

# Kettleman Estate

Premier 80-Acre Walnut Orchard

LOCATION

**Lodi, California**

TOTAL ACREAGE

**80.2 Acres**

IN PRODUCTION

**60 Acres**

**20080 East Kettleman Lane**  
Lodi, CA 95240

**walnuts.wentzel.ai**  
DECEMBER 2025

# Kettleman Estate

80.2 ACRES

TOTAL LAND

60 ACRES

IN PRODUCTION

8,900 SQ FT

COMMERCIAL BARN / SHOP

2,000 FT

PRIVATE AIRSTRIP

WALNUT ORCHARD

- 60 acres Chandler (2017)
- 7 acres plantable
- Micro-sprinkler irrigation
- Peak production potential

INFRASTRUCTURE

- 8,900 SF barn · 7 doors
- 3 horse stalls + wash rack
- 5 PG&E meters + generator
- 88' tower (leased income)

WATER RESOURCES

- 100HP pump · 1,100 GPM
- Full orchard in single set
- 4-acre pond with fountain
- Rainwater capture system

RESIDENCE

- 2016 home · ~1,200 SF
- 2 approved building sites
- Panoramic orchard views
- Estate development potential

PRIVATE AVIATION

- 75' × 2,000' graded strip
- Direct fly-in access
- Convertible to ~3 acres
- Rare recreational amenity

2026 FORECAST

Revenue: \$432,000

Expenses: (\$154,000)

NOI: \$278,000

INVESTMENT HIGHLIGHTS

✓ Prime Lodi location · established ag history

✓ Young orchard approaching peak production

✓ Significant expansion potential

✓ Exceptional water infrastructure

✓ Rare private airstrip access

✓ Passive tower lease income

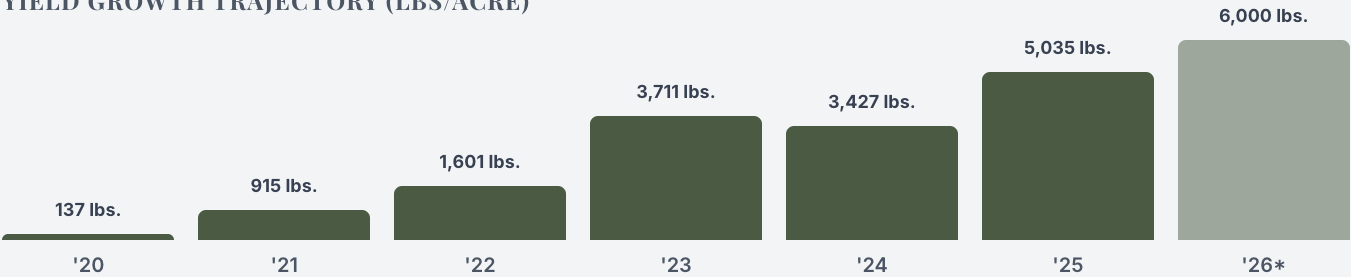
# Crop History & Revenue

YIELD HISTORY (60 PLANTED ACRES)

Year	Leaf	Total Lbs	Lbs/Acre	Price/Lb	Revenue
CY2020	3rd	8,220	137	\$0.65	\$5,341
CY2021	4th	54,900	915	\$0.74	\$40,699
CY2022	5th	96,040	1,601	\$0.95	\$91,238
CY2023	6th	222,660	3,711	\$0.78	\$173,675
CY2024	7th	205,600	3,427	\$1.19	\$245,452
CY2025	8th	302,100	5,035	\$1.20*	\$362,520*
CY2026	9th	360,000	6,000	\$1.20*	\$432,000*

\* Forecasted values based on projected yield and \$1.20/lb price

YIELD GROWTH TRAJECTORY (LBS/ACRE)



\* 2026 forecasted at mature orchard yield

106%

5-Year CAGR  
CY2020 to CY2025

5,035

Peak Yield (CY2025)  
Lbs per acre

\$278K

Forecast NOI  
CY2026



Operating Expenses & Profitability

ANNUAL OPERATING EXPENSES

Year	Cultural Costs	Overhead	Total Expenses
2020	\$36,500	\$91,280	\$127,780
2021	\$71,200	\$85,772	\$156,972
2022	\$52,200	\$72,250	\$124,450
2023	\$52,200	\$84,725	\$136,925
2024	\$63,500	\$72,564	\$136,064
2025*	\$63,500	\$88,500	\$152,000
2026*	\$63,500	\$90,500	\$154,000

NET OPERATING INCOME (NOI)

Year	Revenue	Expenses	Net Income
2020	\$5,341	\$127,780	-\$122,439
2021	\$40,699	\$156,972	-\$116,273
2022	\$91,238	\$124,450	-\$33,212
2023	\$173,675	\$136,925	+\$36,750
2024	\$245,452	\$136,064	+\$109,388
2025*	\$362,520	\$152,000	+\$210,520
2026*	\$432,000	\$154,000	+\$278,000

\* Forecasted values. Orchard reached profitability in Year 6 (2023)

COST BREAKDOWN (2026 EST.)

Chemicals & Spraying	\$22,000
Irrigation & Electric	\$33,000
Harvest Costs	\$60,000
Insurance & Taxes	\$18,500
Management	\$12,000
Total	\$154,000

INVESTMENT RETURNS

2026 PROJECTED NOI

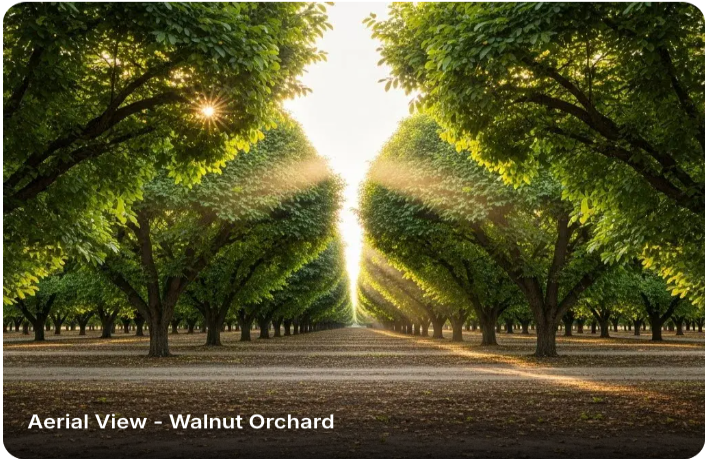
\$278,000

MATURE ORCHARD POTENTIAL

\$300K+ annually

Based on 6,000 lbs/acre at \$1.20/lb





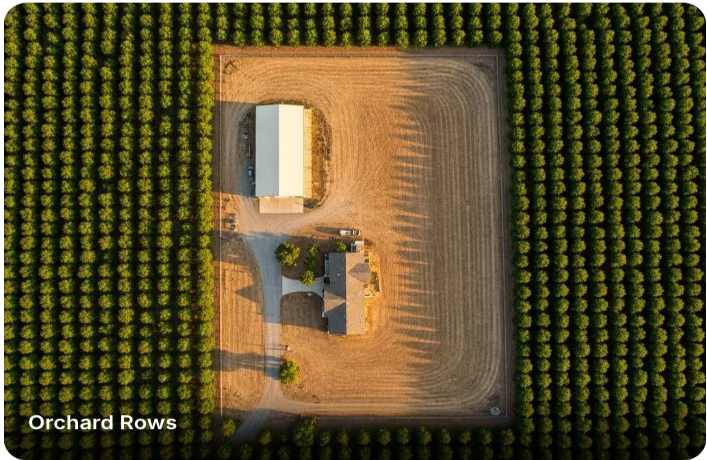
Aerial View - Walnut Orchard



Mature Canopy Detail



Estate Grounds



Orchard Rows



Private Airstrip



4-Acre Pond

Drone Video Tour Available  
Visit [walnuts.wentzel.ai/media](https://walnuts.wentzel.ai/media) for HD aerial footage

SCHEDULE A PRIVATE TOUR

**walnuts.wentzel.ai**

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