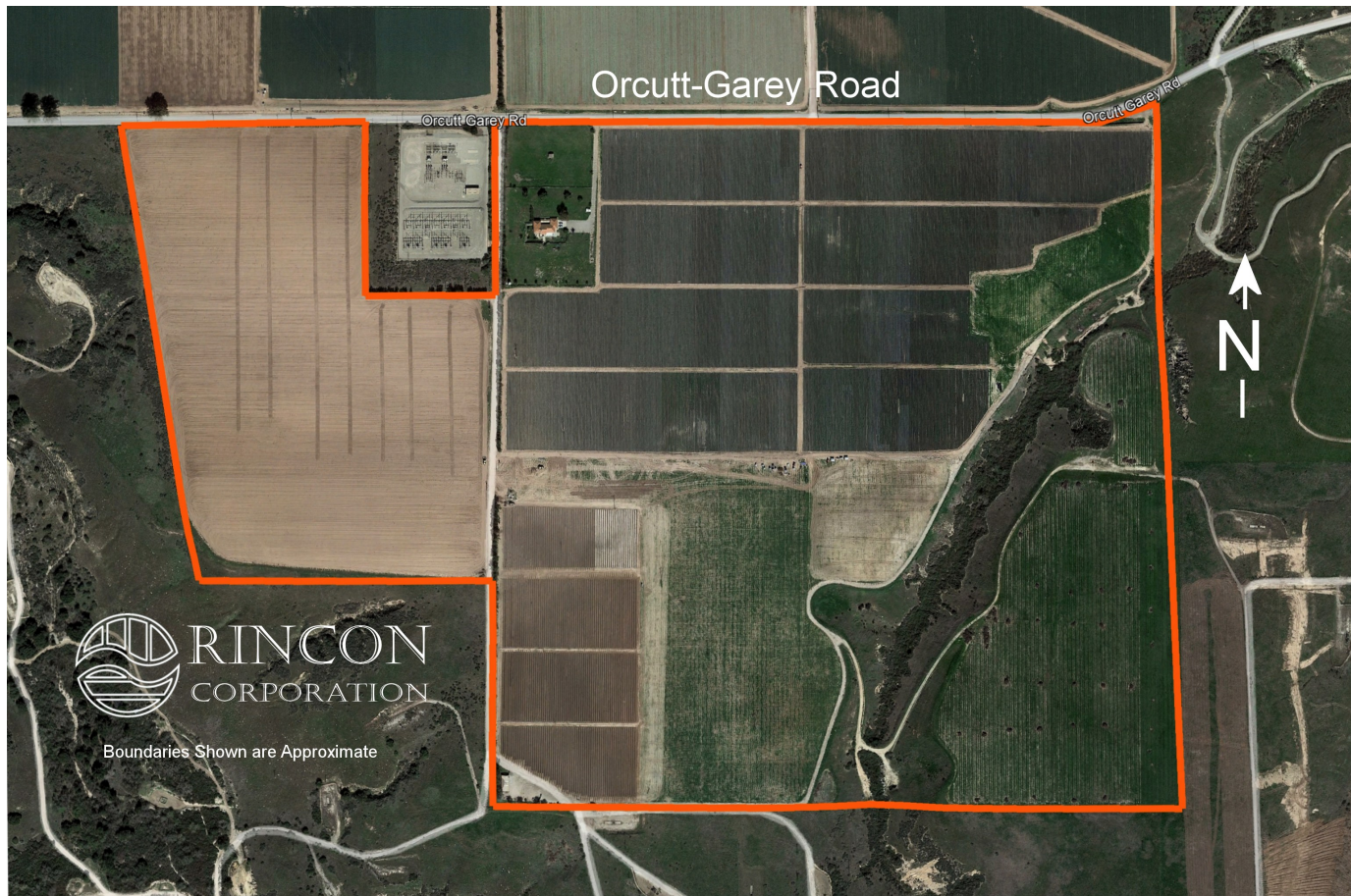


Dierberg Ranch

3480 ORCUTT-GAREY RD., SANTA MARIA, CALIFORNIA

160+/- Irrigated Acres, Residential Income, and Shop



Offered at \$9,400,000

Presented by:



Property Information

Purchase Price: \$9,400,000
Property tours are by appointment only, please contact Rincon Corporation for an appointment.

Size: 206 ± gross deeded acres, Santa Maria, California, County of Santa Barbara (the Property)

Location: Located at 3480 Orcutt-Garey Road on the east side of Santa Maria, the Property is approximately 5 miles east of the city and about one mile southwest of the town of Garey. It is in the vicinity of other irrigated farming operations growing vegetables, strawberries, blueberries, raspberries and vineyards.

Description: The Property consists of a total of 206.4 acres according to assessor's information, and is comprised of three Assessors Parcels. The Property consists of two legal parcels (Parcel 1 being APN's 129-180-033 & 034, and Parcel 2 being 129-180-023). There is approximately 160 acres that are leased for farming operations and about five acres that contain the residential rental. The balance of the acreage is primarily in a non-productive drainage area. The Property includes a 1,800 +/- s.f. metal building with a yard area.

Formerly a vineyard, the Property has most recently been farmed to vegetable crops. Historic crop production includes broccoli, strawberries, peppers, squash and peas. The owners are currently holding the Property unleased in anticipation of a sale. An unnamed County road runs south from the Orcutt-Garey Road through and bisects the Property. This road is also used by a neighboring parcel.

Topography and Drainage:

The farming ground is generally level to rolling, other than the non-productive area which is steeply sloping. Drainage is adequate, with the exception of some pooling of water along the unnamed County Road. There is a steep drainage that runs generally north to south, with about 20 acres of farm ground on the east side of the drainage.



Property Information (Continued)

Water : There are two water wells on the Property. Current pump tests are not available, but is reported to be a combined 600 GPM. One well was drilled in 2018 and finished to 960' with a 10" PVC casing with a reported production of 350 GPM. The other well was drilled in 1986 and finished to a depth of 502' with an 8 5/8" PVC casing with a reported production of 250 GPM. The Property is served by an under-ground pressurized irrigation system. It also includes water storage tanks for the residence.

Structural Improvements: There is an 1,800 square foot metal shop building located in the southwest corner of the Property. The Property also has a two story residence located on a dedicated 5 acres of the property, consisting of 5 bedrooms and 4 baths, and a garage comprising 4,363 +/- square feet. Water for the residence is provided from one of the irrigation wells. The residence is leased to Telecare Corporation who has leased it since November of 1996, and uses the residence to house a special needs care facility. The rent runs about \$100,000 annually, and lease has been renewed six times with the current term running through June 2026.

Site Improvements: Site improvements include dirt driveways/interior roads, landscaping in the residential area, and three rail fencing around the residential area.

Soils: Soils are predominately Garey Sandy Loam. For further detail, see soils map on Page 4

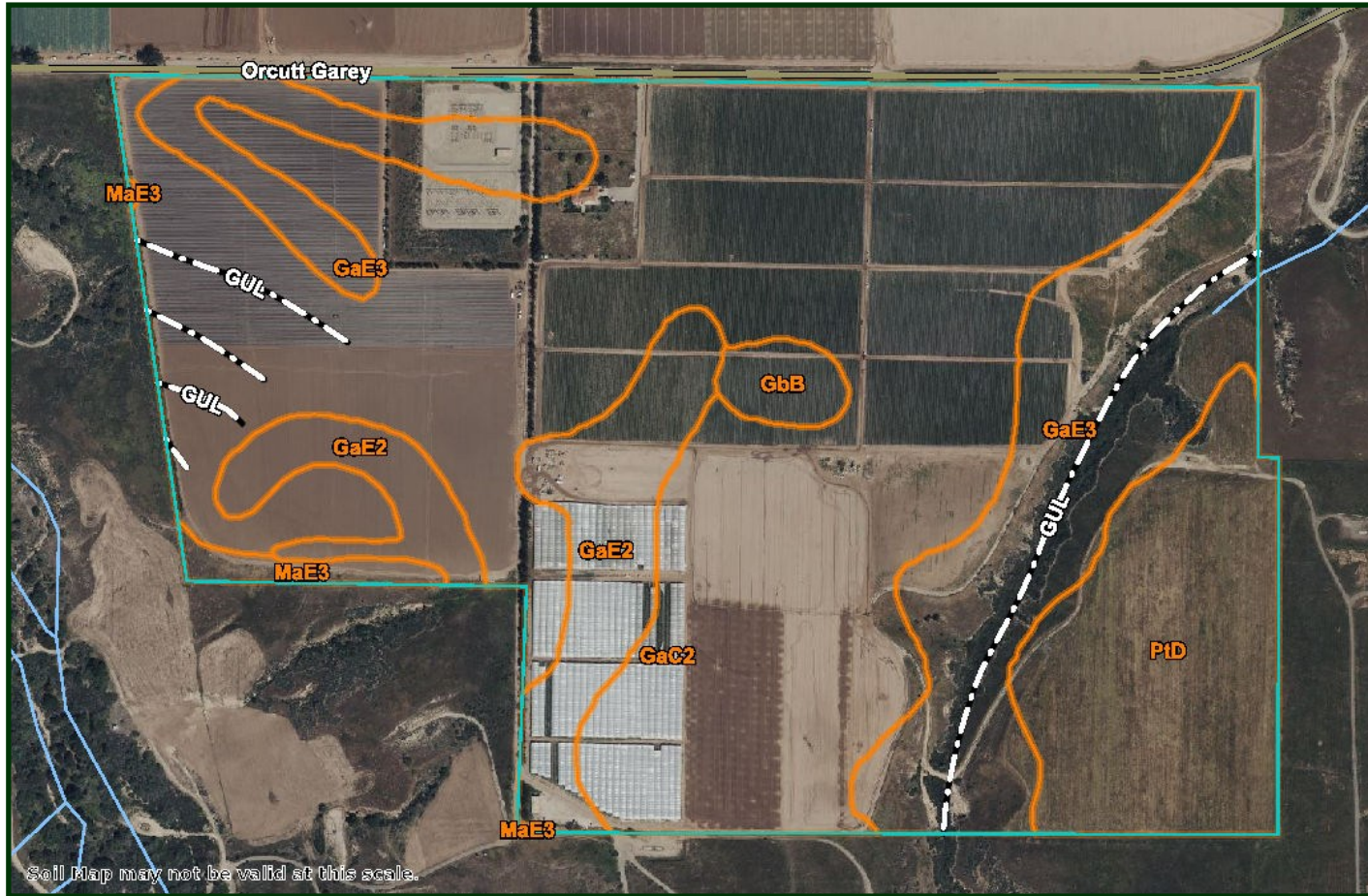
Zoning: The Property is located in an unincorporated area of Santa Barbara County: *Zoned Agriculture (AG II-100)*

Assessor's Parcel Number: APN's 129-180-033, -034, & -023

Agricultural Preserve: This Property is subject to the Williamson Act (Ag Preserve), with beneficial property tax treatment.

Property Taxes: \$35,656 annually





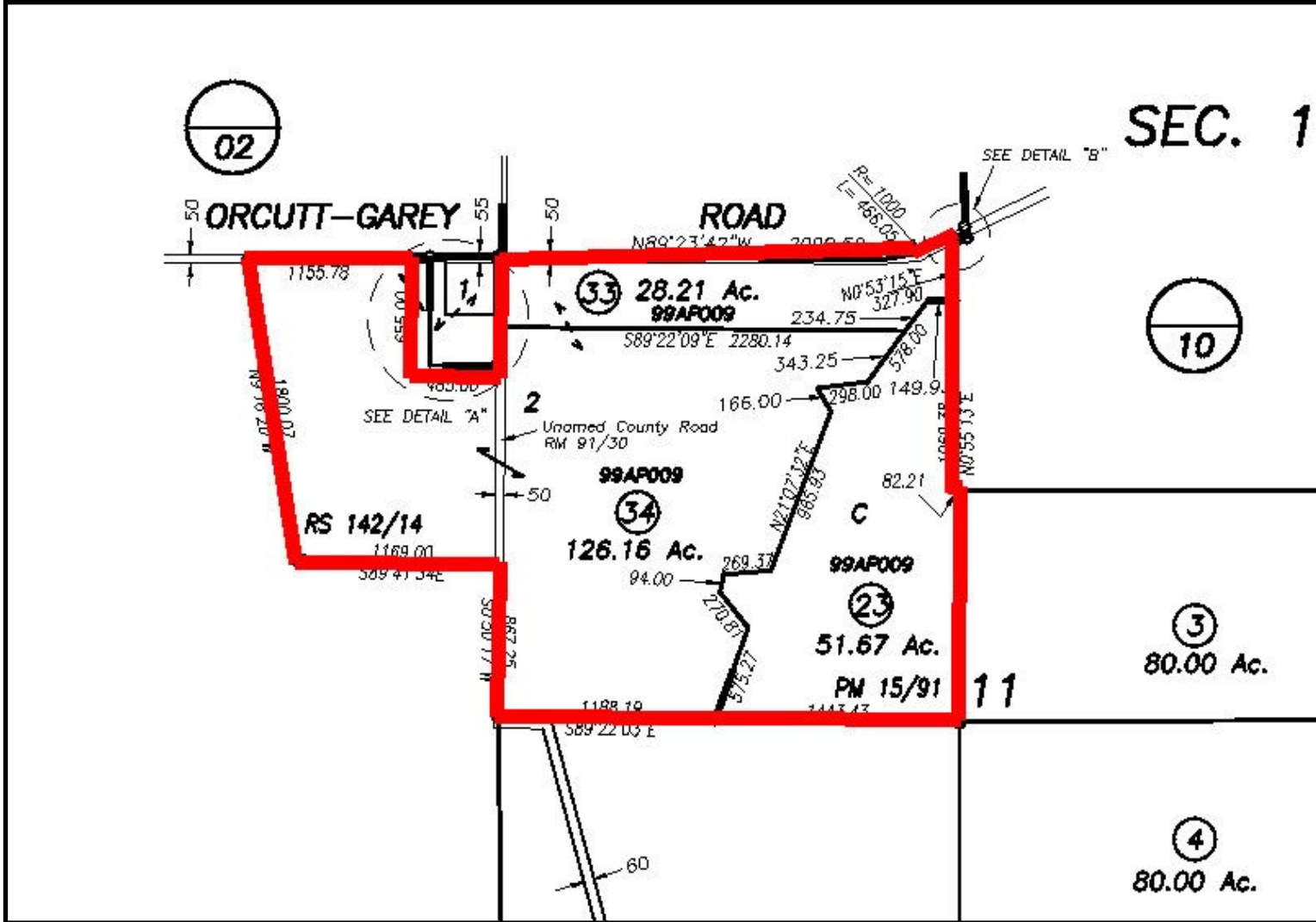
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
GaC2	Garey sandy loam, 2-9% slopes	122.4	58.4%
GaE2	Garey sandy loam 9-30% slopes	18.5	8.8%
GaE3	Garey sandy loam 5-30% slopes, eroded	39.6	18.9%
GbB	Garey loam, wet variant, 0-5% slopes	2.6	1.2%
MaE3	Marina sand, 9-30% slopes, eroded	2.1	1.0%
P1D	Positas fine sandy loam, 9-15% slopes	24.5	11.7%
Total for Area of Interest		209.6	100.0%

* Boundaries are approximate, acreages may vary slightly



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Parcel Map



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