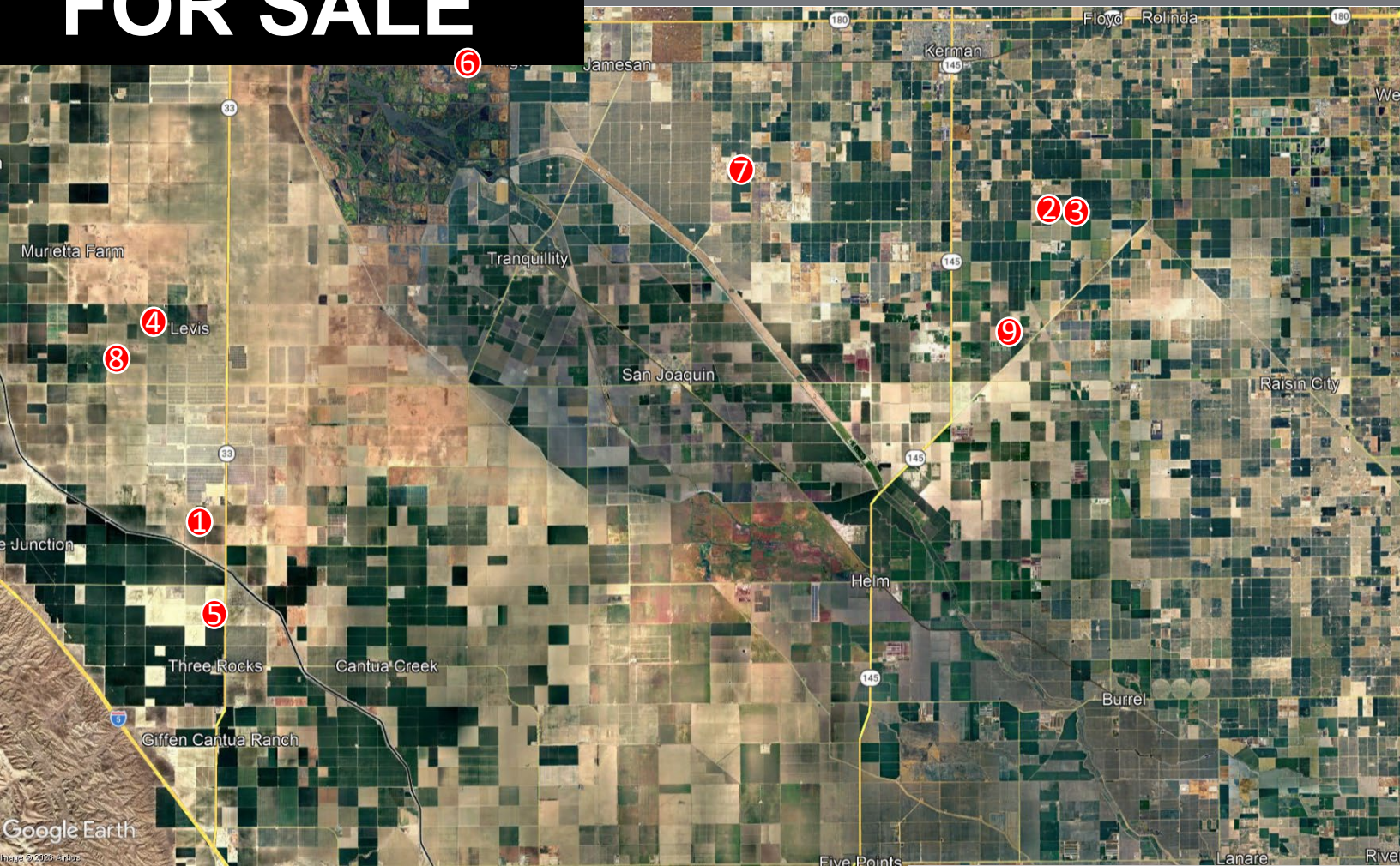


FOR SALE



Fresno County Ag Portfolio

Prime Ag Land
Approximately 342.64 Acres of
Open Ground

Westlands Water District
Fresno Irrigation District
Raisin City Irrigation District SOI

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

CONFIDENTIALITY AGREEMENT

Proprietary and Confidential Information

The information presented in the accompanying offering memorandum is proprietary and strictly confidential. It is intended solely for the review of the recipient as designated by RC Commercial. Disclosure to any other individual or entity requires prior written consent from RC Commercial.

Recipient Obligations

By accepting and reviewing this offering memorandum, the recipient agrees to maintain all information in the strictest confidence. The recipient shall not photocopy, duplicate, or distribute any portion of the memorandum without authorization. If the recipient determines they have no interest in the property at this time, the offering memorandum must be returned to RC Commercial.

Purpose and Limitations

This offering memorandum provides summary, unverified financial and physical details about the property to gauge preliminary interest. It is not a substitute for comprehensive due diligence. RC Commercial has not conducted an investigation and makes no warranty or representation regarding:

- The property's income, expenses, or projected financial performance;
- The size or square footage of the property and its improvements;
- The presence or absence of contaminants, including PCBs or asbestos;
- Compliance with local, state, or federal regulations;
- The physical condition of the improvements;
- The financial condition or business prospects of any tenant, or their intent to continue occupancy.

Information Reliability

The information in this offering memorandum is sourced from entities believed to be reliable. However, RC Commercial has not verified, nor will verify, the accuracy or completeness of this information and provides no warranty or representation thereof. Prospective buyers are responsible for conducting their own due diligence to verify all details presented.

Buyer Responsibilities

All potential buyers shall bear the costs and expenses associated with their investigation of the property.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.

Contact for more information

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SUSTAINABLE GROUNDWATER MANAGEMENT ACT (SGMA) ADVISORY:

The Subject Properties are located within a groundwater basin managed under the California Sustainable Groundwater Management Act (SGMA). Groundwater extraction on these properties are subject to the rules, regulations, allocations, reporting requirements, and potential fees established by the local Groundwater Sustainability Agency (GSA) and/or the California State Water Resources Control Board. [1, 2, 3]

Implementation of SGMA may result in strict limits on groundwater pumping, mandatory installation of well meters, additional extraction fees, or restrictions on changing or expanding water use. Buyer is strongly advised to independently investigate the specific GSA jurisdiction, Groundwater Sustainability Plan (GSP) allocations, basin status, and potential water restrictions affecting the property prior to executing any purchase agreement.

Contact for more information

559-448-1500

Derek Feramisco

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DRE# 01427540



Property Description:

RC Commercial is pleased to offer for sale approximately 342.64 acres of prime ag land in Fresno County. The properties can be sold all or in part. Most of the properties are located in either Westlands Water District or Fresno Irrigation District.

	APN#	Acres	Water District	Crop	Price
1	038-320-10	20	WWD	Open	\$200,000
2	025-110-18	78.2	FID	Vineyard/Open	\$2,541,500
3	025-110-40S	80	FID	Open	\$2,400,000
4	028-170-05S 028-170-50 028-170-51 028-170-52	19.66	WWD	Open	\$196,600
5	038-300-01 038-300-06	9.78	WWD	Open	\$97,800
6	015-171-26	10	None	Open	\$50,000
7	020-180-19 020-180-20 020-180-21 020-190-07	45	None	Open	\$450,000
8	028-060-10	20	WWD	Open	\$200,000
9	035-401-04S	60	Raisin City SOI	Open	\$600,000

Contact for more information

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Derek Feramisco

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DRE# 01427540



FOR SALE

Fresno County Ag Portfolio

Property Description #1: APN# - 038-320-10

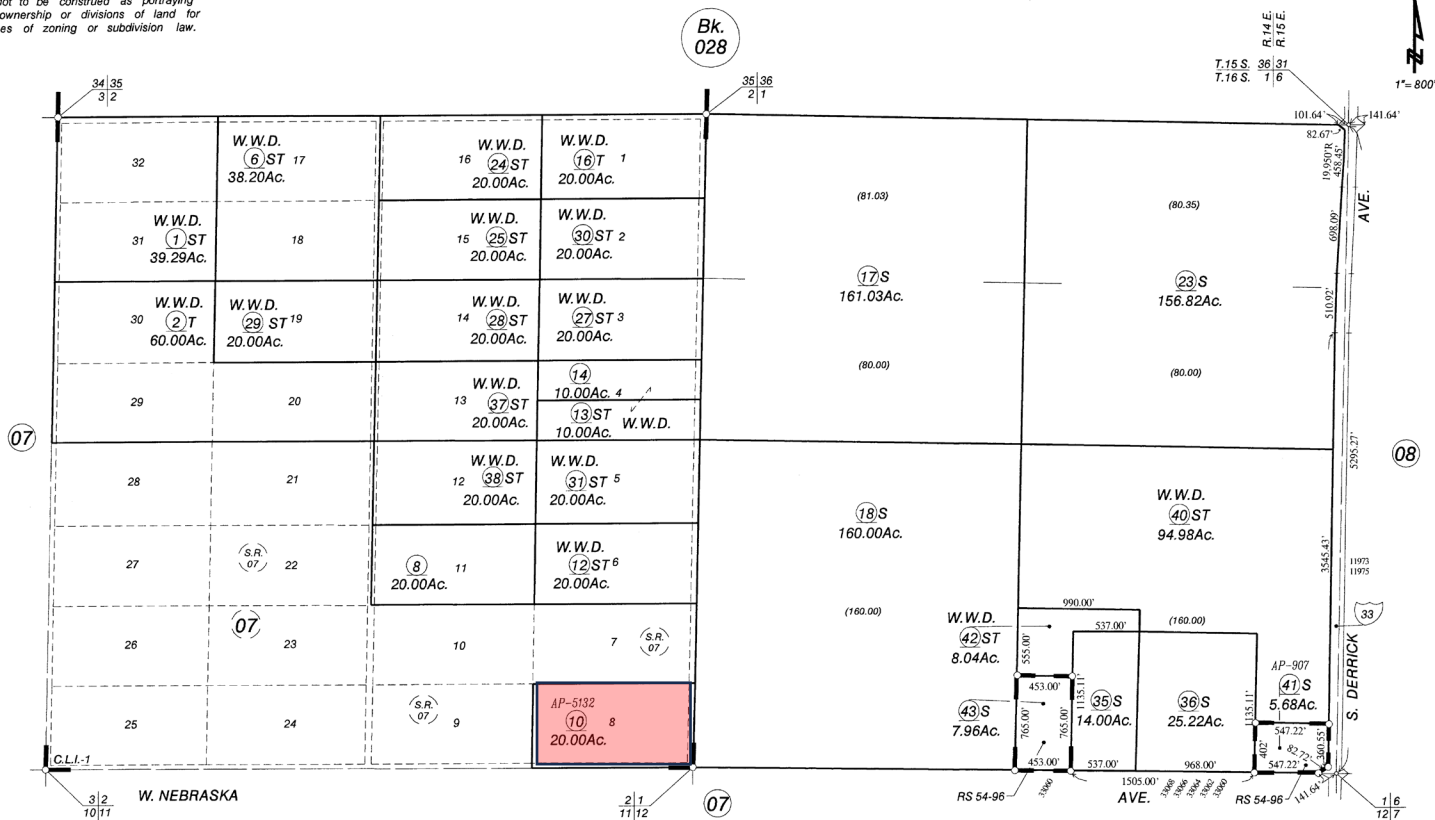
Approximately 20 acres of open ground in the Westlands Water District. The property is located just west of Highway 33 on Nebraska Ave.

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN SEC'S. 1 & 2, T.16 S., R.14 E., M.D.B.& M.

Tax Rate Area
111-005

038-32



Agricultural Preserve
California Land Investment Co., Tr. No.1 - R.S. Bk.7, Pg.49
Record of Survey - Bk. 54, Pg. 96

Assessor's Map Bk. 038 - Pg. 32
County of Fresno, Calif.

1-28-2015 VQ 15R

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

Contact for more information

559-448-1500

Derek Feramisco

derek@rccommercial.net

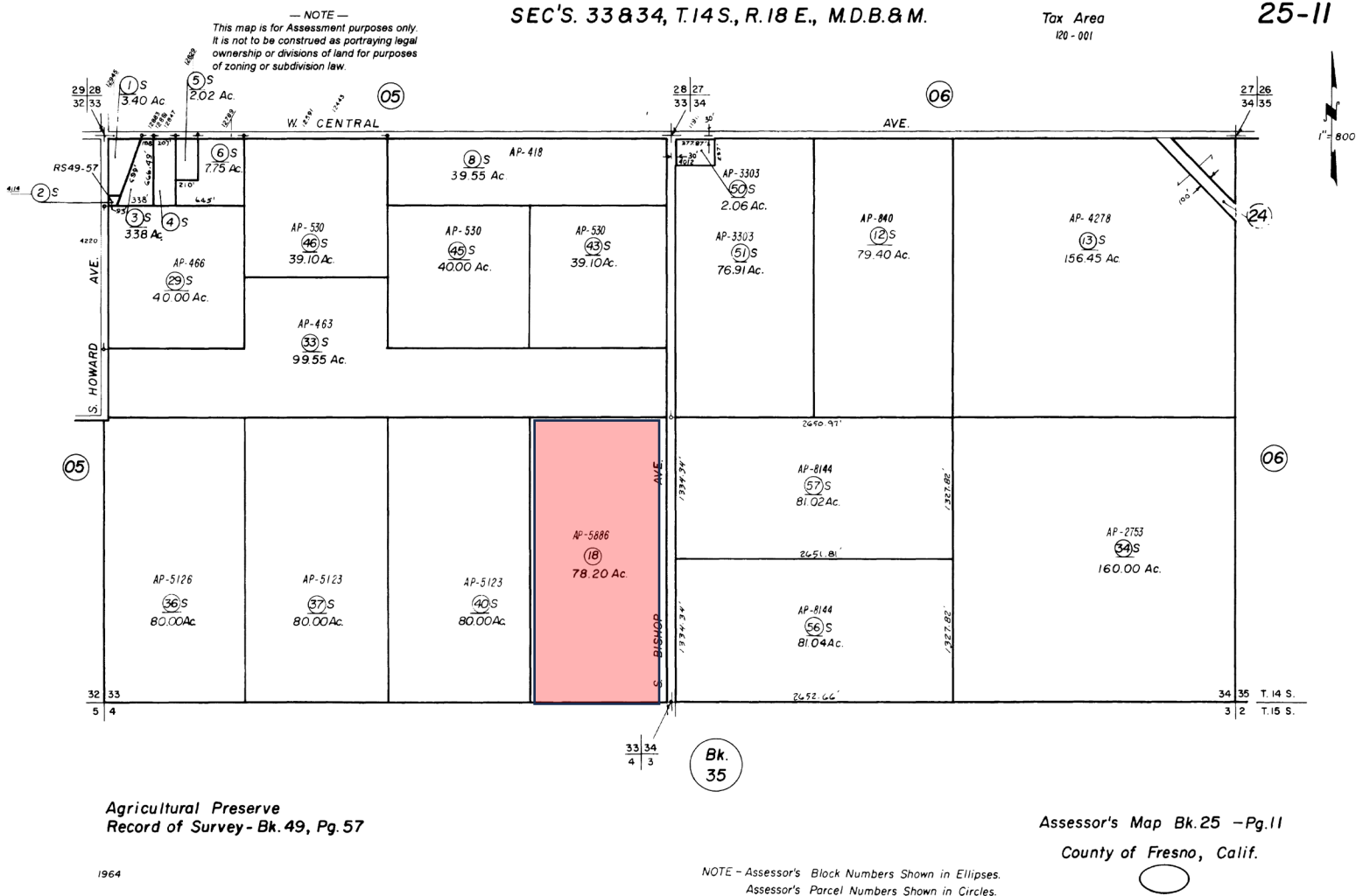
DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

Property Description #2: APN# - 025-110-18

Approximately 78.2 acres partially planted in vineyard and the remainder of open ground. The property is in the Fresno Irrigation District and is contiguous to Property #3.



Contact for more information

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DRE# 01427540



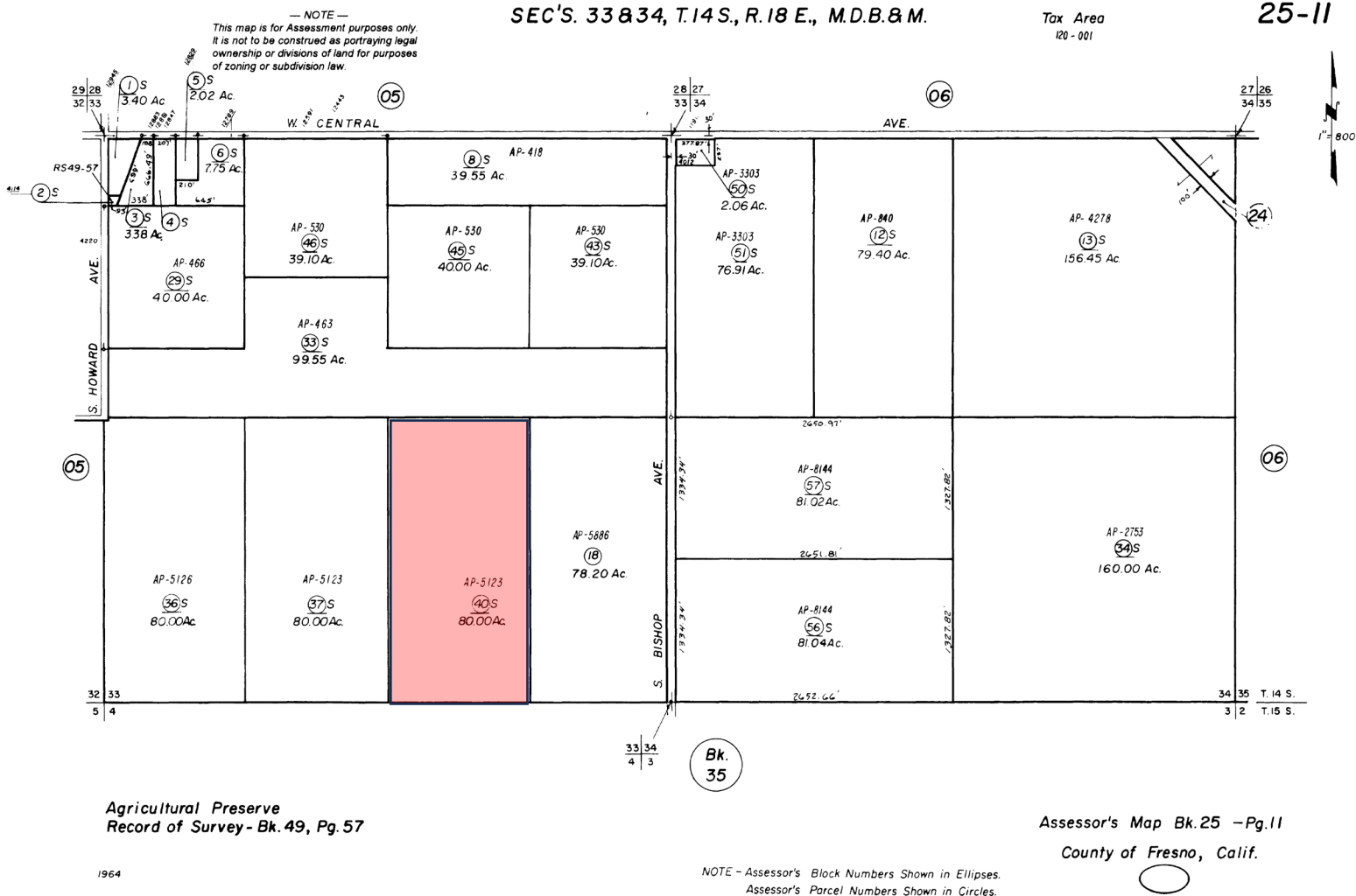
575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #3: APN# - 025-110-40

Approximately 80 acres of open ground. The property is in the Fresno Irrigation District and is contiguous to Property #2.



Contact for more information

559-448-1500

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DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #4: APN#s -028-170-05, 028-170-50, 028-170-51 & 028-170-52

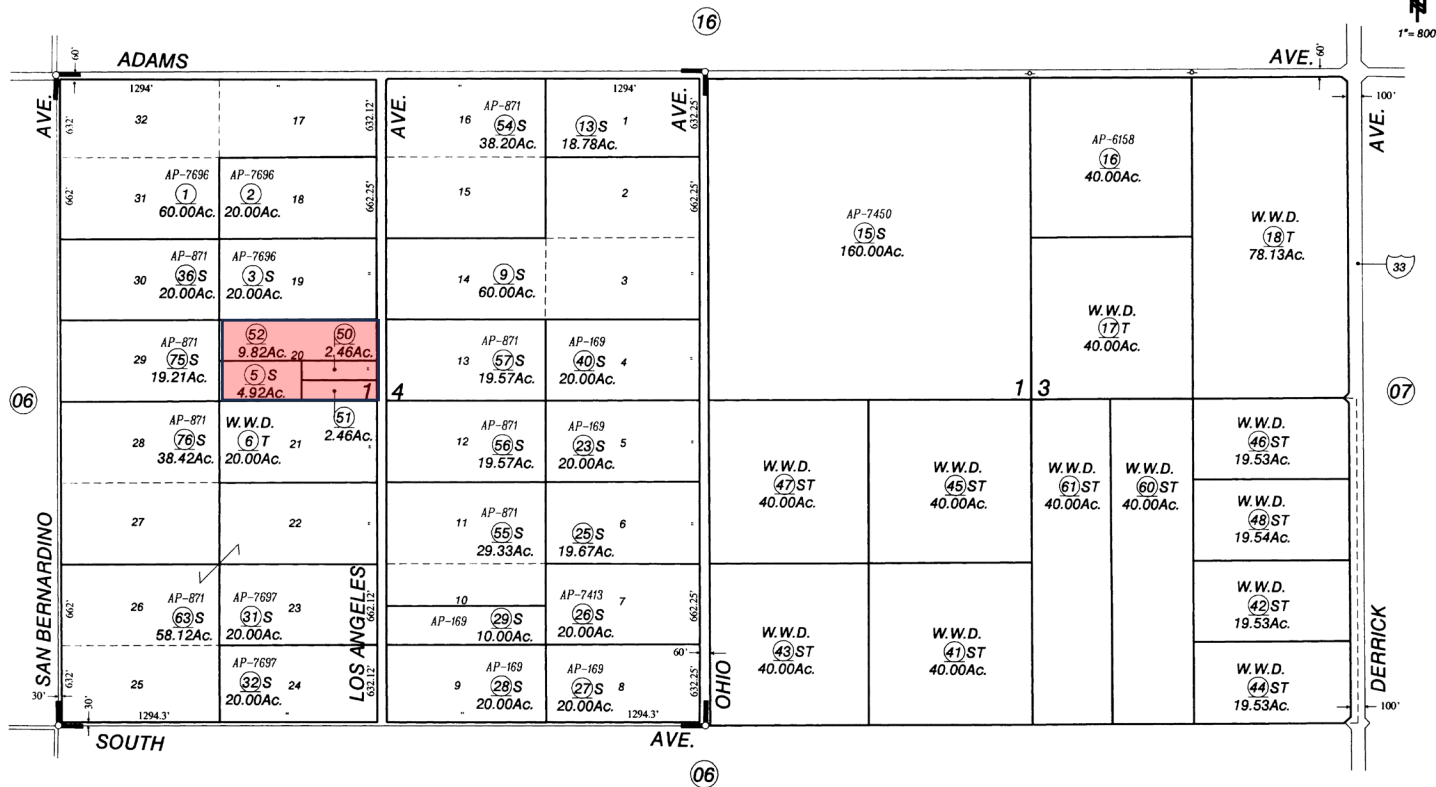
Approximately 19.66 acres of open ground comprising of 4 parcels. The property is in the Westlands Water District.

--- NOTE ---
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

SUBDIVIDED LAND IN SEC. 14 & SEC. 13, T.15 S., R.14 E., M.D.B. & M.

Tax Rate Area
140-006

028-17



Agricultural Preserve
California Land Investment Co. Tract No. 1 - R.S. Bk. 7, Pg. 7

Assessor's Map Bk. 028 - Pg. 17
County of Fresno, Calif.

11-04-2010 RKV

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

Contact for more information

559-448-1500

Derek Feramisco

derek@rccommercial.net

DRE# 01427540



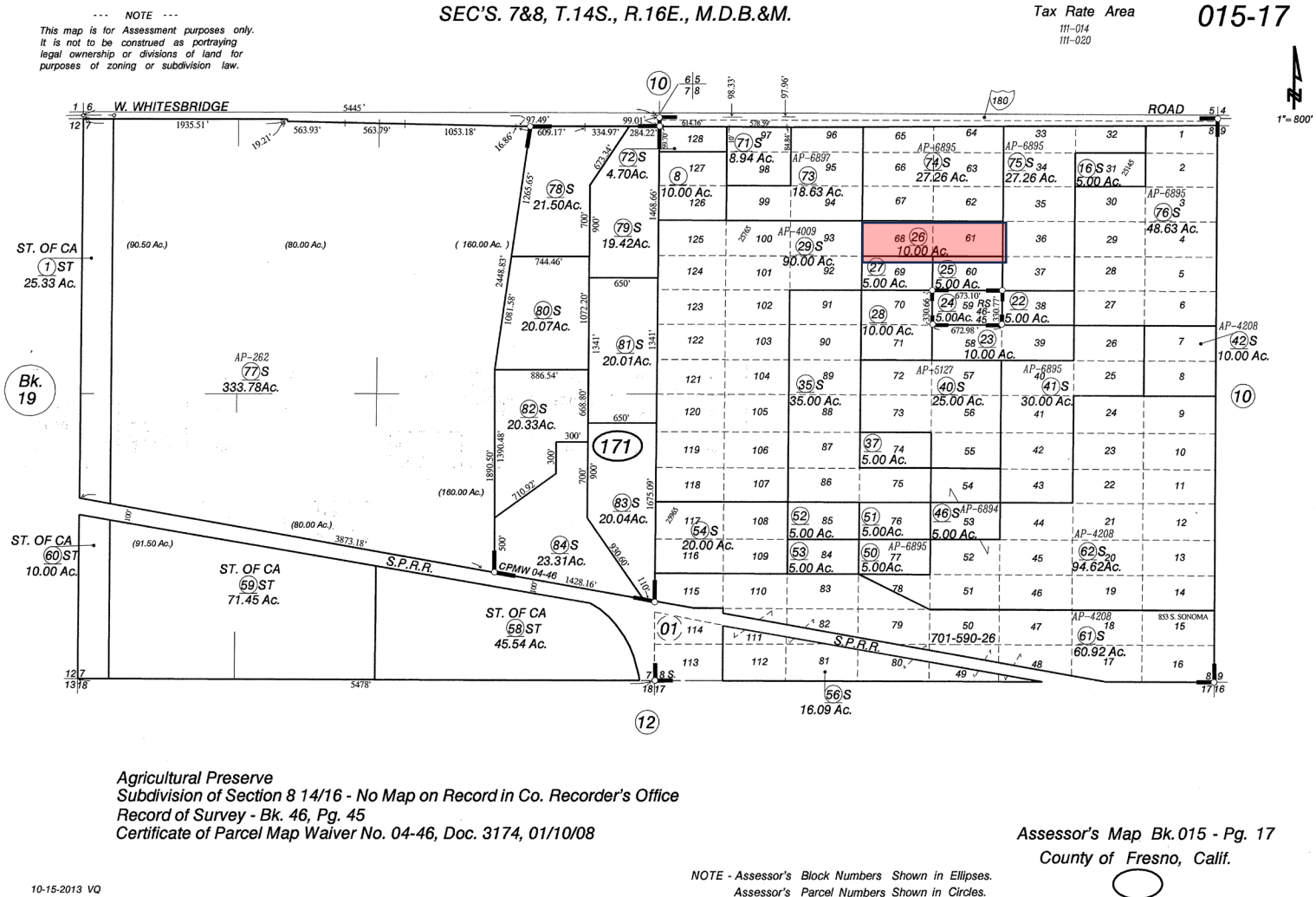
575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #6: APN# -015-171-26

Approximately 10 acres of open ground. The property is not in a water district and does not have any wells.



Contact for more information

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DRE# 01427540



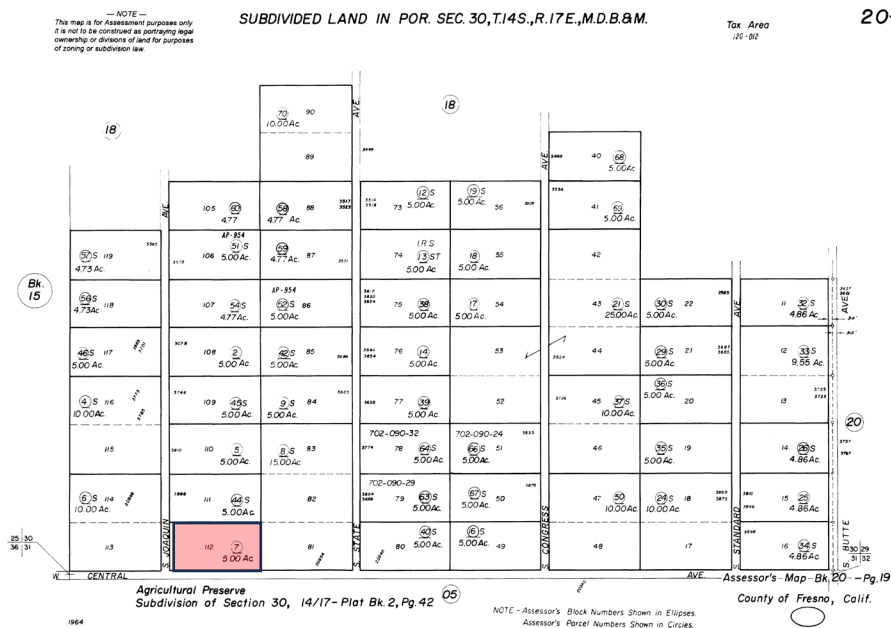
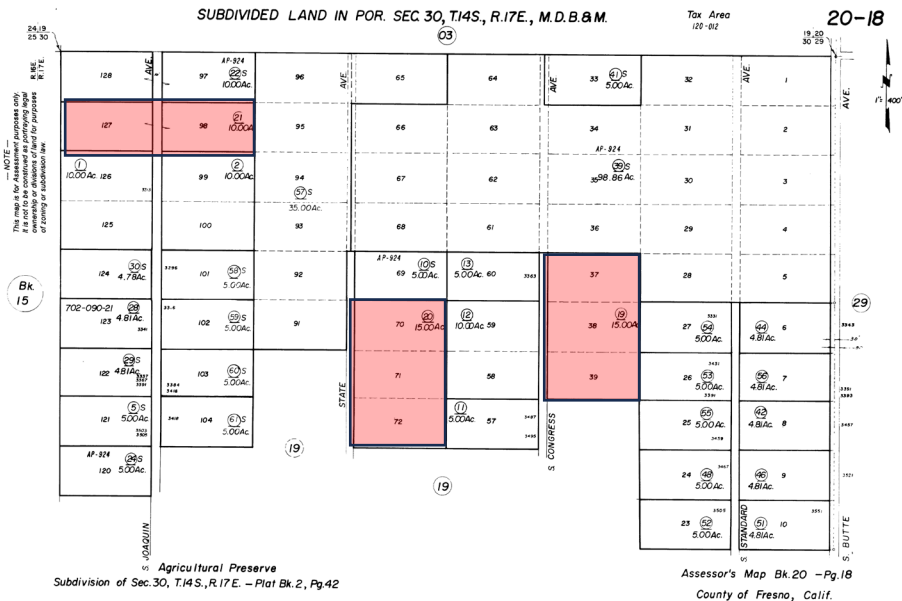
575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #7: APN#s -020-180-19, 020-180-20, 020-180-21 & 020-190-07

Approximately 45 acres of open ground comprising of 4 parcels. The properties are not in a water district and do not have any wells.



Contact for more information

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DRE# 01427540



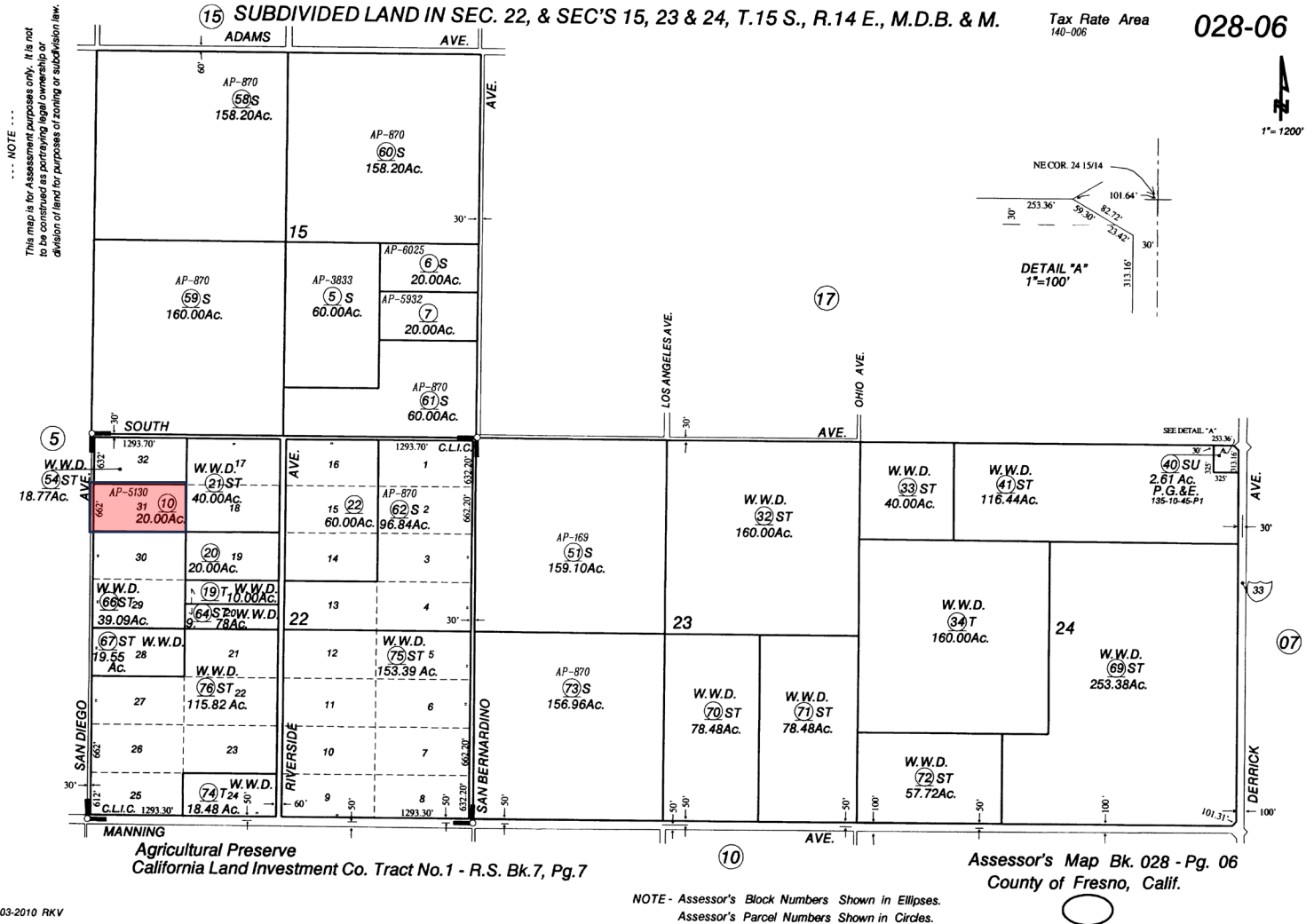
575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #8: APN# -028-060-10

Approximately 20 acres of open ground. The property is in the Westlands Water District.



Contact for more information

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DRE# 01427540



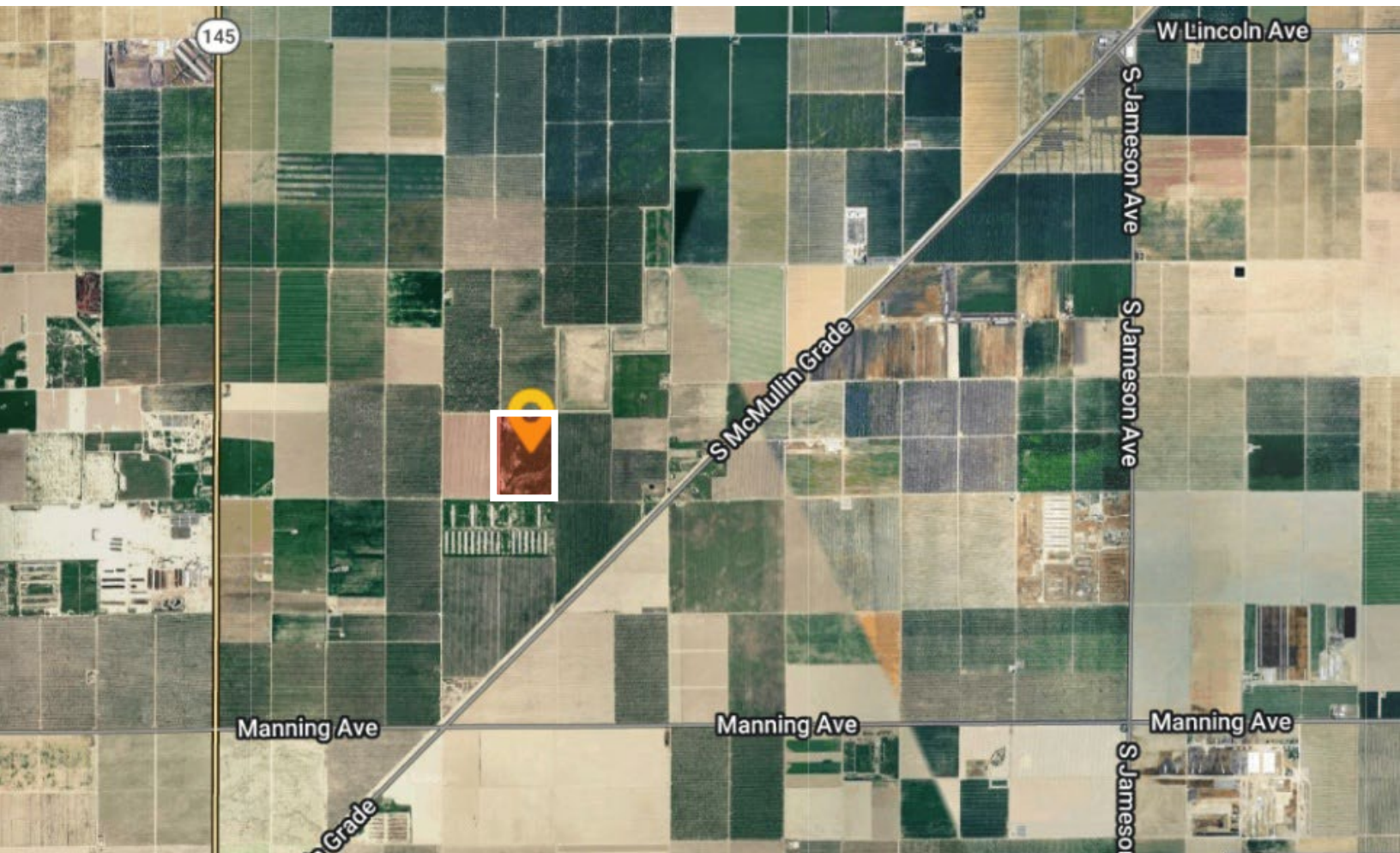
575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612

FOR SALE

Fresno County Ag Portfolio

Property Description #9: APN# -035-401-04S

Approximately 60 acres of open ground. The property is in the Raisin City Water District sphere of influence.



Contact for more information

559-448-1500

Derek Feramisco

derek@rccommercial.net

DRE# 01427540



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612