

SAN LUIS WATER DISTRICT ALMONDS

Merced County, California

\$12,302,500 (\$17,500/Acre)

PRICE REDUCED

703.00± Acres

- 4 Separate Properties in Same Proximity
- San Luis Water District
- Very Good Soils

EXCLUSIVELY PRESENTED BY:

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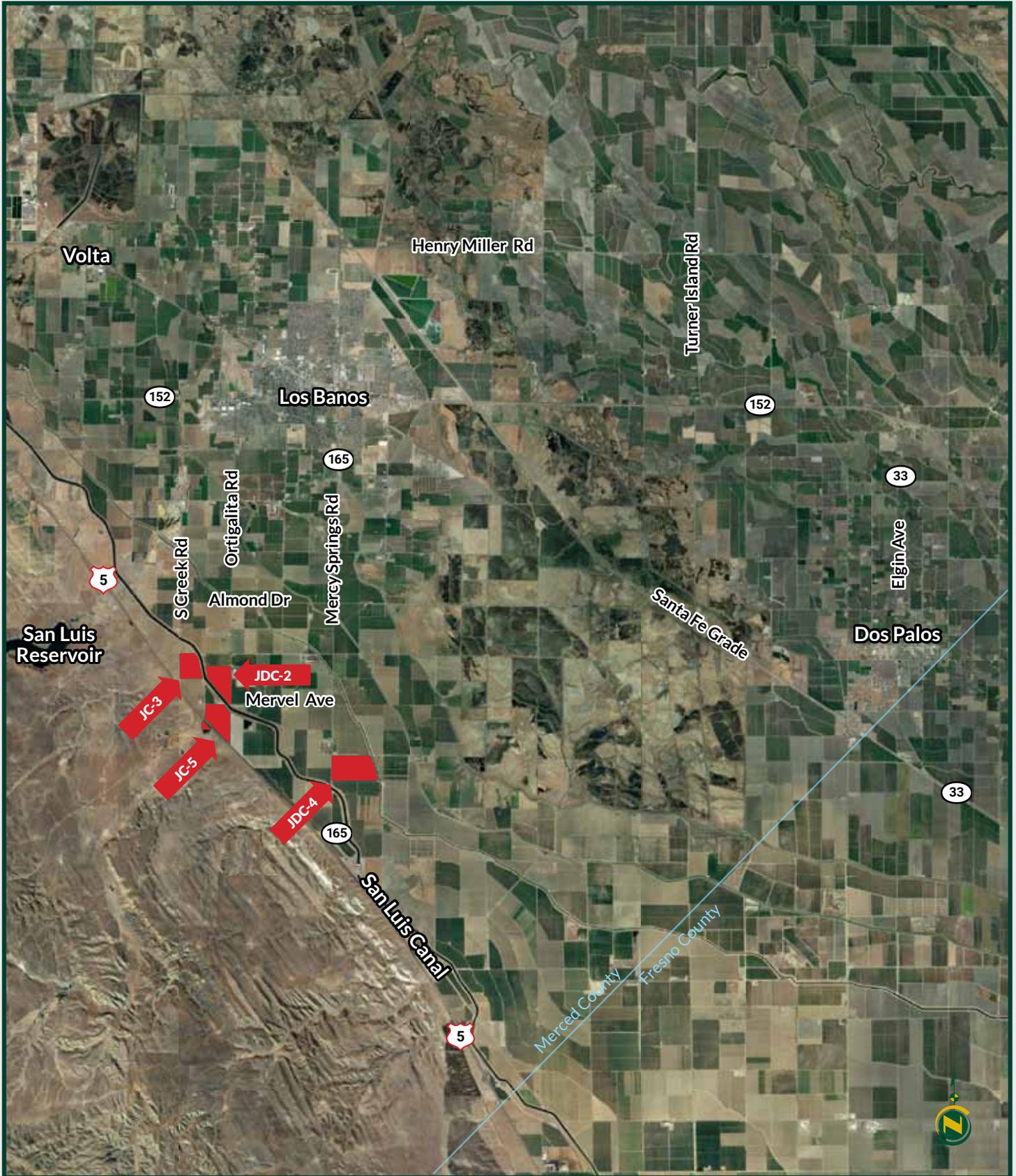
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DRE #00020875

SAN LUIS WATER DISTRICT ALMONDS

703.00± Acres | Merced County, California

PROPERTY LOCATION



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SUMMARY

PROPERTY DESCRIPTION

This 703± assessed acre property is planted to almonds of 9 different varieties of various ages. There are four separate properties located within close proximity.

All properties are located within the San Luis Water District. Two properties have pressurized water delivered to the property. Two properties have lift pumps to access district water.

The soils on these properties are mostly grade 1 and are very productive.

LOCATION

Six miles due south of the city of Los Banos. Four separate properties. Please refer to location map.

LEGAL

Merced County APN/Acres:

88-240-01	134.60± Acres
88-090-21	123.00± Acres
88-090-28	74.00± Acres
88-090-24	53.00± Acres
88-090-31	17.00± Acres
88-090-55	13.40± Acres
88-090-84	26.00± Acres
88-120-32	119.00± Acres
88-120-33	143.00± Acres

LAND USE

0808, Agr, Trees or Vines

WATER/IRRIGATION

The property is located in San Luis Water District. Central Delta Mendota Region Multi-agency GSA. Block JDC-4 is within Charleston Drainage District (2021 fee = \$3,668).

Block JC-3

Pressurized district water
Filtomat filters
2-line drip irrigation

Block JDC-2

15HP lift pump
50HP booster pump
60HP deep well pump
Filtomat filters
2-line drip irrigation

Block JC-5

75HP booster pump-2 sets
Pressurized district water
Galaxy spin clean filters
Micro-sprinklers

Block JDC-4

200 HP booster pump
40HP lift pump
60HP deep well pump
New Jain filters (10)
2-line drip irrigation

PLANTINGS

Please refer to planting maps.

Tree spacing is 16' x 21' on all blocks.

JC-3 and JDC-2 trees are on Nemaguard Rootstock.

JC-5 and JDC-4 rootstocks are unknown.

PRODUCTION

Block JC-3		Pounds per Acre±		
Acres±	Variety	2020	2019	2018
61.50	Nonpareil	4,448	3,954	3,528
30.75	Avalon/Sonora	2,165	1,730	1,489
30.75	Wood Colony	2,643	2,208	1,822
Block JDC-2		Pounds per Acre±		
Acres±	Variety	2020	2019	2018
18.00	Carmel	2,153	2,845	1,929
72.00	Nonpareil	2,915	2,932	2,272
36.00	Sonora	2,268	2,574	2,312
18.00	Monterey	2,153	1,478	1,403
Block JC-5		Pounds per Acre±		
Acres±	Variety	2020	2019	2018
66.00	Butte/Padre	2,476	1,834	2,206
6.50	Carmel	1,497	1,757	1,053
20.00	Monterey	2,643	2,235	2,157
42.00	Nonpareil	3,004	2,486	1,636
37.00	Wood Colony	2,837	2,124	1,889
Block JDC-4		Pounds per Acre±		
Acres±	Variety	2020	2019	2018
32.50	Aldrich	2,738	2,349	2,009
32.50	Avalon	2,119	2,091	948
130.00	Nonpareil	3,535	2,842	1,895
65.00	Wood Colony	3,158	2,139	1,515

SOILS

See included maps

BUILDINGS

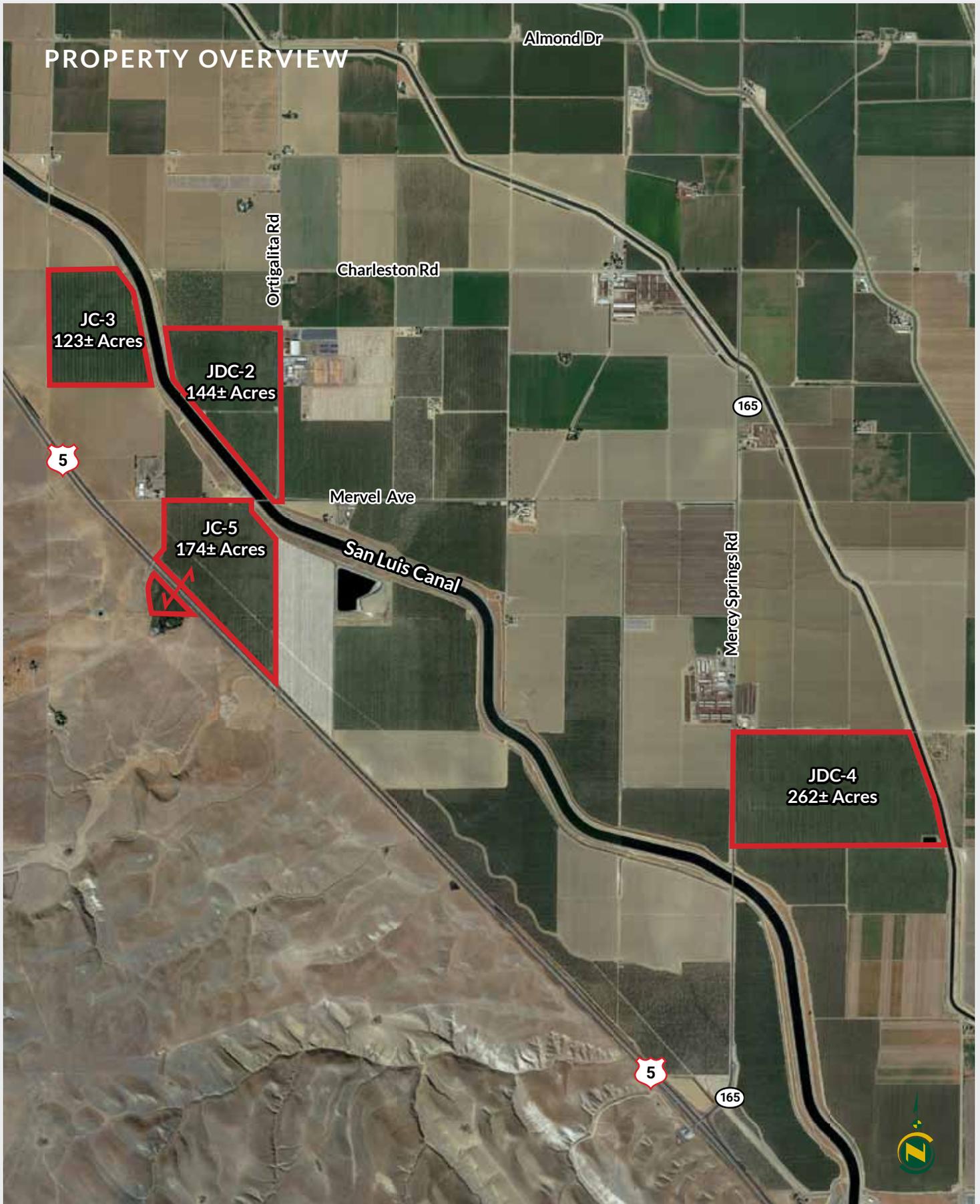
None

PRICE/TERMS

\$12,302,500 cash at the close of escrow plus reimbursement of 2021 cultural costs.

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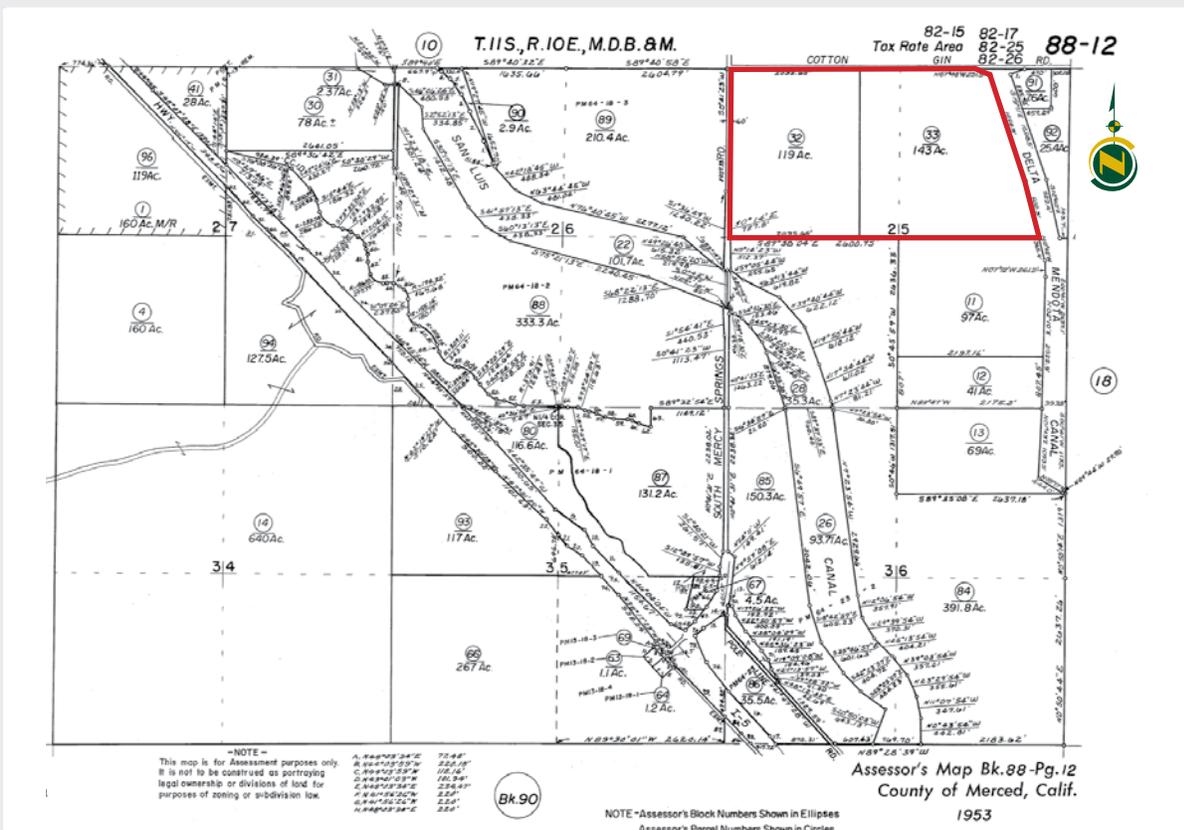
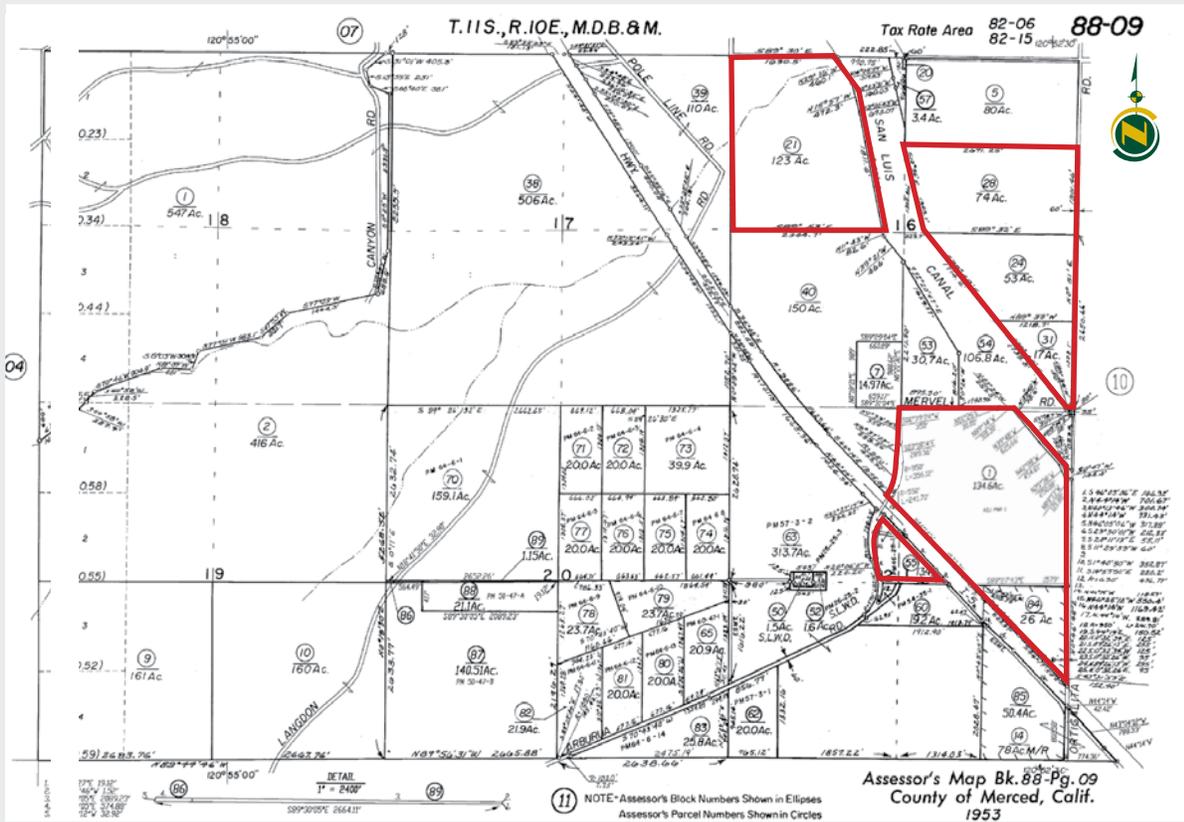


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PARCEL MAPS



PLANTING/IRRIGATION MAPS

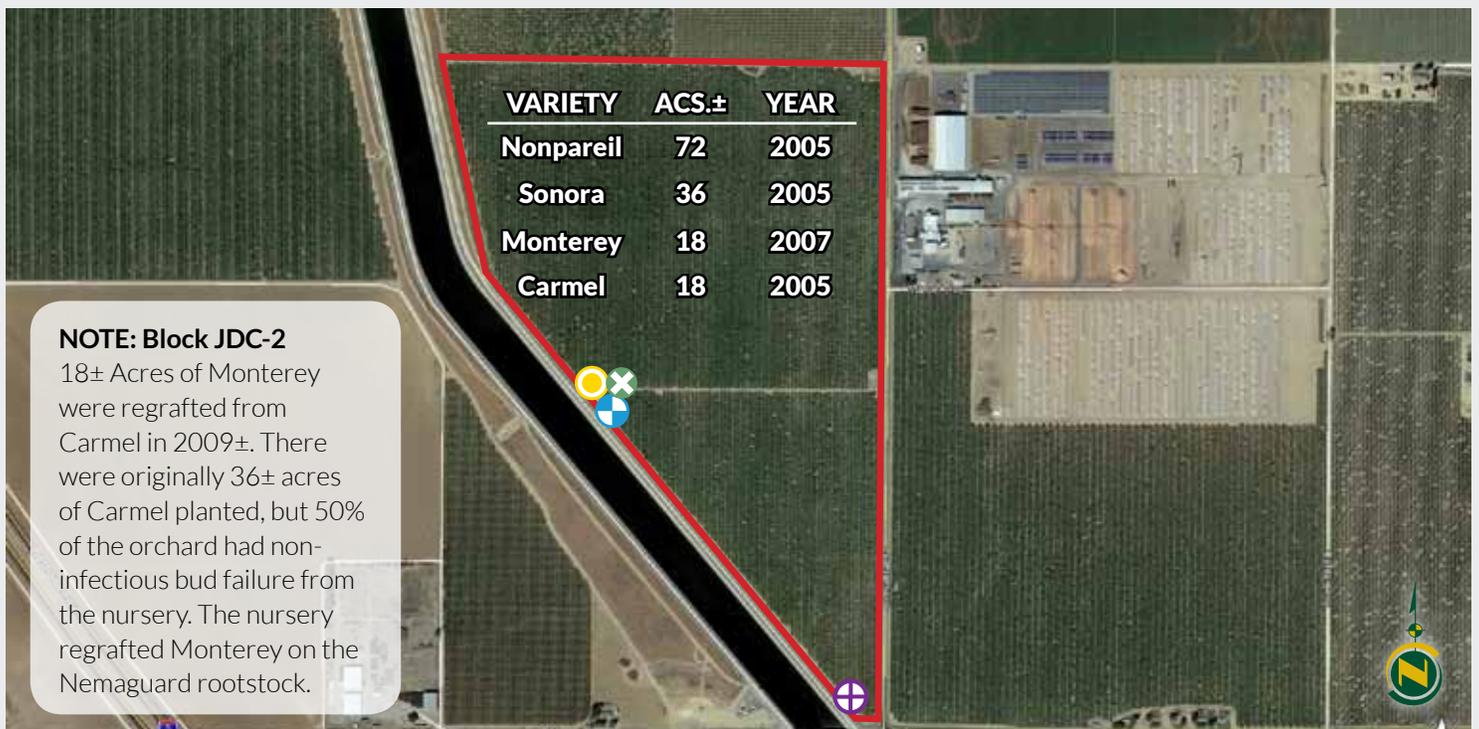
Block JC-3 [123± Acres]



📍 District Pressurized Valve

⊗ Filter Station

Block JDC-2 [144± Acres]



📍 50HP Booster Pump

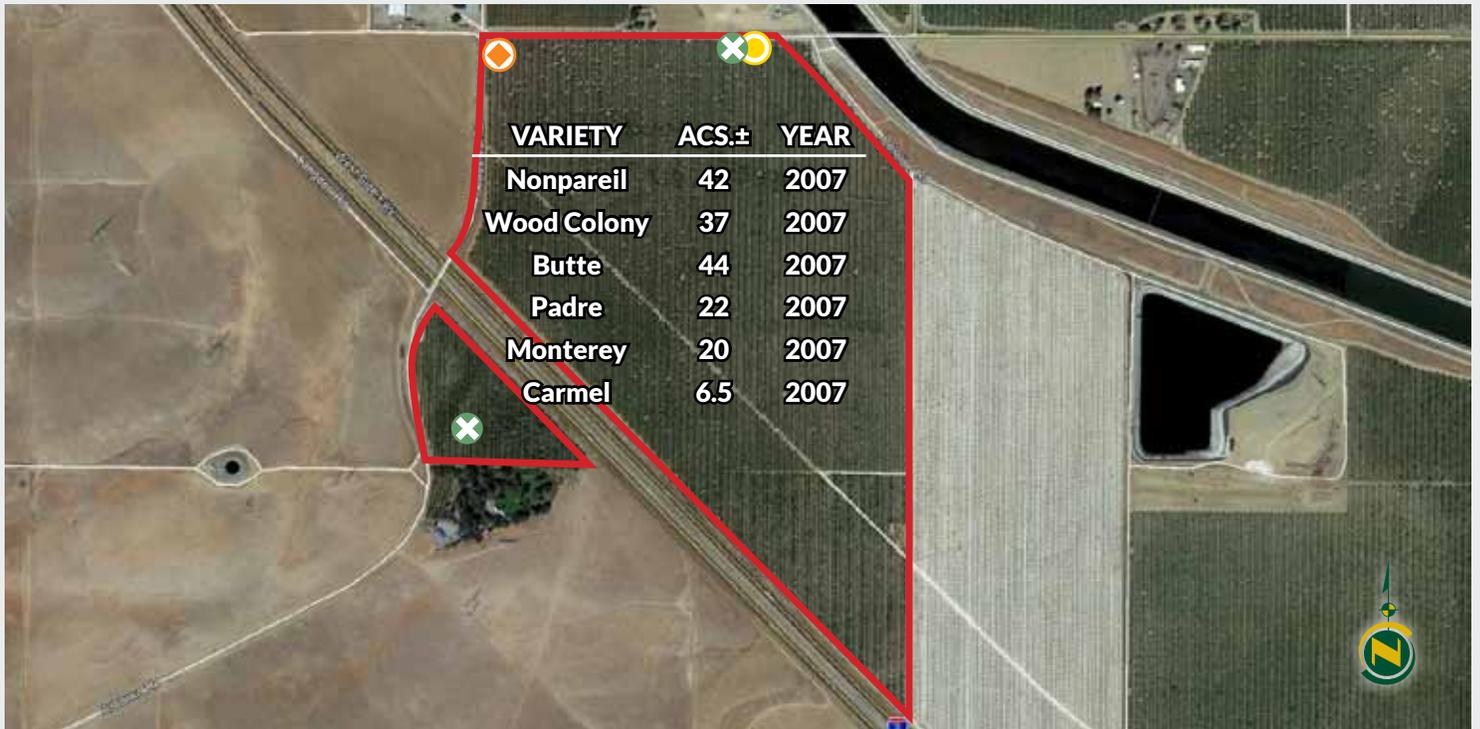
📍 60HP Deep Well Pump

⊗ Filter Station

⊕ 15HP Lift Pump

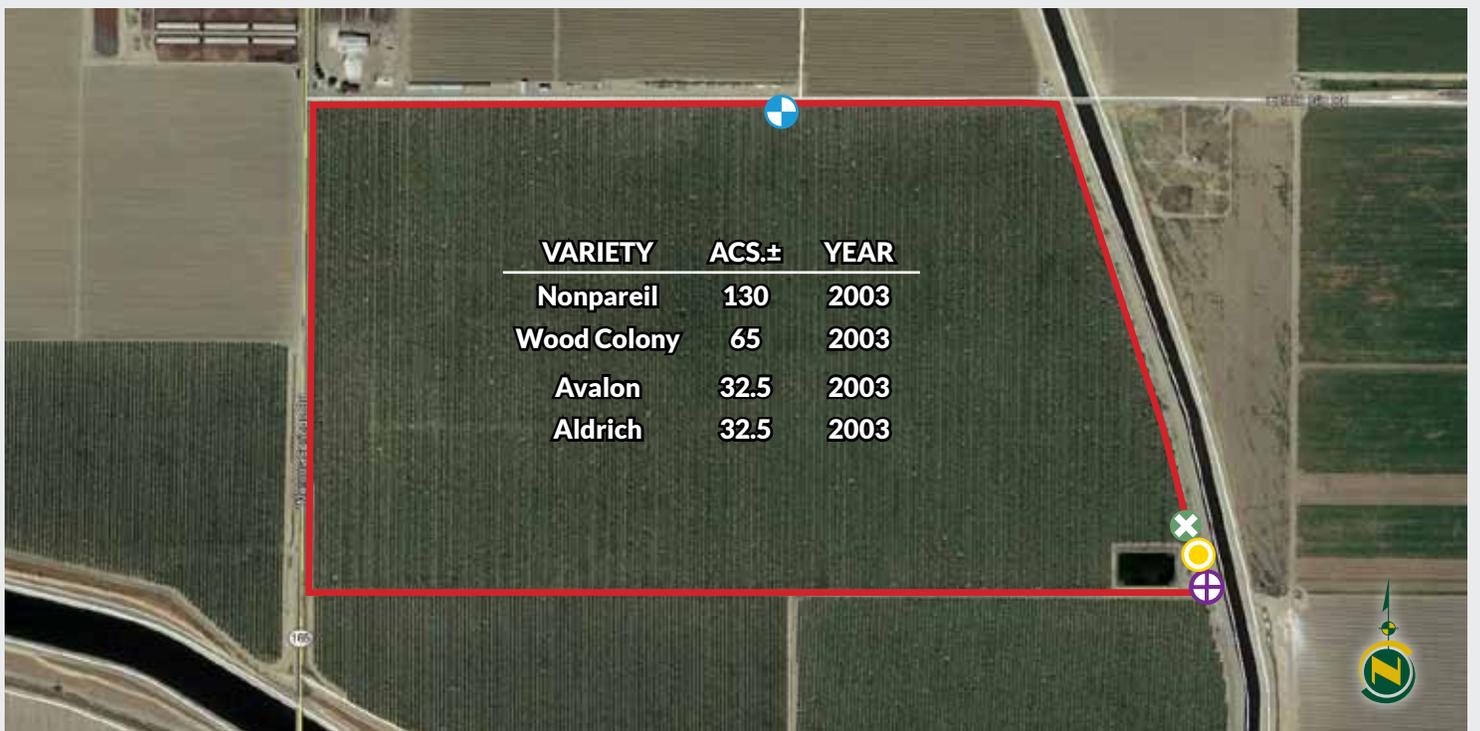
PLANTING/IRRIGATION MAPS

Block JC-5 [174± Acres]



-  District Valve
-  Filter Station
-  Filter Station w/ 75HP Booster Pump

Block JDC-4 [262± Acres]



-  Filter Station
-  200HP Booster Pump
-  60HP Deep Well Pump
-  40HP Lift Pump

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SOIL MAPS

JC-3 [123± Acres]

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
253	Stanislaus clay loam	Grade 1 - Excellent
276	Woo sandy clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
277	Woo clay loam, 0 to 2 percent slopes	Grade 1 - Excellent



JDC-2 [144± Acres]

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
253	Stanislaus clay loam	Grade 1 - Excellent
277	Woo clay loam, 0 to 2 percent slopes	Grade 1 - Excellent

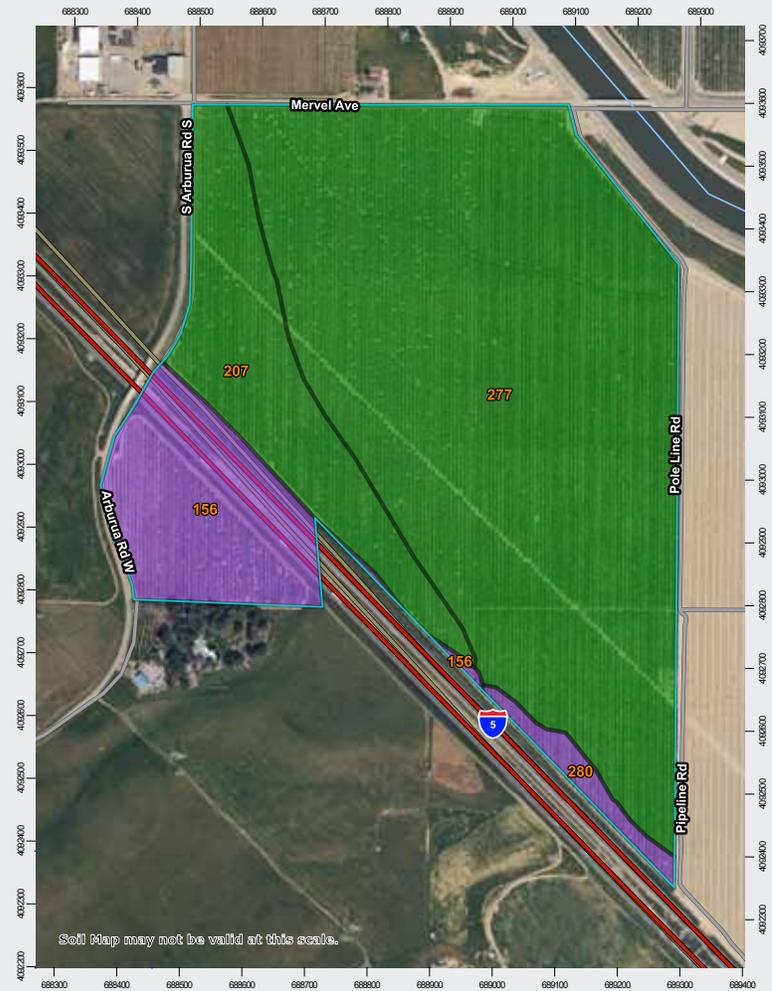


SOIL MAPS

JC-5 [174± Acres]

California Revised Storie Index (CA)

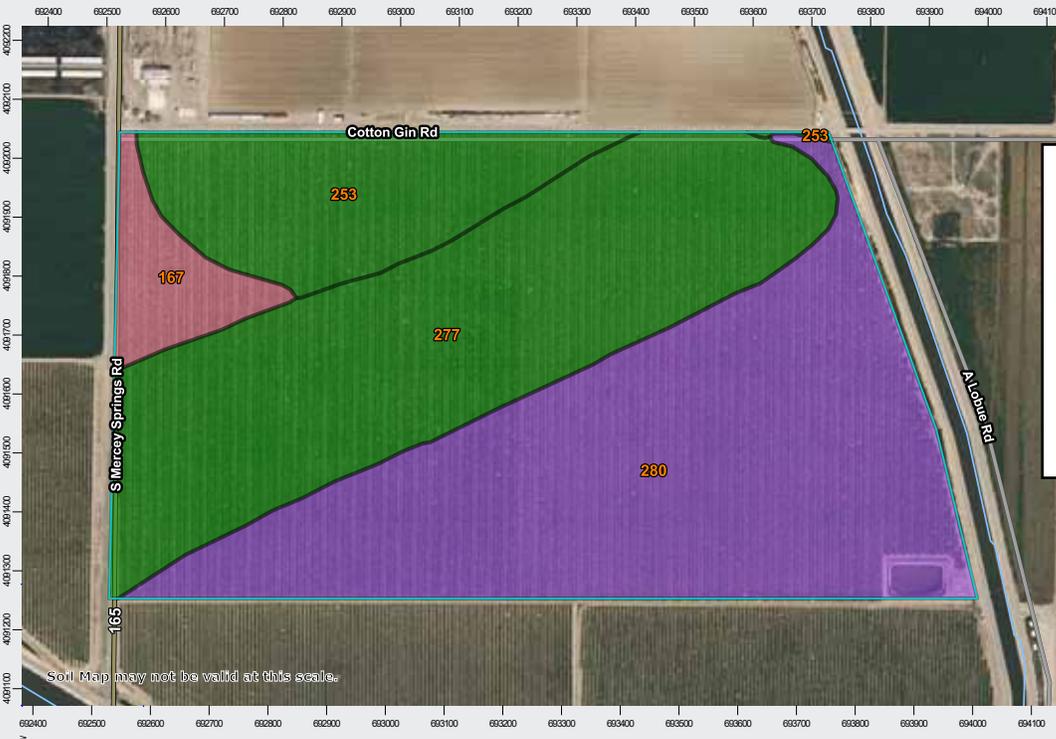
Map unit symbol	Map unit name	Rating
156	Conosta clay loam, 8 to 15 percent slopes	Grade 3 - Fair
207	Los Banos clay loam, 2 to 8 percent slopes	Grade 1 - Excellent
277	Woo clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
280	Woo clay, 0 to 2 percent slopes	Grade 3 - Fair



JDC-4 [262± Acres]

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
167	Deldota clay, partially drained	Grade 5 - Very Poor
253	Stanislaus clay loam	Grade 1 - Excellent
277	Woo clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
280	Woo clay, 0 to 2 percent slopes	Grade 3 - Fair



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PROPERTY PHOTOS



PROPERTY PHOTOS



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STATE MAP



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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

Policy on cooperation:
All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.



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