

FOR SALE
THE ±5,539 ACRE GRANT RANCH
IONE VICINITY, AMADOR COUNTY, CALIFORNIA



NEWMARK

Exclusively Offered By:
KEN NOACK, JR.
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CA RE Lic#00777705

THE GRANT RANCH IONE VICINITY AMADOR COUNTY, CA

The ±5,539-acre Grant Ranch is a component part of the original ±48,000-acre Rancho Arroyo Seco Mexican land grant dating back to the 1840's and was more recently owned by Charles Howard, owner of the famed racehorse Seabiscuit. The current ownership is Dry Creek Lands, LLC.

Natural resources on the ranch include oak woodlands, open grazing land, manzanita chaparral, native grasses and other rare plants, seasonal creeks, stock ponds and various other water features situated at the base of the Sierra Nevada foothills in the greater Sacramento Valley within Amador County, California north and west of the City of Ione. Its juxtaposition within the Ione Mineral Formation additionally offers various mineral reserves (kaolin clay, copper, lignite, gravel and so forth).

The western and eastern thirds of the asset provide prime grazing land and mitigation bank potential with approximately 1,200 acres in the middle of the property designated by the county for industrial uses in accordance with the Amador County General Plan with an active Union Pacific rail line bisecting the property including rail spur opportunities to service the industrial components. The rail currently serves SGI (Specialty Granules Inc.) contiguous to the south of the property with twice weekly rail service to and from the SGI plant west to the Port of Stockton and other receiving destinations.

Heavily wooded oak savannah also populates various aspects of the ranch. The property also enjoys various seasonal riparian water rights to the water tributaries flowing through the property including Dry Creek, Willow Creek and Dry Creek Reservoir.

The ranch supports cow, calf and yearling operations similar to several neighboring ranches in the area.

Component parts of the ranch are conducive to vineyard development all within proximity to over 100 wineries and the famed Shenandoah Wine Country.

The entire ranch is zoned R-1-A with a 1,200-acre component designated for industrial land uses with rail access. A tentative map exists further dividing some of the property into multiple 40-acre parcels.

Highway 104 (AKA Twin Cities Road), connecting to freeway 99 and interstate freeways I-5 and I-80, runs along the ranch's southern border with additional access to Highway 88. Three local paved arterials (Michigan Bar Rd, Carbondale Rd and Irish Hill Rd) bisect the property also connecting to California's State Capitol, Sacramento, Lake Tahoe and numerous historic and quaint foothill mining towns (Jackson, Sutter Creek, Plymouth, Drytown, Amador City, Volcano and Ione among others).

A 6" active potable water main runs through the ranch along the UPRR rail line and a high-pressure gas line services the existing industrial tile plant within the County of Amador 233-acre Industrial Park located within the property (not a part) along Michigan Bar Rd.

There is an additional 2.2-acre parcel on the west side of Carbondale Road north of the UPRR rail line crossing including a single-family residence which is not a part of the offering.

Two (2) existing grazing leases on the ranch may be terminated in 90 days or less in the buyer's discretion but which expire on their own terms in October 2022.:

- 1) Sparrowk Livestock - ±6,200 acres
- 2) Jackson Rancheria - ±200 acres

There is a ±500-acre month to month Kaolin Clay mining lease to Kreth at the Gage Pit on the property.

Ten (10) acres of the property is deed restricted as a no build zone from an historic copper mine which reserve was once protected by Company Q during the Civil War at President Lincoln's direction as a munitions resource for the fabrication of bullets.

The Grant Ranch provides the rare and unique occasion for symbiotic agribusiness cultivation, grazing and mitigation bank opportunities with industrial development potential components.

EXCLUSIVE TOURS BY APPOINTMENT. CONTACT KEN NOACK, JR / 916-747-6442 / ken.noack@nrmk.com

Subject Offering ±5,539 acres APN numbers:

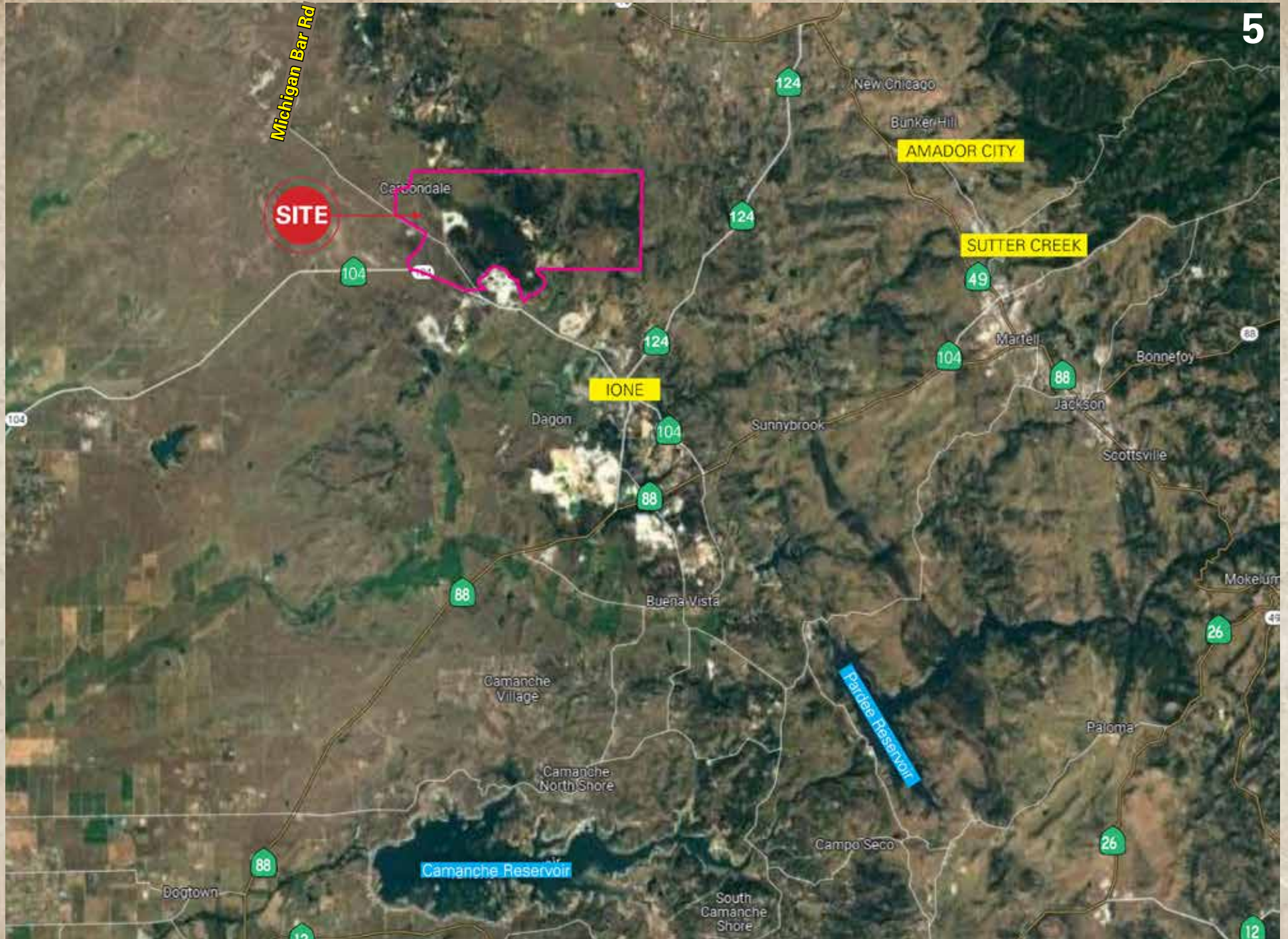
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005-030-004-000	005-060-015-000
005-030-005-000	005-300-001-000
005-040-004-000	

Location Aerial



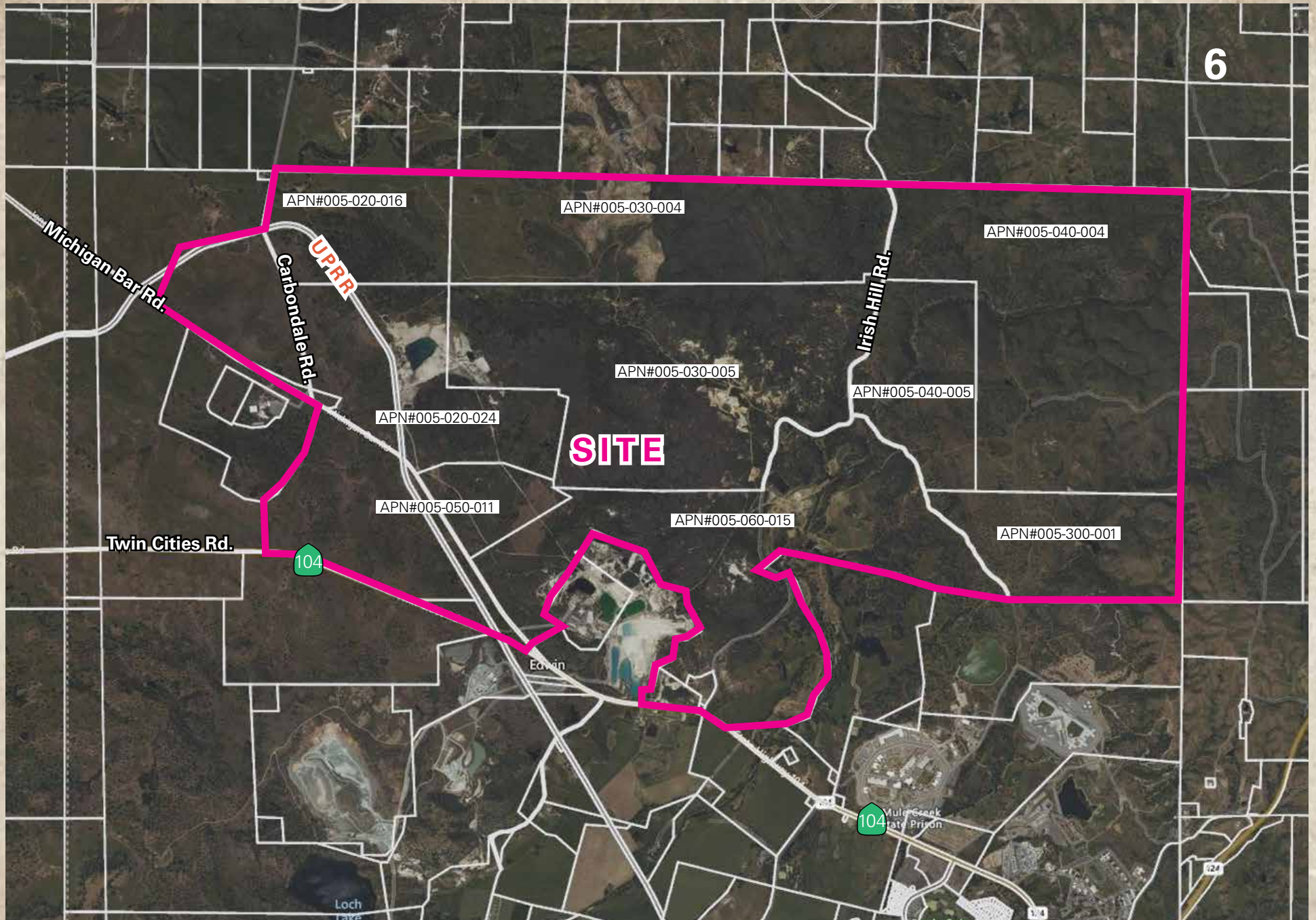
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Location Aerial



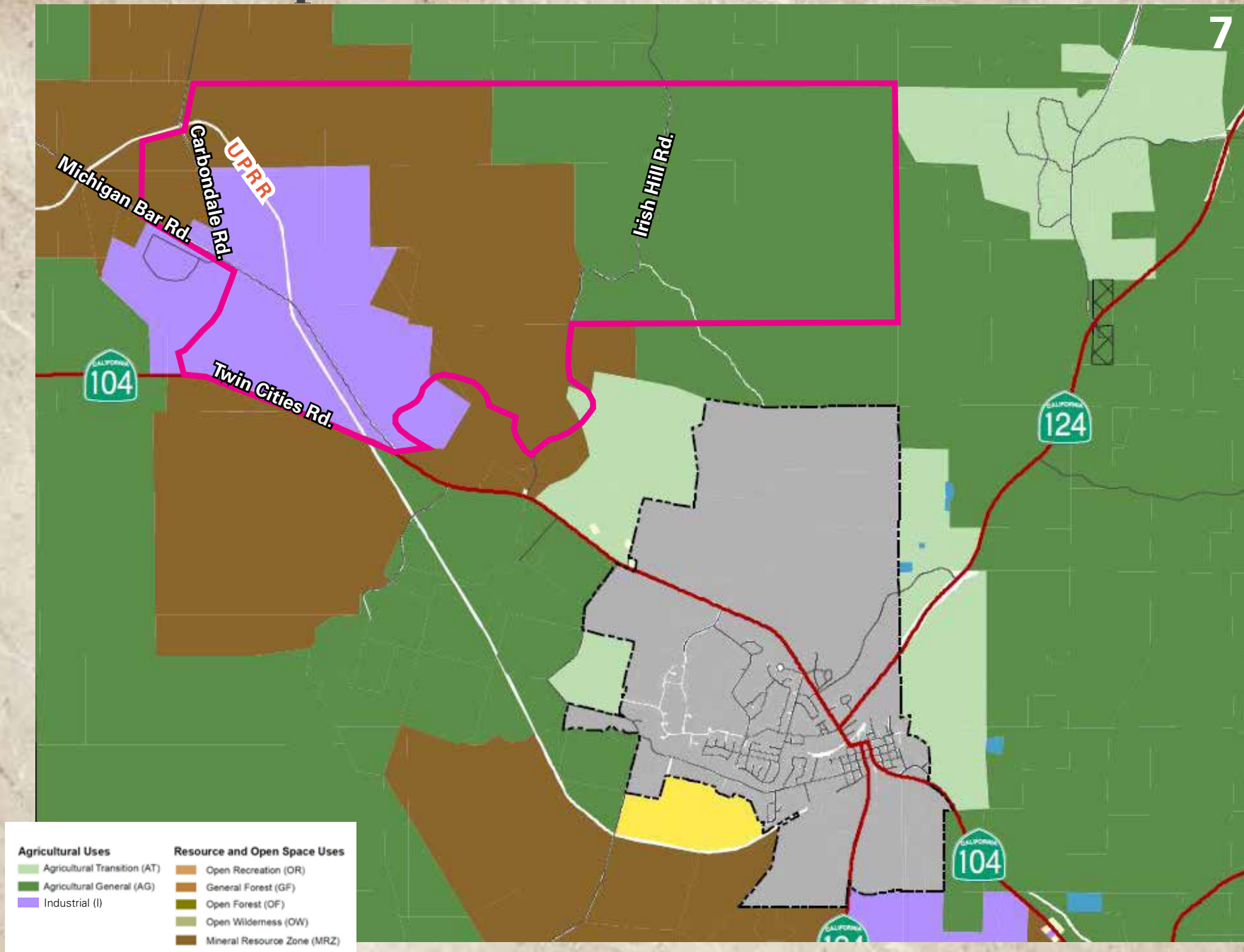
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Parcel Aerial



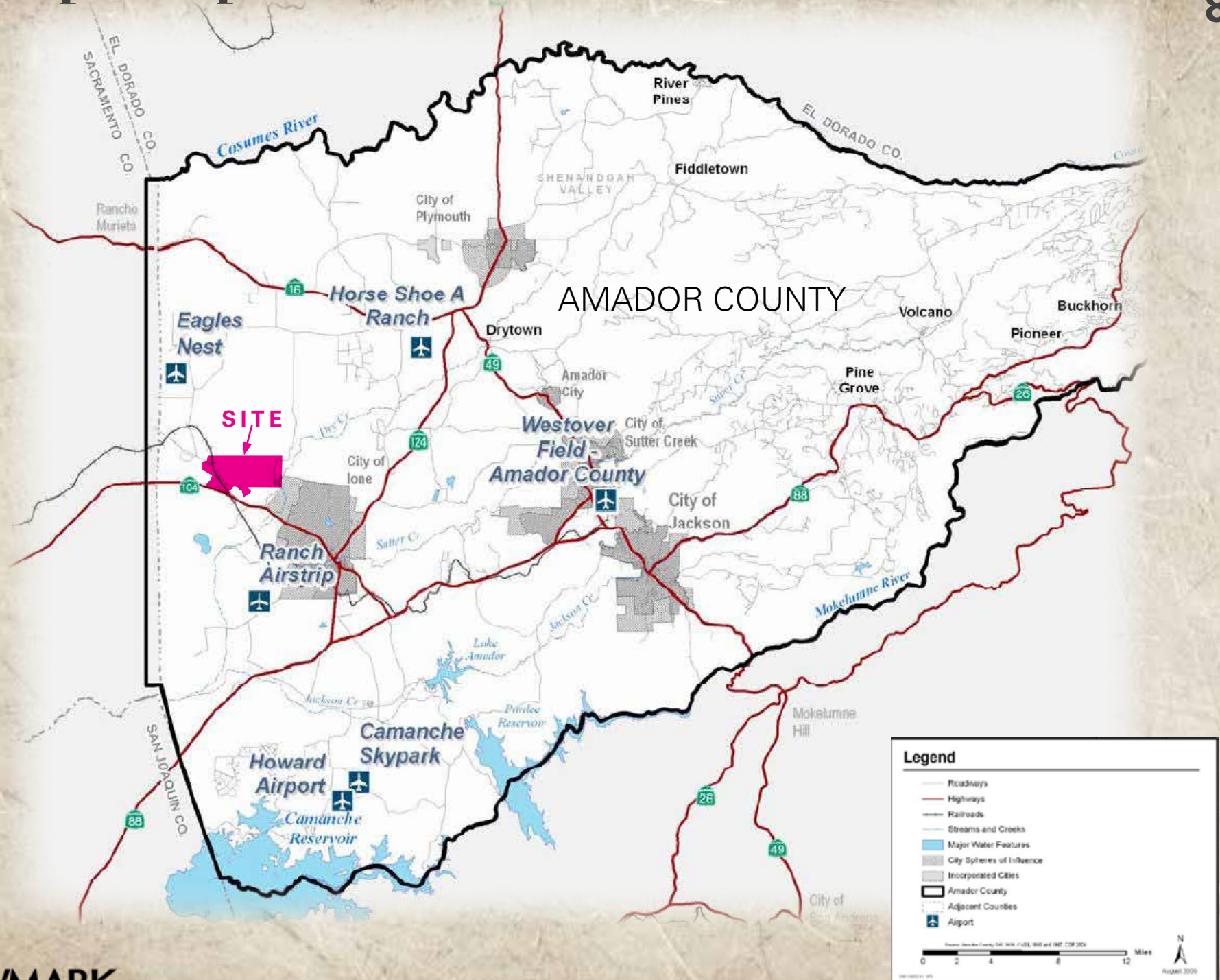
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Land Use Map

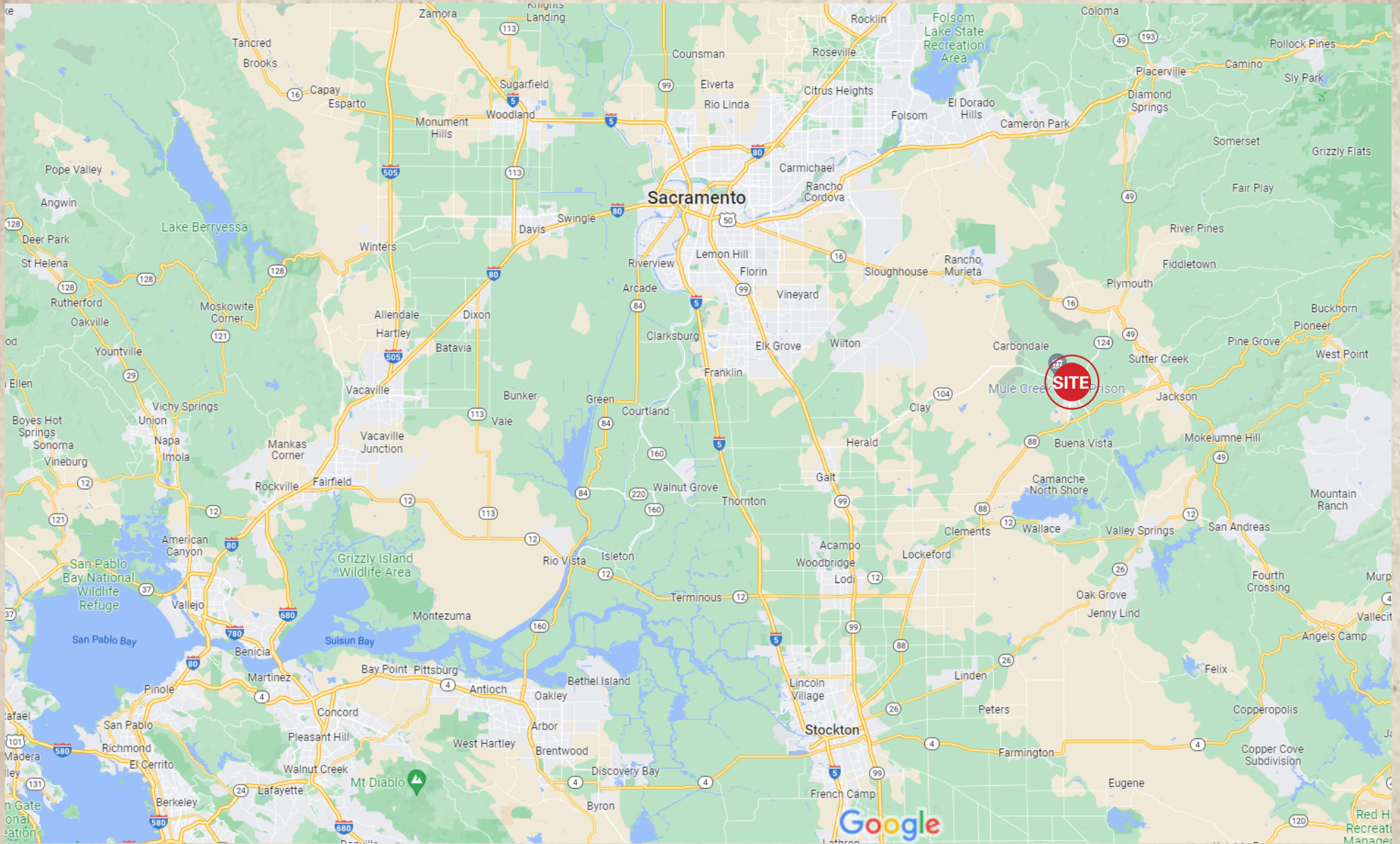


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Airport Map



Location Map







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Active Rail through the Ranch





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YEARS OF
EXPERIENCE

44

AREAS OF
SPECIALTY

Land
Retail
Tenant Representation
Landlord Representation

Ken Noack is a land and retail specialist with Newmark in Sacramento, California. Mr. Noack has a diversified background in the real estate industry. He began his career building custom homes in the Pacific Northwest, then spent the following six years with Feature Homes, Inc. in Santa Rosa, California, developing production housing, mini-storage, warehouses, retail and office projects throughout Northern California.

Prior to joining Newmark, Mr. Noack had been affiliated with Sacramento-based Grubb & Ellis (17 years) and Camray Commercial (13 years) as a land and retail specialist where he was consistently recognized as a Top Producer.

Mr. Noack is a native of Sacramento, actively involved in the community as well. His involvement includes:

- Three-time Humanitarian of the Year - Sacramento ACRE
- Chairman/Board of Directors/KVIE 6 Public Television
- Chairman/Board of Directors/Yolo Basin Foundation
- President/Board of Directors/Rotary Club of Sacramento
- Chairman/Board of Directors/Sacramento Society for the Blind
- Chairman/Board of Directors/California State Library Foundation
- Board of Directors Capitol Valley Bank
- Chairman/Board of Trustees/Sacramento Rotary Foundation
- Pentagon JCOCC 78
- President/Board of Directors – Headwaters Basin Project

Partial List of Sale Transactions

<u>Location</u>	<u>Value</u>
3,300 Acres, Amador County, CA	WND
16,100 acres, Amador County, CA	\$90,000,000
1,200 acres, Rancho Murieta, CA	WND
250 acres, Folsom, CA	\$22,500,000
Blue Oaks Marketplace, Rocklin, CA	\$30,000,000
Nimbus Village, Rancho Cordova, CA	\$11,250,000

Education

- University of Denver
- University of California, Berkeley
- University of San Francisco – Bachelor of Science Degree in Human Relations Organizational Behavior

Personal Information

In his spare time, he is an avid skier. He is also a retired soccer player and pilot, cyclist and mountaineer having climbed 39 major peaks in the world (and counting) including Mt. Aconcagua; Argentina, the highest peak in the Western hemisphere; Mt. Kilimanjaro, the highest peak on the African continent; the Matterhorn; and Mt. Blanc, the highest peak in Europe. Mr. Noack has also completed the Markleyville Death Ride twice (1992 and 2008), one of the most difficult bicycle marathons in the world.