

**FOR SALE**



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# Highway 152 Almonds Morris Ranch



**243.1± Assessed Acres  
Merced County, California**

- Large young almond block
- Central California Irrigation District
- Two irrigation wells

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CA DRE #00020875



# Highway 152 Almonds Morris Ranch

**243.1± Assessed Acres**

**\$7,536,100**  
**(\$31,000 per acre)**

**LOCATION:**

The property is located on the north side of Highway 152 and the west side of Volta Road in Los Banos, California.

**DESCRIPTION:**

240± acres of almond orchards planted in July, 2017±. Trees are 50% Monterey and 50% Nonpareil varieties planted at a spacing of 14' x 20'±. Rootstock is Hansen.

**LEGAL:**

Merced County APN's: 078-270-015, 016, 028, 029; Totaling 243.1± acres. A portion of Section 13, T10S, R9E, M.D.B. & M. General Ag A-1. The property is not subject to a Williamson Act contract.

**WATER:**

Central California Irrigation District (CCID).  
(1) Irrigation pump & well  
(1) Irrigation well  
A portion of the ranch has Class 2 water and is tile drained near the canal.

**SOILS:**

Chinvar Loam  
Damluis clay loam, 2 to 8 percent slopes  
Pedcat clay loam, leveled, 0 to 2 percent slopes  
Stanislaus clay loam

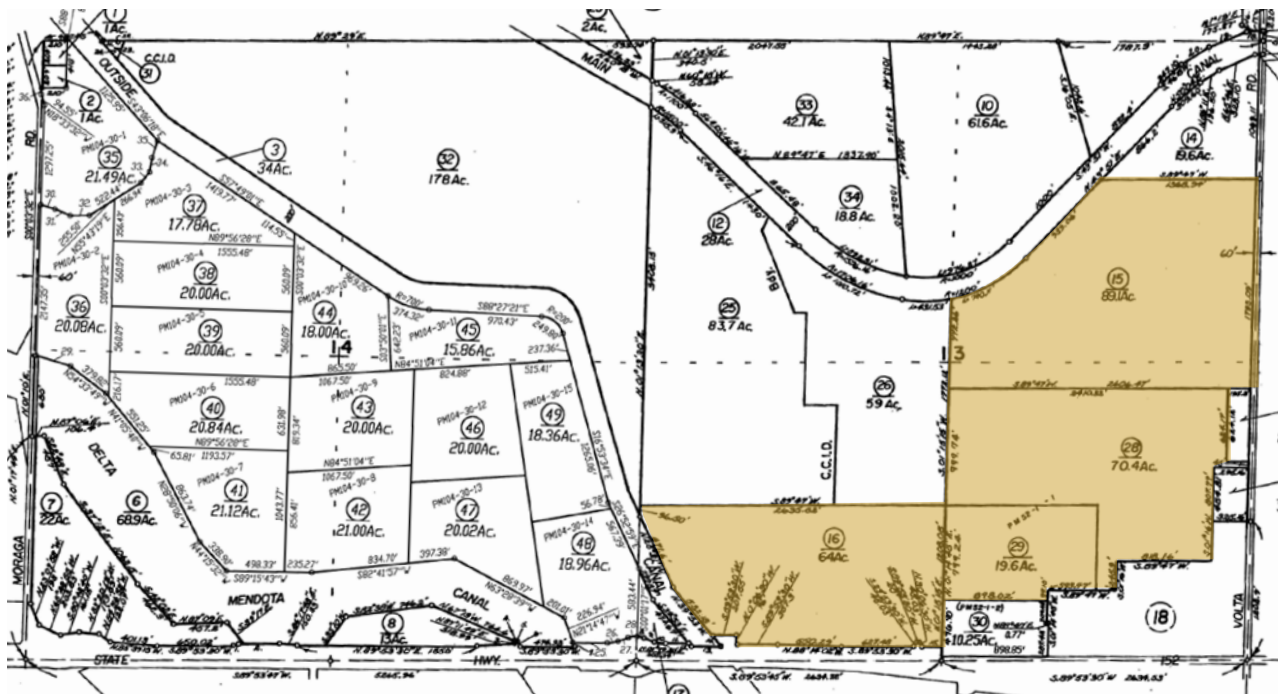
**BUILDINGS/  
IMPROVEMENTS:**

None

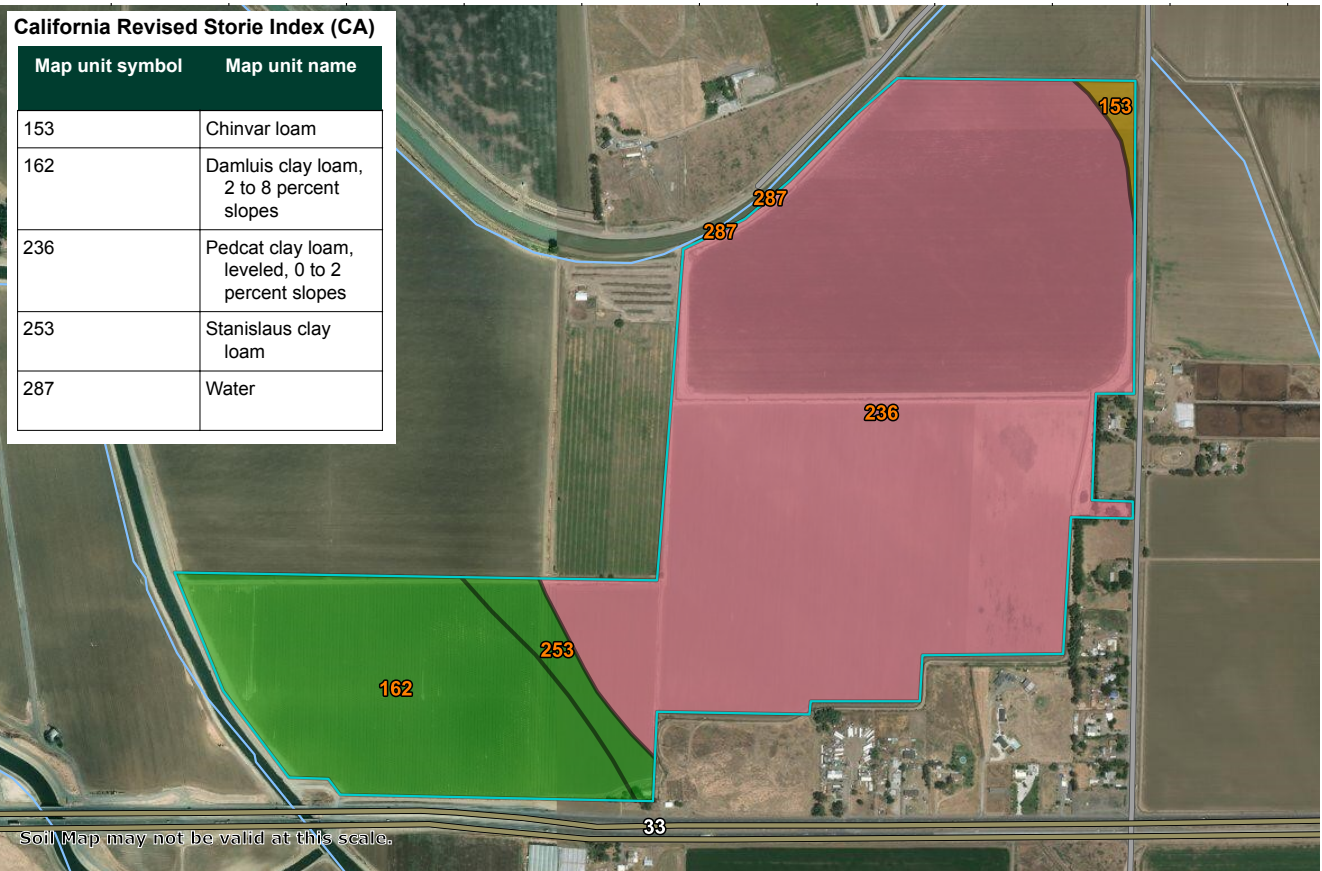
**PRICE/TERMS:**

\$7,536,100 All cash at the close of escrow. Buyer to reimburse the seller for cultural costs incurred towards the growing crop. A sale of the property is subject to a 1031 exchange.

# ASSESSOR'S PARCEL MAP

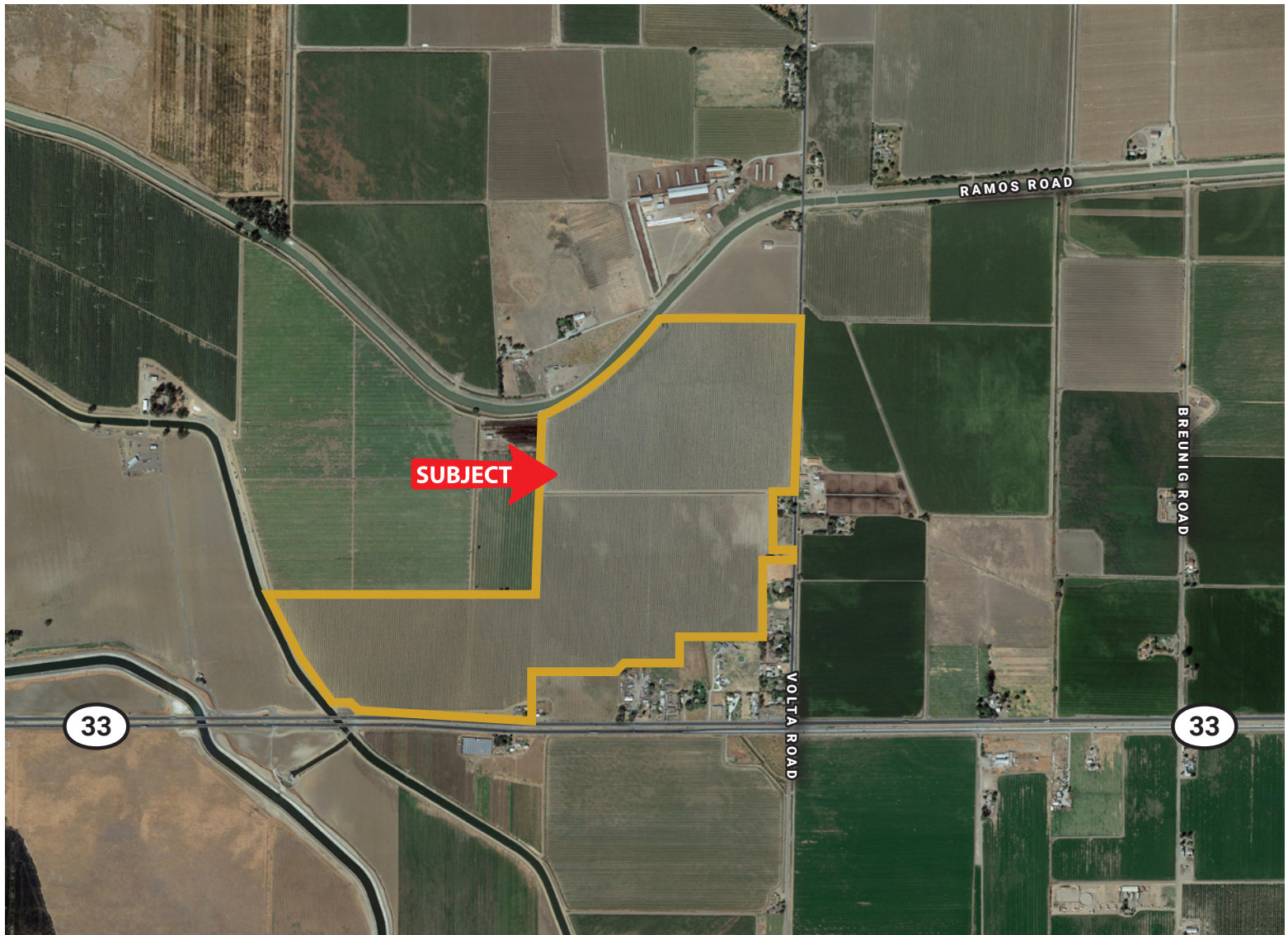


# SOILS MAP





## LOCATION MAP



**Water Disclosure:** The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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