

INVESTMENT & OPERATIONAL PROFORMA

Premium 128.63-Acre Income-Producing Estate & Custom Residence

Location: 3442 Sackett Ln, Winters, CA 95694

Total Acreage: 128.63 Acres

Water Rights: Adjudicated Riparian (Putah Creek Frontage)

Active Orchard: 95 Net Acres

This turn-key legacy asset pairs a luxury custom home with high-yielding, modern commercial orchard operations. Supported by secure, historic surface water assets and optimal soil profiles in the Sacramento Valley, the property presents highly competitive, structural operational margins.

ORCHARD ASSET PROFILE

- **Almonds (72 Acres):** Premium Self-Fertile *Independence* variety. Planted in **July 2025**. This modern block is structurally optimized for automated farm management and entirely eliminates annual honeybee hive rental overhead.
- **Walnuts (23 Acres):** Premium *Chandler* variety. Planted in **2021 & 2022**. This block is entering its prime production lifecycle, yielding excellent kernel color and high meat percentages.

MATURE TARGET FINANCIAL PROJECTIONS

Operational Category	Almonds (72 Acres)	Walnuts (23 Acres)	Total Operations
Target Mature Yield / Net Acre	2,200 meat lbs	6,000 in-shell lbs	—
Total Annual Crop Production	158,400 lbs	138,000 lbs	—
Updated Market Price Baseline	\$2.60 / lb	\$0.95 / lb	—
Gross Projected Annual Revenue	\$411,840	\$131,100	\$542,940
Cultural Costs & Orchard Management	—	—	(\$114,000)
Irrigation Power & Pumping Infrastructure Maintenance	—	—	(\$8,500)
Property Taxes (Protected under Williamson Act Status)	—	—	(\$15,138)
Operational Overhead & Asset Insurance	—	—	(\$6,500)
Total Projected Annual Operating Expenses (OPEX)	—	—	(\$144,138)
PROJECTED ANNUAL ORCHARD NOI	—	—	\$398,802

STRATEGIC INSTITUTIONAL VALUE MARKERS

- **Unrivaled Water Protection:** Features over 3,000 linear feet of Putah Creek frontage with senior adjudicated riparian rights. Delivers ultra-low-cost surface water, insulating operations from SGMA regulatory pumping penalties.
- **Significant Tax Deferrals & Protections:** Full enrollment in the Williamson Act legally shields the asset from high reassessments, fixing carrying costs. Orchard planting schedules allow aggressive multi-year depreciation rules.
- **Turn-Key Management Architecture:** Operational framework includes high-efficiency VFD electric pumps, automated filtration fields, dedicated equipment barns, and distinct caretaker's/guest accommodations. Easily handled via existing contract layout or hands-off local management agreements.

Investor Disclosure Notice: Market pricing updates reflect June 2026 industry benchmarks where Independence almond meats stabilized around \$2.60/lb due to tighter supply lines, and Chandler walnuts marked a multi-year recovery to \$0.95/lb farm gate value. Financial proforma model models prospective performance at orchard maturity.