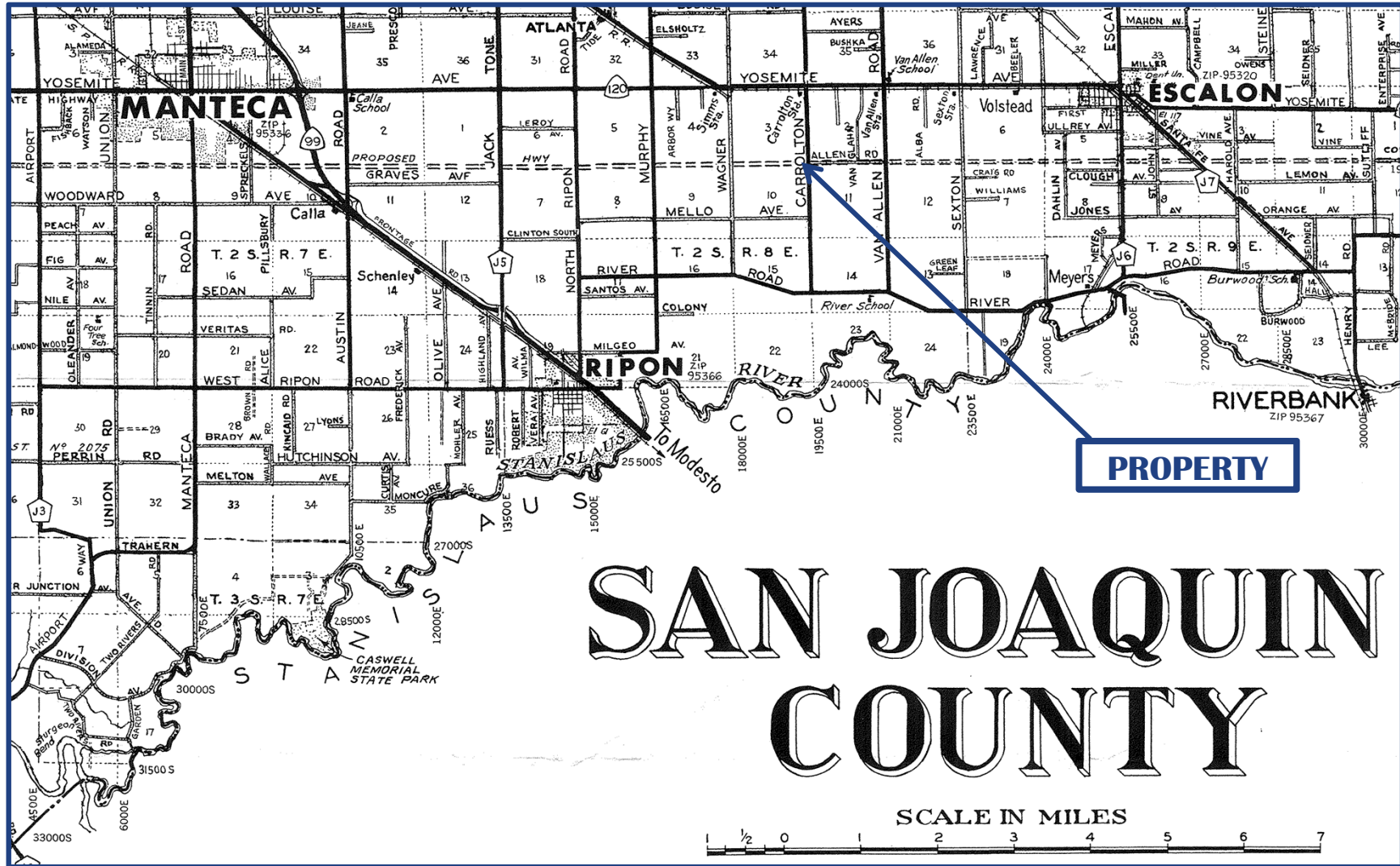
The property also has two deep wells. The North Well (located near the center of Block A) includes a portable IH diesel engine, Amarillo 80 HP gearhead, three FlowGuard filters and one screen filter. The South Well (located near the NW corner of Block E) includes a portable diesel, Randolph gearhead and one screen filter. The pressure pump station (located north of the South Well) includes a portable JD diesel (225 HP / 8.1L) with over 9,000 hours.



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RESIDENCE #1

Residence ~ consists of a ±2,217 SF (per assessor) residence with three bedrooms, three bathrooms, living room, kitchen and laundry room. This 1953 era residence, with a 1960's addition (approx. 420 SF), is a well-constructed home with a large basement (approx. 1,600 SF). The residence has several original features that are well-maintained, with a number of upgrades (air conditioning, roof, windows, alarm / DVR video system). The structure has a stucco exterior with a brick wainscot and a composition roof.



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RESIDENCE # 1

Detached Garage ~ consists of ±625 SF (approx. 25' X 25'). This is a two car unit with two large doors and one side door. The structure has a stucco exterior with a brick wainscot and composition roof.

Shop ~ consists of ±2,560 SF (approx. 40' X 64'). This ±1955 era structure has two large sliding doors (one at each end) with one side door. The structure is all steel framed, corrugated galvanized metal walls / roof and a continuous concrete floor / foundation. It has 400 Amp electrical service.

Storage Building ~ consists of ±880 SF (approx. 22' X 40'). This structure has one sliding door and one side door. The structure is concrete block farmed, with a composition roof, a continuous concrete floor / foundation and electrical service.

There is also a hot tub cabana, one storage shed and one garden shed. The farmstead includes a heavy concrete driveway with parking for 15+ vehicles and an asphalt paved driveway servicing the shop. Landscaping is mature and serves as a road buffer and for privacy. A septic system and domestic well are also at the site.



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RESIDENCE #2

Residence ~ consists of a $\pm 1,640$ SF (per assessor) residence with three bedrooms, two bathrooms, living room, kitchen and laundry room. This 1958 era residence, is a well-constructed home with a partial basement (approx. 1,200 SF). The residence has several original features, with a number of upgrades (air conditioning / heating, roof, windows, kitchen appliances, bathroom remodel). The structure has a stucco exterior with a brick wainscot and composition roof.

Detached Garage ~ consists of ± 440 SF (approx. 22' X 20'). This is a two car unit with one large door and one side door. The structure has a stucco exterior and composition roof.

Shop ~ consists of $\pm 1,600$ SF (approx. 40' X 40'). This structure has one large sliding door with one side door. The structure is all steel framed, painted metal walls and metal roof and a continuous concrete floor / foundation. The roof is insulated and there is a suspended propane powered heater. The building houses a certified (#46182) commercial kitchen (10' X 20'), a storage room with a restroom (10' X 20'), a cold storage room (20' X 15') and a shop (approx. 900 SF).



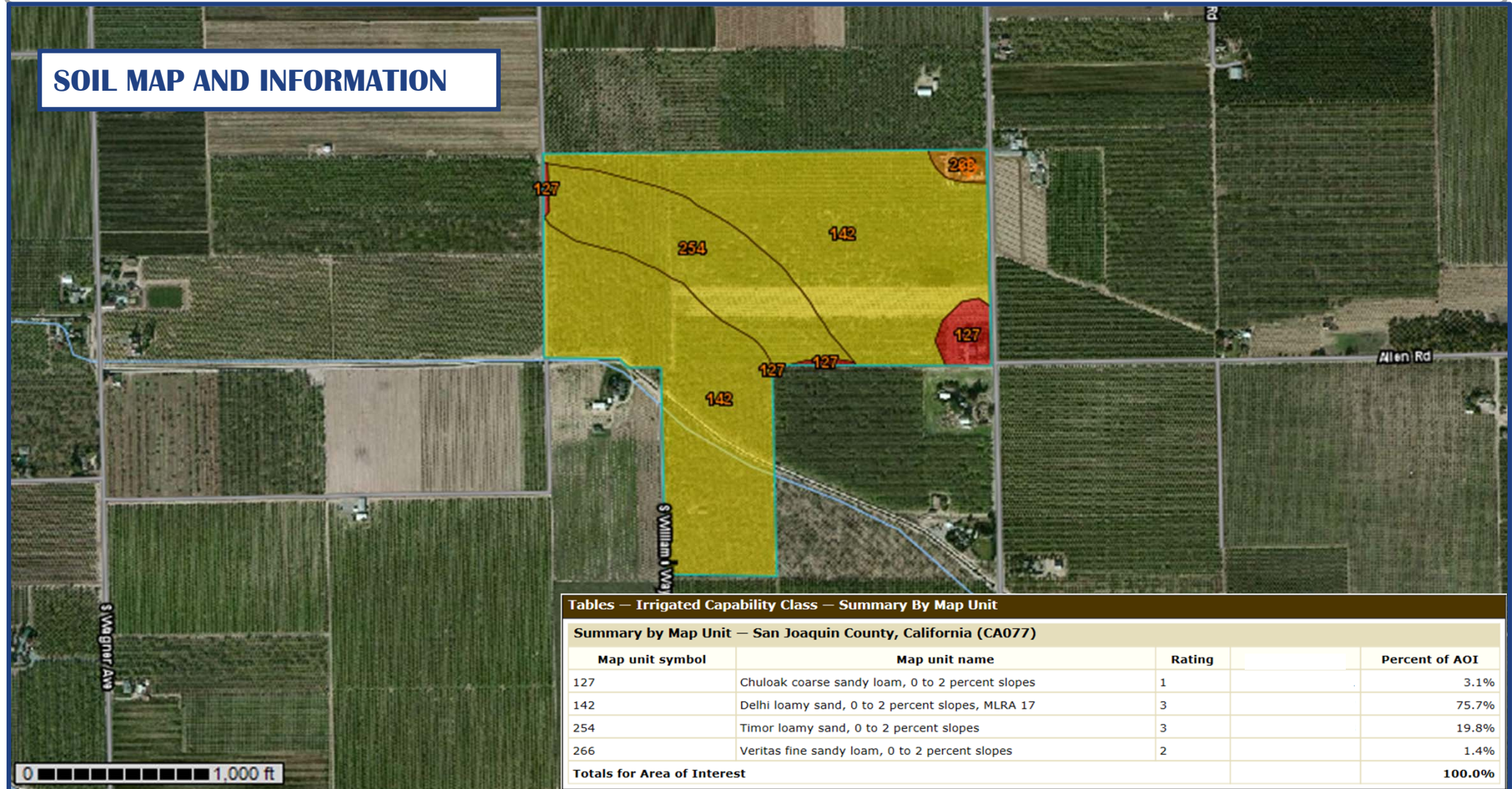
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SOIL MAP AND INFORMATION

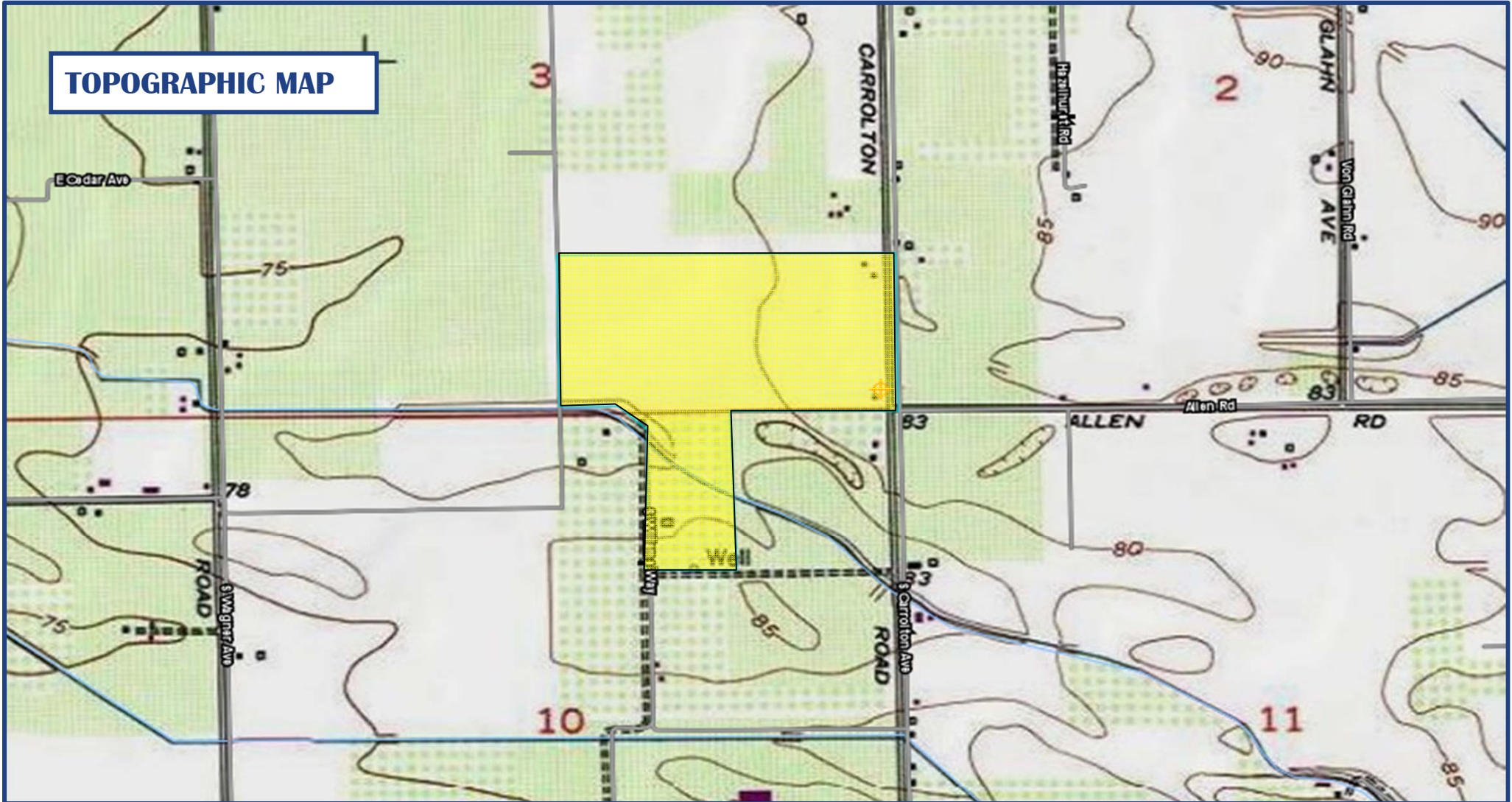


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TOPOGRAPHIC MAP



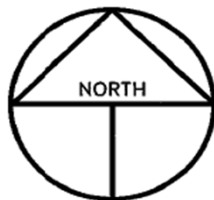
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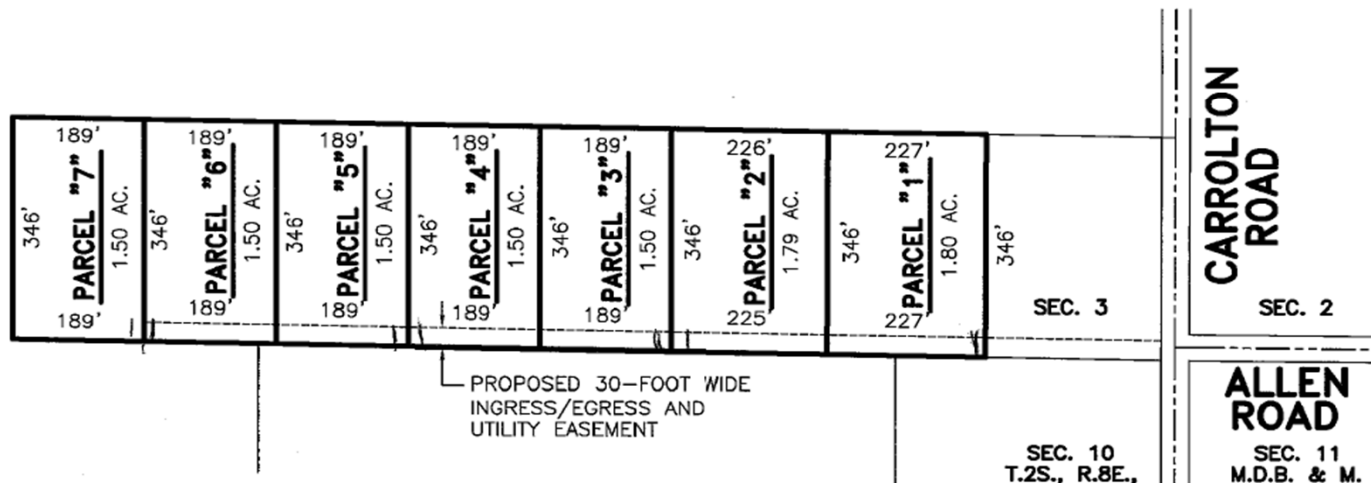
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EXHIBIT MAP OF CARROLTON ROAD PROPERTY



SCALE: 1" = 200'



QUARTAROLI & ASSOCIATES

LAND SURVEYING - LAND PLANNING
(209) 238-4908
310 SUN WEST PLACE, SUITE "A"
MANTECA, CA. 95337

LEGAL PARCELS

The property is reported to include numerous legal parcels.

Each of the two currently improved farmsteads (FS #1 = 2.00 Acres and FS #2 = 2.16 Acres) are contained within two individual legal parcels / descriptions. The properties are reported to have the potential to be transferred individually.

Each of the seven unimproved rural residential lots (1.50 Acres to 1.80 Acres for a total of 10.94 Acres) are contained within seven individual legal parcels / descriptions. The properties are reported to have the potential to be transferred individually (as vacant or improved).

The remaining ranch is reported to be described by a single legal parcel (83.61 Acres).

2014-188



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