NORTHGATE

FOR SALE

Olive Orchard (Olive Oil) – Medium Density Production Planting



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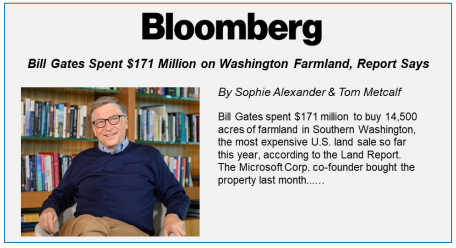
Investment Highlights


Bloomberg

Bill Gates Spent $171 Million on Washington Farmland, Report Says

By Sophie Alexander & Tom Metcalf

Bill Gates spent $171 million to buy 14,500 acres of farmland in Southern Washington, the most expensive U.S. land sale so far this year, according to the Land Report. The Microsoft Corp. co-founder bought the property last month……


THE WALL STREET JOURNAL.

Harvard Management Company Quietly Amasses California Vineyards — and the Water Underneath

By Russell Gold

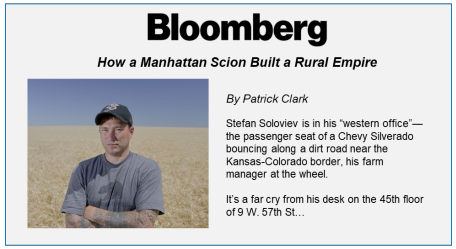
SHANDON, Calif. —Steve Sinton, a rancher, was baffled when a company he'd never heard of began buying large tracts of agricultural land near his pastures at above-market prices. The firm, Brodiaea Inc., over a few months in 2012 acquired…


The Atlantic

How Warren Buffet's Son Would Feed The World

By Sophie Alexander & Tom Metcalf

"…Despite being the son of one of the world's richest men, he is unassuming and plainspoken; "a meat-and-potatoes guy" is how he describes himself. Only a few days earlier, he had finished planting soybeans on the family's 400-acre farm in Nebraska…"


Bloomberg

How a Manhattan Scion Built a Rural Empire

By Patrick Clark

Stefan Soloviev is in his "western office"—the passenger seat of a Chevy Silverado bouncing along a dirt road near the Kansas-Colorado border, his farm manager at the wheel.

It's a far cry from his desk on the 45th floor of 9 W. 57th St…

HIGHLIGHTS

- Excellent source of tax write offs with Bonus Depreciation.
- The historical returns of farmland investing have been uncorrelated to conventional assets and securities such as stocks, bonds, real estate, timber, and even short-term agricultural commodity prices.
- Excellent retirement investment that will produce passive income revenue and build generational wealth.
- The inclusion of farmland in a portfolio increases diversification while providing an attractive hedge against inflation.
- Farmland has delivered a higher average annual return than most asset classes in the last 29 years (1992-2020).
- Centrally located in the Sacramento Valley between Chico, Red Bluff, and Orland
- Water Source: Commercial Well - Red Bluff SGMA basin SGMA score of 20 (Medium Priority – No critical overdraft)
- Having multiple crop varieties provides risk mitigation against weather events during bloom and against alternate crop cycles, providing diversification.
- Olive orchards are drought resilient, which make it an excellent crop type to protect your investment against California's drought cycles.

IMPROVEMENTS

- Full remediation of olive knot, now believed to be fully contained.
- Irrigation system repairs and conversion of pumps from diesel to electric in 2024 (funded by government grants totaling $250,000).
- Soil health enhancements supported by Healthy Soils grants ($80,000).

CONDITION

The orchard is in good condition overall; however, the farm's low elevation and proximity to a floodplain increase the risk of frost.

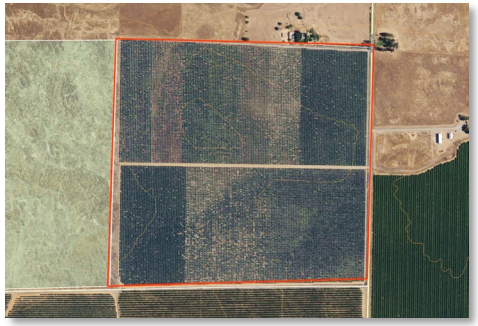
The Property



The Property

PRICE: $3,300,000 ($22,000 per acre)

- APN: 067-030-006
- ±150 Acres planted in Medium Density
- Taggiasca, Hojiblanco, Ascolano, Moraiolo, Pendolino, Barnea, Coratina, Piccual, Leccino, and Frantoio Olives
- Well water, drip irrigation **District water may be available. Contact us for additional information.*
- New well and Variable frequency drive installed 2011
- Olives planted in 2012
- 19 acres of Pendolino and Moraiolo replanted with Arbequina in 2022, the rest will benefit from updated pruning and hedging practices.
- Mechanically Harvested







Ascolano



Coratina



Frantoio



Moraiolo



Pendolino



Barnea



Picual



Leccino



Taggiasca



Hojiblanco

Olive Industry

NORTHGATE

AMERICAN OLIVE OIL FACTS

- There are approximately 45,000 acres of olives planted exclusively to produce olive oil in the United States.
- Olive oil is produced in California, Arizona, Texas, Georgia, Florida, Oregon, and Hawaii.
- These states produce about 5% of all the olive oil consumed in the U.S.
- The US consumers use 90 million gallons of olive oil annually; the largest market outside of Europe.
- Olive production was introduced to California by Spanish missionaries
- Prior to 2000, olive production in California was focused on table olive production for sales of California black ripe olives
- The Super High-Density (SHD) growing method was introduced to CA in 2000
- SHD planting facilitated mechanization of harvest and provided a low water use permanent crop option for growers
- Since 2000, planted acreage dedicated to olive oil production in CA has grown to approximately 30K acres
- Driven by positive consumer conception, demand for CA oil surpasses available supply

THE US IS THE LARGEST SINGLE COUNTRY CONSUMER OF OLIVE OIL WORLDWIDE!

- California produces 95% of the olives grown in the U.S.
- The U.S. has the greatest resources for growth.
- Historical production concentrated in the European Union with top producers being Spain, Greece, Italy, Tunisia and Portugal.
- Most groves in historical production regions are not irrigated, thus producing alternating yields and low productivity.
- Recent increase in plantings outside of EU and traditional growing regions to stabilize global supply.
- Global consumption increasing in Northern Europe, U.S., Asia, and non-EU markets, with greater demand for California Extra Virgin olive oil.

GLOBAL ACREAGE & TYPE OF PRODUCTION

	WORLD	SPAIN	ITALY	GREECE	USA
Total Planted Acres Olives for Oil & Table Olives	28,446,764	6,481,949	3,3039,391	2,779,931	60,000
% Of Production for: Olives for Oil | Table Olives	86% | 14%	91% | 9%	97% | 3%	83% | 17%	60% | 40%

DISCOVER THE RIGHT REAL ESTATE OPPORTUNITY TO FIT YOUR NEEDS

The Northgate XCS team is a full-service real estate advisory brokerage team working with clients across the country. We specialize in portfolio sales, apartments, commercial farms and commercial buildings.

ADVISORY SERVICES

- Asset management
- Acquisitions & dispositions
- Appraisal & valuation
- Corporate services
- 1031 exchange acquisitions (CA to FL)
- Comprehensive investment strategy advisory

27+
YEARS OF COMMERCIAL BROKERAGE

$4 BILLION
IN SALES TRANSACTIONS FROM COAST TO COAST

300K
ACTIVE INVESTORS IN OUR PROPRIETARY DATABASE

16
STATES TRANSACTED

NAI Northgate

INSIGHTFUL REAL ESTATE SOLUTIONS

NAI Northgate Commercial offers impactful real estate solutions for regional and national companies, investors, landowners and tenants. For over 10 years, NAI Northgate has provided premium advisory throughout the commercial real estate landscape – working to ensure both short-term and long-term goals of its clients.

A COLLABORATIVE TEAM EFFORT

NAI Northgate features a team of seasoned professional with experience that spans across different sectors of commercial real estate – providing detailed focus and efficiency to each property.

THE RIGHT LOCATION AT THE RIGHT TIME

Whether looking for an investment property, a retail space for lease, or a land development project – NAI Northgate offers a multitude of properties suitable for your business needs.

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