>> 1). Approximately 5,000 new salt tolerant trees in ground (Already planted and growing - $500k)
>> 2). Upgraded barn and greenhouses with an onsite team that can graft and clone additional salt tolerant trees ($60k)
>> 3)  Approximately 1,500 baby trees ready to be planted (@ $40/tree = $60,0000 in value)
>> 4). An over $100,000 solar array to lessen power bills ($100k)
>> 5). A $60k reverse osmosis system ($60k)
>> 6). Confirmed well sites capable of doing over 85 gallons per minute total ($100k) - Buyer does not need to drill this, already done.
>> 7). A brand new in ground pump which will do 45 gallons per minute ($25k)
>> 8). A booster pump capable of doing about 200 gallons per minute ($45K)
>> 9). A built reservoir capable of holding well water  - and fishing capable ($100k)
>> 10). A 1978 mobile home with approved septic system and generator backup ($125k) Repaired and remodeled in 2018.
>> 11). A trailer and county permitted septic system capable of generating either monthly income or house onsite workers ($30k) - Septic capable of handling more.
>> 12). Approximately $90k worth of fruit still on the trees ready to be picked in the next few months. ($90K)
>> 13). Multiple buildable sites with gorgeous panoramic views to build your dream home ($300k)
>> 14). 4 inch water meter
>> 15). 2 different power meters (one single phase and one triple phase).
>> 16). 100% Organic farm (Higher income stream)
>> 17).  Aquaponics ready
>> 18). 1 quad and 6 passenger side by side vehicle included in sale ($25k)
>>
>> And the most important piece of this entire opportunity, is Joel and his wife.  They are amazing and know the ranch like the back of their hands.  They can graft and clone, take care of the property, manage the labor, fix issues, liaison with the packing houses, and are just the nicest people.  (Value = Priceless)