

Amenities for Ranch, 1734 Spink Rd and Adjoining Property

A true "Gentlemen's Farmer- Walnut Ranch" with the ultimate in privacy and solitude. A total of approximately 107 +/- acre of level to gently rolling, all useable, land near Jackson, California and within one mile of the historic town of West Point, established in 1854 as a mining camp. This lovely foothill property with 2 seasonal ponds offers a chance to create your own dreams with the added benefit of a small business with potential tax advantages. Planted with about 500+/- trees of dry-land Walnuts, approx 25 acres planted in a mix of Harley, Chandler and Franquette varieties. Harvested walnuts currently sold to Diamond Foods in Stockton Ca. Possibilities abound on second parcel with electrical connection, and septic and water systems located where a previous mobile home existed, for another home, caretaker quarters, AirB&B or ?

Parcel #1 APN Nos. 008-006-014-000 and 008-007-035-000

67.5 Acres

Parcel #2 APN No. 008-006-016-000

40.06 Acres

Zoned 40 acre minimum

Parcel #1 – Main Residence, Walnuts, Horse Amenities 67.5 +/- Acres

MAIN RESIDENCE

Main Home, Approximately 2,300 sq ft (records with county include 1500 sq ft mobile home that has been removed from the property.) Beautifully built solid Cedar home (Timberland Homes) with 4" walls throughout, a soaring vaulted ceiling in the great room, and views to the Walnut Orchard, 3 Bedrooms, 3 Baths lovingly built by family of current owners in 1993 with master suite addition in 2008.

Living room/Dining/Kitchen – Open great room concept with cedar vaulted ceilings and a wall of windows to take in the view of the Orchard. Wood Stove on brick hearth plus central heat and air conditioning, and ceiling fans. Red oak floors in the living, dining, hall areas. French doors to the front and rear decks. Kitchen with spacious new granite counters and seating bar, new stainless steel sink and faucet, gas range with new venting hood, dishwasher, lots of cabinets and new vinyl flooring.

Master Suite (572 sq ft) - addition built in 2008 (permitted) with bedroom, walk through closet, master bathroom, and large sitting room. Red oak floors in bedroom, closet and sitting room. Ceiling fans in bedroom and sitting room, and French doors to both front and rear decks.

Master Bath – Jacuzzi Jetted Tub plus large separate shower. One of a kind vanity with a solid walnut top, milled from the property, ceramic tile flooring.

Bedroom 2 – Second large (200 sq ft) master bedroom with French doors to rear decking & carpet. Attached full bath/shower combination with handicap rails, vinyl flooring and extra deep walk-in closet. Bathroom vanity has new granite and lighting.

Bedroom 3 - guest room with French doors to the front deck, carpet.

Guest bath - tub/shower combination, vinyl flooring, vanity with new granite counter and lighting.

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Bonus room - Adjacent to the main living area and Master Suite with a storage closet, French doors to the rear deck and carpet. Could be used as an office or playroom.

Laundry/Utility Room – Located off the kitchen with Stacked Washer and Dryer (gas installed but electrical connection available), Heating (gas)/Ac unit, Hot Water Heater (gas), and new vinyl flooring.

Main Residence Misc.

All exterior doors lead to covered decking and are French doors, except to utility room.

Wi-Fi- Valcano.net (\$49.95 per month) – Cell Service Verizon

Propane gas – Campora – 250 gallon tank (leased \$60/yr)

Whole house generator wired directly to house, serviced every year.

All kitchen Appliances to remain with property.

OTHER AMENITIES ON PARCEL #1

Workshop – Approx 1,500 sq ft steel building (permitted), concrete flooring, 10 ft roll up door and 220 electrical, unfinished 3-piece bathroom.

Electrical and water system near this shop available for RV hook ups. Septic system installed but septic pump needs wiring.

Walnut orchards

Two walnut orchards totaling about 25 acres. House is located in middle of front walnut orchard.

Horse Amenities

Arena with partial pipe corral fencing approx 80 x 100'

2 stall barn and a 3 stall barn plus 3 large fenced turnouts with loafing sheds. Wood fencing with 2"x4" non-climb and pipe corral fencing.

Miscellaneous

Fenced Garden

Wood Shed

Current insurance Nationwide Farm Policy

Surveyed within the last few years.

Inspections done yearly: Heat and Air, Chimney, Main House Septic, House backup generator, Orchard equipment.

Parcel #2 - Possible second home site 40.06 +/- Acres

Separate access to Spink Rd.. Does not have a separate address. Buyer due diligence if want to sell as separate property in future.

Rolling land with a scattering of forest with oaks, pines, cedar and madrones, and a small area of Walnut Orchard.

The most beautiful vintage Giant Sequoia.

Garage (775 sq ft +/-) modified with a sliding glass door and 8ft roll-up door, currently used as a shop.

Electrical connection, septic system and well with a submersible pump and pressure tank located at site where a mobile home previously existed.

About the Walnuts

The primary varieties grown are Harley and Franquette. Newer plantings are Chandler grafted on Paradox hybrid root stock. The trees range from one year to fifty plus years old and are planted on spacing varying from 40 to 60 feet. Trees are not irrigated. Two orchards - front orchard (about 16 acres) adjacent to Spink Rd & back orchard (about 9 acres) in the middle of the property. The majority of Walnuts in the front orchard are planted on Parcel #1 with a small portion on Parcel #2. The Walnuts in the back orchard are on Parcel #1. 25% of the orchards are planted in Hartley (50 years old), 25% in Chandler (aged from 1 to 8 years) and 50% in Franquette (30 to 50 years old). The current owners do all the harvesting themselves using farm equipment, and pay the "Dryer". The "Dryer" delivers the nuts to Diamond Foods Inc in Stockton, Ca.

Water System

There are 2 wells on the parcel #1 that provide water to (1) the house and (2) the horse area and shop. A 3rd well is on Parcel #2 at the site that previously had a mobile home.

Water for the main house is provided by a well #1 with a submersible pump located below the house. Water is pumped up to a 3,000 gallon holding tank next to the house. The pump is controlled by a timer and the tank has a float valve. The water storage tank is connected to the house through a pressure tank to provide water on demand.

Well #2 has a submersible pump and 3,000 gallon storage tank, and is controlled by a timer. The tank is located adjacent to the well uphill from the area with the horse paddocks and the shop, and water is pressurized by gravity.

Well #3 is on parcel #2 in a small well house adjacent to the site that previously had a mobile home. The well has a submersible pump and a pressure tank.

Sewer System

The sewer plumbing in the house on Parcel #1 goes into a standard 1,500 gallon septic system. There is a second septic system on parcel #1 near the shop, not connected, to the shop to service a bathroom. The shop bathroom is unfinished. The septic system has not been used and the septic pump to the leach field has not been wired.

There is a septic system on Parcel #2 at the site of a previous mobile home. Septic system was replaced circa 1992 but has not been used for the past 15 years.

Walnut Harvesting Equipment may be purchased separately.

Shaker, Sweeper, Harvester, Elevator, 5 Nut Carts.

Other ranch equipment that may be purchased separately

Water tank, Flatbed trailer, Harrow & Arena groomer

Not for sale or included: John Deere Tractor and attachments, and John Deere Gator.

New Residence Upgrades:

Kitchen: Granite counter top, replace vinyl flooring in kitchen, new range hood, new stainless double sink;

Dining area: new double French doors to front deck

Living room area: new ceiling fans

Bath attached to bedroom #2: Granite counter, New vanity light.

Guest Bath : Granite counter, New vanity light

Showing by Appt only – 2 hours - dogs need to be contained

All information deemed to be reliable but not guaranteed by broker. Buyer is advised to have all inspections done by licensed professionals.