

Auction

4,658.64 Acres Adams Canyon
3035 Adams Canyon Road, Santa Paula, California

Tuesday, October 27th @ 11:00 AM



1% Broker Co-Op Fee Available

**HUDSON &
MARSHALL**
HONESTY. INTEGRITY. VALUE.

800-841-9400

www.HudsonMarshall.com

Dear Prospective Bidder,

Hudson & Marshall is pleased to have been chosen by the Court Appointed Receiver to offer you this unique investment opportunity in beautiful Santa Paula. Please inspect the real estate prior to auction day and come prepared to purchase excellent property at AUCTION prices!

Best of luck in your bidding: Hudson & Marshall, Inc.

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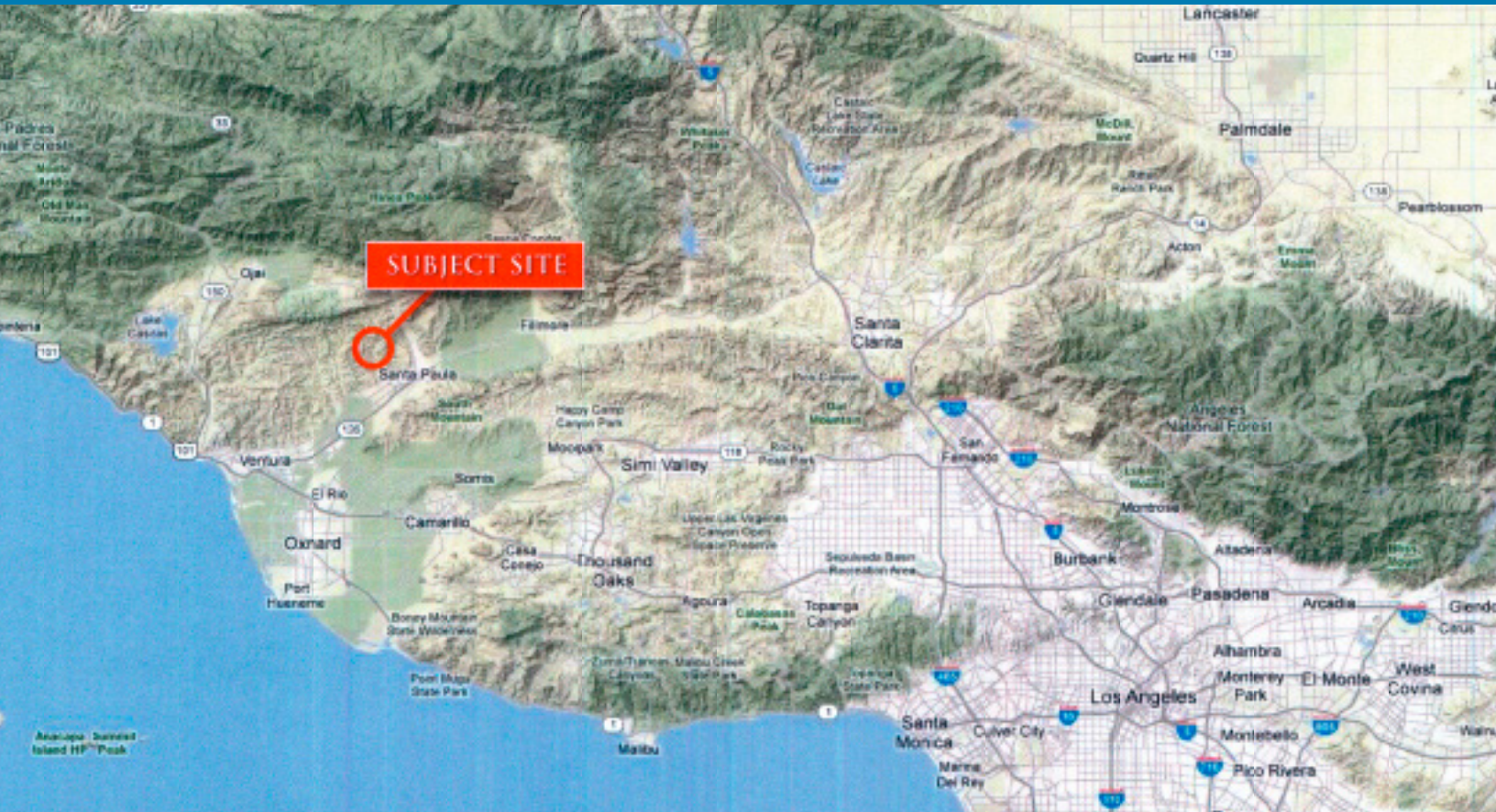
Adams Canyon is located northwest of the City of Santa Paula, in unincorporated Ventura County. The entrance to Adams Canyon is .63 miles to the west of Foot-hill Boulevard and Peck Road intersections. Adams Canyon presents a unique opportunity for a possible mixed use development.

- ♦ Zoned O-S-160 (open space) and A-E (agricultural)
- ♦ The property is within the existing City of Santa Paula General Plan for future development
- ♦ Water is provided by a municipal purveyor through on-site piping for the site's current agricultural needs
- ♦ Approximately 90 acres in Citrus/Fruit Production
- ♦ The property is located within the Santa Paula City Urban Restriction Boundary (CURB) and within the City of Santa Paula Sphere of Influence
- ♦ The Seller will be making two water right assignments as follows:
279 shares of Farmers Irrigation Company, Inc.
4 shares of Middle Road Mutual Water Company



Thursday, October 29th @ 1:00 P.M.

Sale Site: Courtyard By Marriott Oxnard
600 Esplandae Drive, Oxnard, CA 93036

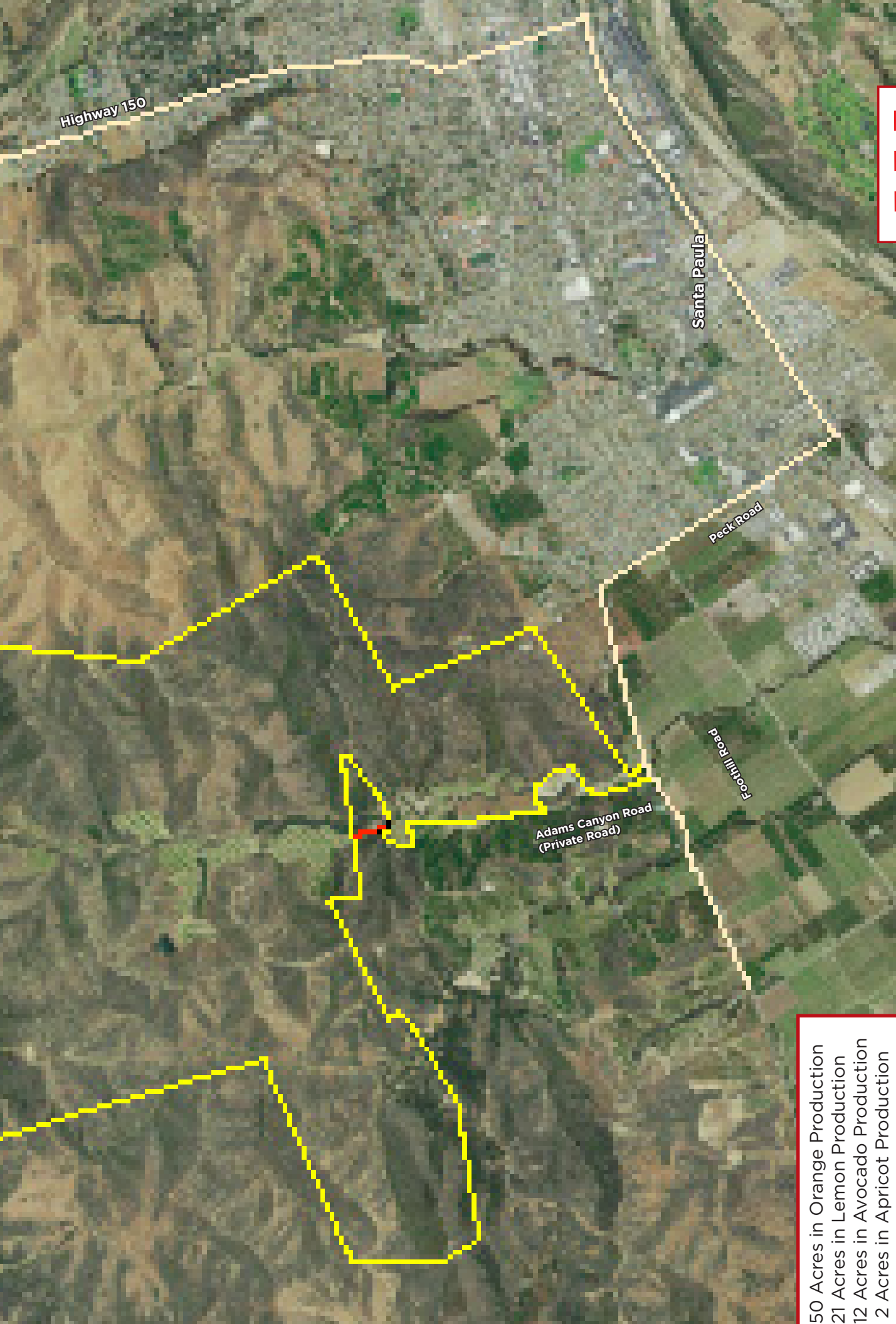


Parcel	Acres	Parcel	Acres
038-0-010-035	553.63	038-0-040-075	98.85
038-0-010-105	953.82	038-0-040-135	656.66
038-0-010-115	174.25	038-0-040-145	179.84
038-0-010-125	3.93	038-0-090-255	3.3
038-0-010-145	448.18	038-0-090-265	16.38
038-0-020-045	53.2	038-0-090-285	107.89
038-0-020-065	510.26	038-0-090-295	132.51
038-0-020-075	148.27	062-0-050-035	238.2
038-0-020-085	378.11	097-0-060-275	1.36
			4,658.64

A comprehensive property information package on this property can be viewed at www.AdamsCanyonAuction.com or call 800-841-9400 to have a copy sent to you.

**For Property Information Contact
Michel Faris at 949-656-8012**





— Easement

50 Acres in Orange Production
21 Acres in Lemon Production
12 Acres in Avocado Production
2 Acres in Apricot Production
4 Acres in Apple Production

TERMS AND CONDITIONS

SALE SITE: Courtyard By Marriott Oxnard, 600 Esplanade Drive, Oxnard, CA 93036 on Thursday, October 29, 2015 at 1:00 PM.

TERMS OF SALE FOR REAL ESTATE: Successful bidders will pay an earnest money deposit equal to ten percent (10%) of the total purchase price with the balance due at closing on or before Friday, December 18, 2015. A cashier's check (made payable to yourself) in the amount of \$50,000.00 is required as a portion of your down payment. A personal or business check can be used to pay the balance of the 10 % down payment.

BUYERS PREMIUM: All real estate sold at this auction will be sold with a 5% buyer's premium fee. The bid amount plus the buyer's premium equals the final purchase price.

TITLE: All property sells subject to the Title Policy available in the property information package

CLOSING COSTS: Closing shall occur on or before Friday, December 18, 2015. The 2015 real estate taxes will be pro-rated at closing and the Seller pays all back taxes. Seller shall also pay the State of California excise tax, one half of the escrow fees and basic owners title policy. Purchaser shall pay for one half of the escrow fees, all loan closing costs, appraisal fees, recording charges and any and all other costs associated with closing this transaction. All prospective bidders should consider engaging counsel of their own choosing to examine the commitment for title insurance and all matters inferred to their end as affecting the state of title. Seller, Auctioneer and Seller's Agent make no warranties or representations, expressed or implied, written or oral, other than marketable title free and clear of liens and encumbrances other than exceptions as stated in the title commitment.

BROKER PARTICIPATION: Broker Participation Invited: A 1% broker commission, before the inclusion of the buyer's premium, will be paid to brokers who represent a purchaser on any auction property. You must perform the duties below to receive a selling commission for representing the buyer:

- Review the "Terms and Conditions of Sale" and Professionally assist your client by providing relevant advice and property information.
- Preview the property with your client prior to attending the auction.
- Email or fax registration form to Hudson & Marshall no later than 5:00 P.M. the day prior to the sale. Email to tracymarshall@bellsouth.net Registration forms may be obtained from our website www.hudsonmarshall.com or call 800-841-9400 to have a copy emailed.
- Attend the auction with your client and sign their contract acknowledging representation.
- Each step must be completed. If any of these steps have been omitted, the broker will not be paid a commission.

There will be no exceptions. Bidders will be required to acknowledge buyer broker relationship as they register at the sale. By bidding, each bidder and buyer broker agree to indemnify and hold harmless Seller, Auctioneer and Seller's Agent for any and all claims for compensation made by any person or entity in connection with the auction. On-site solicitation of buyers on the day of the auction is prohibited and is grounds for removal from the auction at the sole discretion of the Hudson & Marshall staff. No commissions will be considered earned and shall not be paid to a broker that solicits a buyer on-site on the day of the auction.

INSPECTION: The property will be available for inspection on Wednesday, October 14th & Wednesday, October 21st from 11:00 a.m. until 4:00 p.m. each day. If you are unable to attend the scheduled inspections and need to view the property at another time call Steve Slocumb at 972-523-7684.

AGRICULTURAL LEASES: There is currently a farming lease and grazing lease on the property. Please refer to the property information package to review both leases. If you have questions or need additional information concerning the leases call Steve Slocumb at 972-523-7684.

BUYERS NOTE: Information contained herein was taken from sources deemed reliable and is believed to be correct. Although every precaution has been taken to insure the accuracy of the information herein, Hudson & Marshall, Inc., Seller, Sale Managers and all of their agents will not be responsible for any errors or omissions. Auction plats and photos have been compiled from existing legal descriptions and plats, but are not guaranteed for complete accuracy. Buyer to independently verify all information provided herein. It is the Purchasers responsibility to conduct their own due diligence and make their own decisions as to the accuracy of all information. All property sells in its "As-Is/Where-Is" condition with no warranties expressed or implied. Auctioneers are acting as agents for the Seller not the Buyer. Announcements made at the auction take precedence over all written matter. Buyers should carefully verify all items and bid accordingly. Unless the property is marked absolute in the auction brochure, it sells subject to Seller Confirmation.

FOR PROPERTY INFORMATION CONTACT Michel Faris at 949-656-8012 or for auction information call Hudson & Marshall at 972-523-7684 or visit us at our web site: www.AdamsCanyonAuction.com

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