
DANTONI RANCH

Dantoni Road - Marysville, CA

© Naumes, Inc.

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PROPERTY PROFILE

Property Name: **DANTONI RANCH**

Property Location: 7216 Dantoni Road
Marysville, California

- *Located at the easterly end of Dantoni Road, south of the Yuba River, approximately five miles northeast of Marysville, Yuba County, California*

Owner: Naumes, Inc.

Access: Frontage on Dantoni Road, which connects with Simpson Lane at the Peach Tree Country Club and extends westerly into Marysville. Dantoni Road also connects with the Hammonton-Smartville Road, which extends through East Linda to State Highway 65/70. Highway 65 connects Marysville to the Roseville area and Interstate Highway 80. Highway 70 connects Oroville with the Sacramento area via Marysville.

Acreage:

- **1,243.25± Total Acres**
(Located on 5 contiguous sections)
- **916± Planted Acres**
(Pears, Cherries and Persimmons - See Acreage & Crop Chart for detail)

Tax Lots and Property Tax:	<u>Parcel No.</u>	<u>Acres</u>	<u>2009 Tax</u>
	18-140-027	18.27	\$5,049.18
	18-140-030	59.82	\$118.56
	18-140-041	1,157.17	\$59,922.42
	18-150-002	6.00	\$9,456.78
	18-150-033	1.99	\$38.04
	Totals:	1,243.25	\$74,584.98



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Zoning:	<u>Yuba County</u> : AE-40, Exclusive Agriculture with 40 acre minimum parcel size;
Flood Zone:	Flood Zone B, 500 year flood hazard, FEMA Map No. 060427
Buildings:	116,475± SF of Buildings as follows: (See <i>Improvements Section</i> for details) <ul style="list-style-type: none">• 31,350± SF Labor Facilities• 16,400± SF Storage Buildings• 67,375± SF Former Packinghouse• 1,350± SF Office
Wind Machines: (Personal Property)	Four (4) orchard wind machines used for frost protection are available for purchase separately.
Soils:	Columbia Fine Sandy Loam, (60% of property), 85 Storie Soil Index; Shanghai Silt Loam (19%), 95 Storie Soil Index; Holillipah Loamy Sand (10%), 49 to 58, Tujunganga Sandy & Gravelly Sand (10.5%), 32 to 41; and River wash (.5%)
Aggregate Mining Potential:	There is significant aggregate potential on this property. In 1988, the California Department of Conservation, Division of Mines and Geology (now named the California Geological Survey) classified Dantoni Ranch as lying within the MRZ-2 Yuba River resource area due to presence of: “Significant sand, gravel, or stone deposits that are suitable as sources of PCC-grade aggregate . . . that could be extracted and marketed profitably . . .”
Irrigation Water Supply:	Drip irrigation and mini sprinkler applications; riparian water rights from the Yuba River and wells and pumps on the property.



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Environmental: Typical agricultural use of fuel and farm chemicals, with no known environmental hazards on the property or immediate vicinity. Above ground fuel tanks and farm chemical storage.

Utilities: The property is served by all the normally available utilities in the area including public power, gas and telephone. Propane is utilized as a heating fuel. Domestic water and sewer service (septic tanks) require private on-site systems.

Exceptions: No covenants or restrictions. Request title report for information on general exceptions and utility easements.

Management: Professional Orchard Management is available through Naumes, Inc.

Improvements: This property includes the following buildings:

16,400± sq ft Storage Buildings as follows:

- **4,800± sq ft Chemical Warehouse:** elevated on concrete foundation and floor above flood level; steel frame
- **3,500± sq ft Equipment Storage #1:** wood frame construction; galvanized roof
- **3,600± sq ft Equipment Storage #2:** wood frame construction; galvanized roof
- **4,500± sq ft Shop Building:** heavy duty concrete slab floor; galvanized iron roof; galvanized iron clad with large door openings for equipment

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Improvements:
(cont.)

67,375± sq ft Former Packing House

Wood frame construction; galvanized iron clad, central packing area raised wood floor; portions at each end ground level with concrete floors and galvanized iron roof

1,350± sq ft Office

Concrete block construction, concrete foundation and floor, shingle roof; has 9-foot covered concrete porch

31,350± sq ft Labor Facilities as follows:

- **20,000± sq ft Bunkhouse/Dorm:** with covered porch; concrete block
- **2,050± sq ft Bunkhouse Kitchen:** main camp; wood frame
- **3,100± sq ft Kitchen/Diner:** main camp
- **800± sq ft Shower House:** main camp
- **1,100± sq ft Farm Dwelling #A:** with carport; wood frame, shingle roof
- **1,100± sq ft Farm Dwelling #B:** with carport; wood frame, shingle roof
- **1,000± sq ft Farm Dwelling #C:** wood frame, shingle roof
- **1,000± sq ft Farm Dwelling #D:** wood frame, shingle roof
- **1,200± sq ft Farm Dwelling #E:** wood frame, shingle roof

PROPERTY PROFILE – CROP YIELD REPORT

Property Name: **DANTONI RANCH**

Acreage and Crop (*in Tons*) PEARS (Bearing)

<u>Bearing Plantings</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
<u>PEARS</u>							
Bartlett	266.33	3320	2787	2368	2629	3270	4247
Bosc	136.81	2371	1283	4136	1992	2819	3838
Golden Bosc	69.18	0	0	0	355	192	1276
Red Blush	54.82	316	234	116	28	184	303
French Butter	26.64	88	116	161	72	102	180
Xmas Seckel	37.93	425	315	385	385	191	568
Total:	591.71	6520	4735	7166	5461	6758	10412



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<u>ASIAN PEARS</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
Ya-Li	31.01	904	768	861	1068	667	474
Singo	24.21	300	261	286	397	372	367
Shinseiki	11.63	101	81	58	133	88	145
Hosui	9.64	171	125	109	144	140	155
Total Asian Pears:	76.49	1476	1235	1314	1742	1267	1141

Total Bearing Pears: 668.20

<u>Developing Plantings</u>	<u>Acres</u>	<u>Year Grafted</u>
Comice	25.92	2009
Forelle	6.69	2002
Shinseiki	5.63	2006
Hosui	5.34	2006
Total Developing Pears:	43.58	

TOTAL PLANTED PEARS: 711.78 acres



PROPERTY PROFILE – CROP YIELD REPORT

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Acreage and Crop (*in Tons*) CHERRIES

<u>Bearing Plantings</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
Bing	51.73	86	45	27	90	167	234
Rainier	42.32	71	66	27	95	156	219
Jubilee	6.86	30	2	3	12	24	18
Brooks	1.24	8	2	2	3	7	6
Lapin	8.91	0	12	3	20	53	63
Total Bearing Cherries:	111.06	195	127	62	220	407	540

<u>Developing Plantings</u>	<u>Acres</u>	<u>Year Planted/Grafted</u>
Rainier	2.27	2007
Bing	8.31	2006
Lapin	20.28	2007
Coral	8.09	2006
Garnet	18.61	2006
Royal Rainier	20.70	2006
Total Developing Cherries:	78.26	

TOTAL PLANTED CHERRIES: 189.32 acres



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Property Name: **DANTONI RANCH**

Acreage and Crop (in Tons) PERSIMMONS

<u>Bearing Plantings</u>	<u>Acres</u>	<u>2004 Crop</u>	<u>2005 Crop</u>	<u>2006 Crop</u>	<u>2007 Crop</u>	<u>2008 Crop</u>	<u>2009 Crop</u>
Persimmons							
Fuyu	14.9	445	24	177	456	43	357
Total Bearing:	14.90	445	24	177	456	43	357

TOTAL PLANTED PERSIMMONS: 14.90

Note: Moyer prunes were pulled in 2005

SUMMARY OF PLANTINGS

Pears	668.20
<i>Developing Pears</i>	43.58
Cherries	111.06
<i>Developing Cherries</i>	78.26
Persimmons	<u>14.90</u>
TOTAL PLANTED ACRES:	916.00

Figures are to the best of our knowledge and subject to change. The acreage and production numbers represented may not appear consistent due to a variety of pollinators and/or grafting in blocks throughout the orchard. Additional detailed information can be provided upon request.



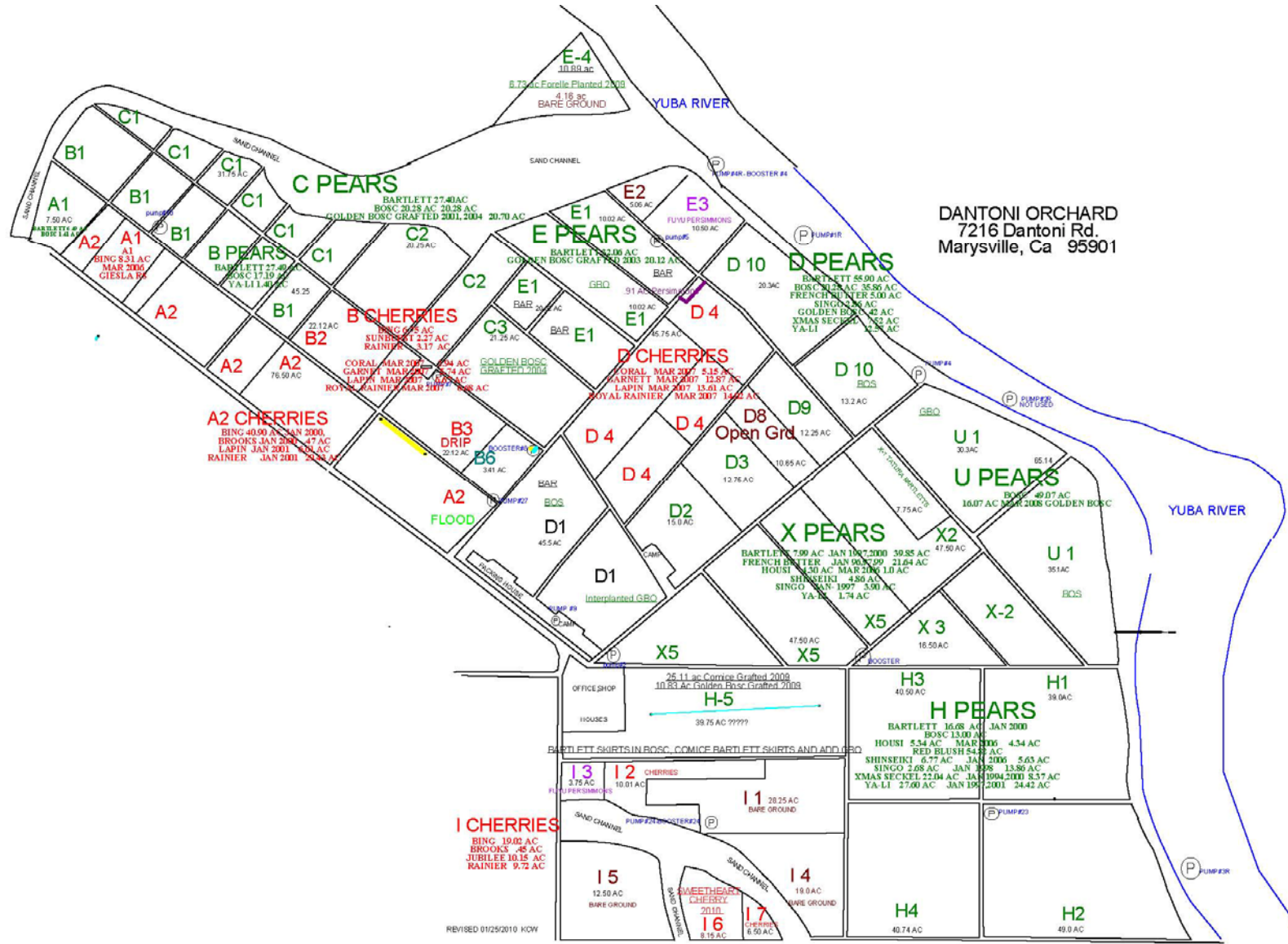
PROPERTY PROFILE

NAUMES, INC. - DANTONI RANCH, YUBA COUNTY, CALIFORNIA – AERIAL PHOTO



PROPERTY PROFILE

NAUMES, INC. - DANTONI RANCH - ORCHARD MAP



PROPERTY PROFILE

Property Name: **DANTONI RANCH - PHOTOGRAPHS**



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NAUMES INC - Real Property Location Map



Dantoni Ranch
7216 Dantoni Road
Marysville, California

