



SEALED BID INSTRUCTIONS

+/-192.92 Acres - Mature Almonds - Oakdale, CA

Located northeast of Oakdale, CA, off of a private road accessible from Sonora Road, in Stanislaus County.

Interested bidders ("Interested Bidders") must request a sealed bid package ("Sealed Bid Package") of information from Schuil Ag Real Estate, Inc., as Broker and Kander LLC, as financial advisors (collectively, the "Representatives"). Interested Bidders may also request any other information necessary for them to submit an initial bid ("Initial Bid").

Initial Bids should be submitted using the bid submission form ("Bid Submission Form") provided in the Sealed Bid Package, no later than 5:00 PM PST March 22nd, 2024. All Bid Submission Forms must be executed by a representative duly authorized to bind the Interested Bidder.

Upon evaluation of the Initial Bids received, Seller will select a limited number of qualified prospective purchasers ("Prospective Purchasers") and grant them a specific period of time to pursue additional due diligence and submit a final purchase and sale agreement ("Sale Agreement"), no later than 5:00 PM PST April 5th, 2024. The Sale Agreement must be executed by a representative duly authorized to bind the Prospective Purchaser.

Bid Submission Forms and Sale Agreements must be addressed and submitted to Schuil Ag Real Estate with a copy to Kander LLC.

Initial Bids and Sale Agreements will be presented to the Seller. All Initial Bids and Sale Agreements are subject to Seller approval. Seller is not under any legal obligation of any kind whatsoever to negotiate or consummate a transaction. Seller reserves the right to at any time whatsoever accept or reject any or all Initial Bid(s) and/ or Sale Agreement(s), for any reason whatsoever. Representatives will notify the Interested Bidders and/or Prospective Purchasers, as soon as practicable, whether its Initial Bid and/or Sale Agreement has been accepted or rejected. The Prospective Purchaser who submits a Sale Agreement that is accepted by the Seller shall become the Buyer.

Terms and Conditions

ASSETS TO BE SOLD: The assets to be sold consist of the land, improvements, and other interests associated with the real property affixed to, including but not limited to improvements built upon the land, all orchard equipment on the land, and all irrigation equipment on the land, owned by the Seller (the "Property"). The Property is being sold "AS IS WHERE IS" without any representations and warranties whatsoever. The Seller and its Representatives reserve the right to continue to solicit, negotiate, or otherwise explore potential offers to purchase the Property, in whole or in part, until a sale is consummated.

SALE AGREEMENT: A Prospective Purchaser of the Property shall execute a purchase and sale agreement ("Sale Agreement"). Seller reserves the right to at any time whatsoever accept or reject any Sale Agreement, for any reason whatsoever. A copy of the form Sale Agreement is available upon request.



PHONE: (559) 734-1700 | FAX: (559) 734-7848

5020 W MINERAL KING AVE. | VISALIA, CA 93291

SCHUIL.COM

CALBRE: 00845607



SEALED BID AUCTION DETAILS AND INSTRUCTIONS (Continued)

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Located northeast of Oakdale, CA, off of a private road accessible
from Sonora Road, in Stanislaus County.

Terms and Conditions (Continued)

EARNEST MONEY DEPOSIT: Upon acceptance and execution of a final Sale Agreement by the Seller, Buyer shall submit a deposit within 48 hours of being notified of the Sale Agreement being accepted in an amount equal to ten percent (10%) of the Sale Agreement purchase price ("Earnest Money Deposit"). Earnest Money Deposit must be in the form of a wire transfer. Each Earnest Money Deposit shall be held in escrow by a title company of Seller's choice, together with any accrued interest thereon, until the closing date. If the Buyer defaults or breaches the Sale Agreement, then the Earnest Money Deposit submitted by the Buyer, together with any accrued interest shall be deemed forfeited and shall be retained by the Seller.

COSTS: Seller will pay for an owner policy of title insurance for the Buyer of the Property. The Buyer of the Property will bear any and all other due diligence and closing costs, including obtaining a survey of the Property. Property taxes will be prorated as of the closing date. All parties to the Sale Agreement will be responsible for their own attorneys' fees.

CLOSING DATE: The closing date shall occur on or before May 3rd.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Sale Agreement. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. The Seller and Representatives assume no liability for its accuracy, errors or omissions. Each Interested Bidder and/or Prospective Purchaser is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the Property.

REPRESENTATIVES OF SELLER: Schuil Ag Real Estate, Inc. as Broker and Kander LLC as financial advisors to the Seller.

Requests for additional information, details, or any questions, please contact:

Broker

Arnel Koster

Schuil Ag Real Estate, Inc.

(559) 805-6347 cell

arnel@schuil.com

CalDRE Lic #00886351

Financial Advisor

Ken Nofziger

Kander LLC

(217) 649-5849 cell

ken@kanderllc.com

Financial Advisor

Rob Marcus

Kander LLC

(708) 359-9377

rob@kanderllc.com



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