

HILLVIEW & THOMPSON ALMONDS

Stanislaus County, California

\$13,250,000 (\$11,763/Acre)

PRICE REDUCED

1,126.38± Acres

- Opportunity to purchase large block of almond orchard improvements, leasehold interests and land
- Oakdale Irrigation District subordinate water

EXCLUSIVELY PRESENTED BY:

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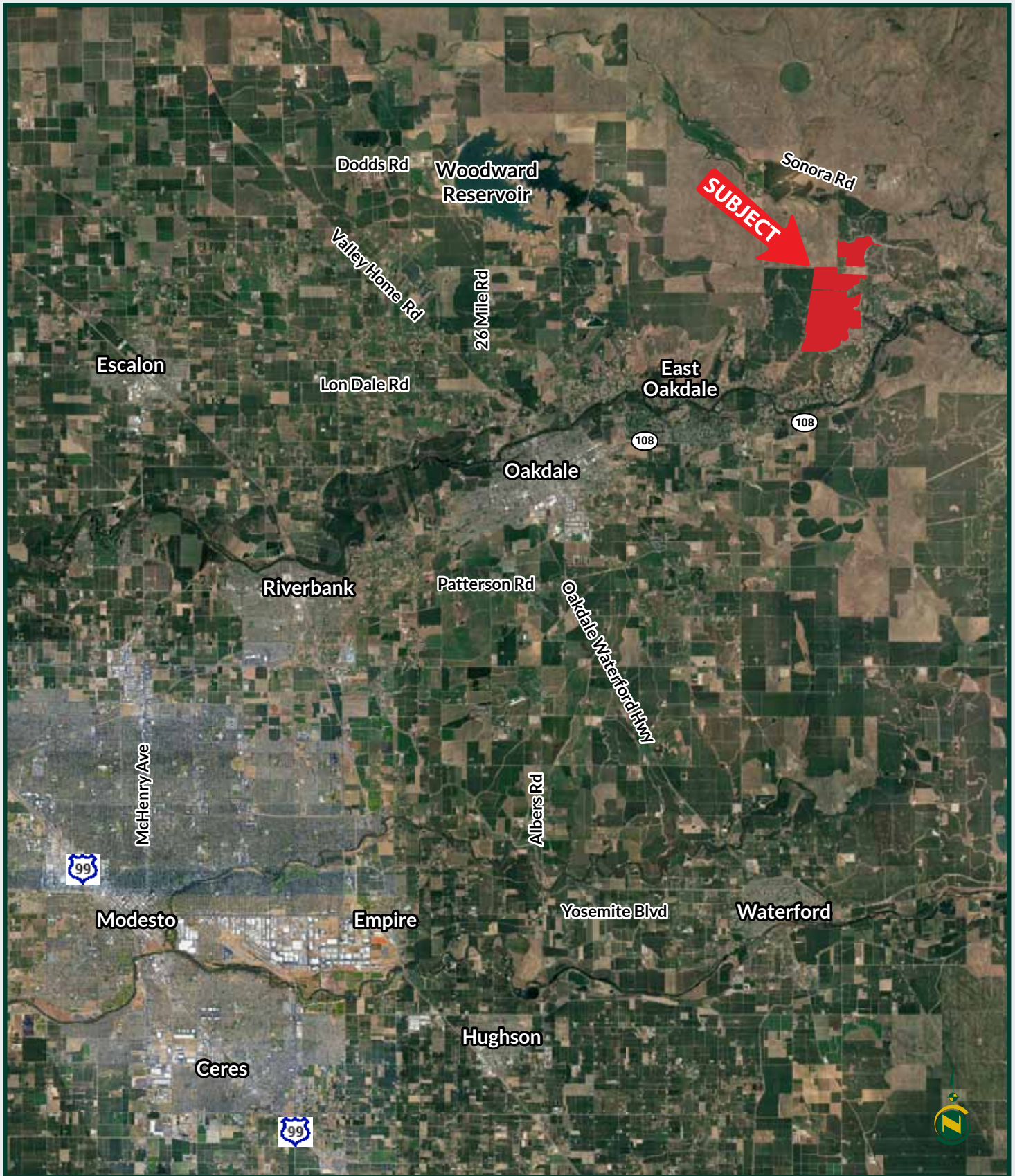
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DRE #00020875

HILLVIEW & THOMPSON ALMONDS

1,126.38± Acres | Stanislaus County, California

PROPERTY LOCATION



HILLVIEW & THOMPSON ALMONDS

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SUMMARY

PROPERTY DESCRIPTION

Thompson Ranch:

An opportunity to purchase 767± acres of almond orchard improvements, and assume long-term land lease through 2050. The subject property borders the Oakdale Irrigation District canal. It includes a large gravel equipment yard for storage and a 7,500± square foot shop.

Hillview Ranch:

The sale also consists of 193.92± gross acres with 160± net acres of young producing almonds that are within a quarter-mile of the leased property.

Note:

Both properties must be sold together.

LOCATION

From the city of Oakdale, California, go east on Hwy 120 until you reach Orange Blossom Rd. Turn left on Orange Blossom Rd and travel north to Horseshoe Road on your left. Turn left and follow Horseshoe Road for 3/4 of a mile until you reach the property's gate entrance. The subject property is approximately 5 miles northeast of the city limits of Oakdale, California.

ACREAGE

Thompson Ranch: 932.46± gross acres
767± net acres planted

Hillview Ranch: 193.92± gross acres
160± net acres planted

LEGAL DESCRIPTION

Thompson Ranch APN: 002-023-015

Hillview Ranch APN's: 002-063-041
002-063-042
002-063-043
002-063-044
002-063-047

PRODUCTION

Ranch	2019	2020	2021
Thompson	1,953 lbs.	2,234 lbs.	2,353 lbs.
Hillview	1,864 lbs.	2,570 lbs.	2,096 lbs.

(Weight reported in approximate pounds per net planted acre.)

PLANTINGS

Thompson Ranch:

- 300± acres, 9th Leaf:
50% Nonpareil, 25% Carmel, 25% Monterey
- 447± acres, 12th Leaf:
50% Monterey, 50% Carmel
- 20± acres, 5th Leaf:
50% Nonpareil, 25% Carmel, 25% Monterey

Hillview Ranch:

- 160± acres, 9th Leaf:
50% Nonpareil, 25% Carmel, 25% Monterey

WATER/IRRIGATION

The properties are irrigated with dual-line drip irrigation.

Subject property is not located within the boundaries of Oakdale Irrigation District, but has access to purchase subordinate water from the district.

(3) wells on Thompson Ranch

- (1) Well #1 2,200 gpm*
- (2) Well #2 2,100 gpm*
- (3) Well #3 1,600 gpm*

The service line from the O.I.D canal pumps out 3,000± GPM*.

(3) wells on Hillview Ranch

- (1) Well #1 600 gpm*
- (2) Well #2 200 gpm*
- (3) Well #3 60 gpm*

The service line from the O.I.D canal pumps out 2,500± GPM*.

***GPM provided by Seller.**

LEASE

Thompson 932.46± acre lease expires in year 2050. Contact agent for further lease details.

PRICE/TERMS

\$13,250,000 cash at the close of escrow.

Buyer to reimburse Seller for cultural costs in addition to the purchase price for the 2022 crop. Sale contingent upon Seller assigning leasehold interest to Buyer at close of escrow, and Buyer assuming Seller's existing MetLife loan associated with the subject property. (Buyer to cooperate with Seller to perform a 1031 exchange.)

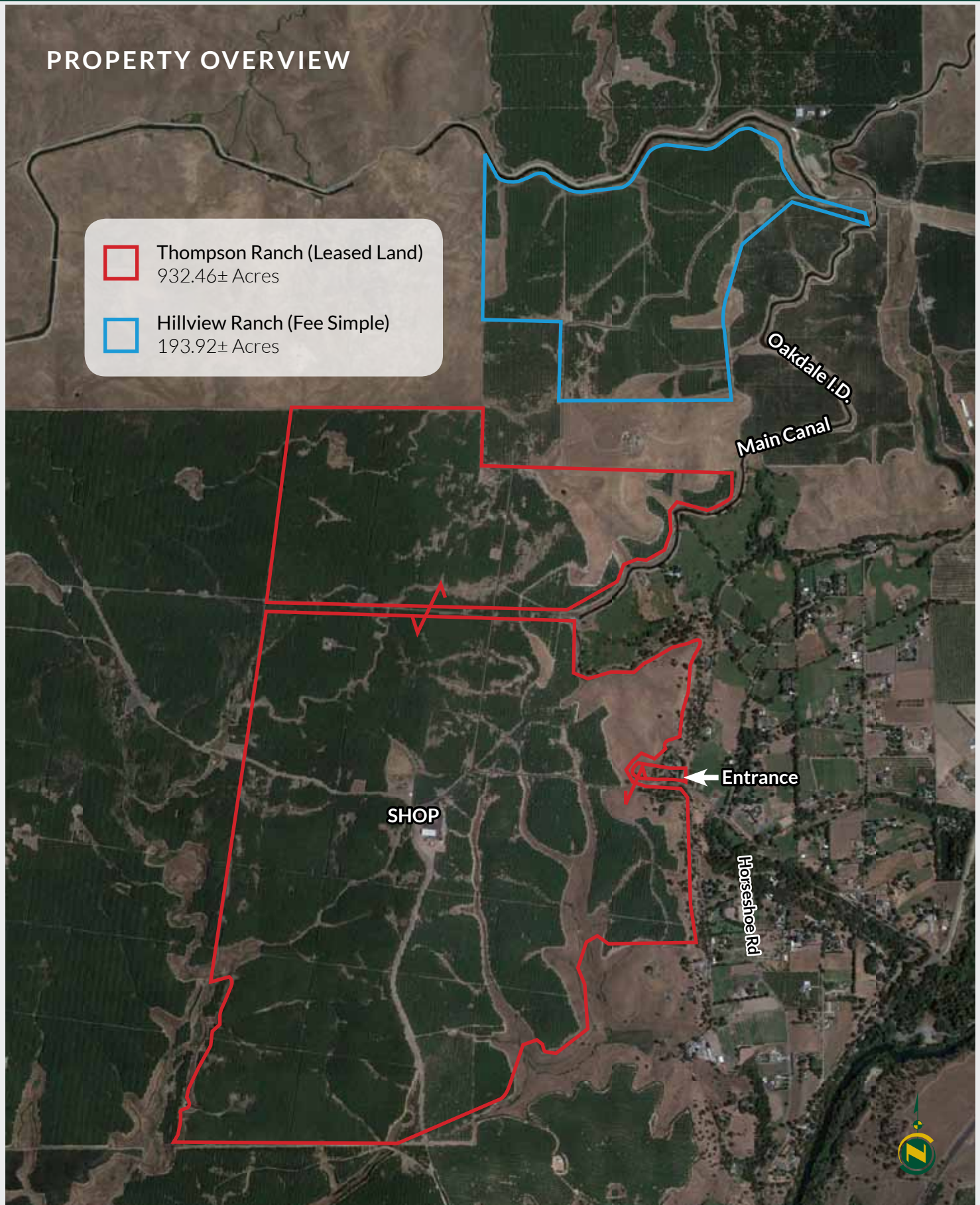
Shown by appointment only.

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PROPERTY OVERVIEW

-  Thompson Ranch (Leased Land)
932.46± Acres
-  Hillview Ranch (Fee Simple)
193.92± Acres



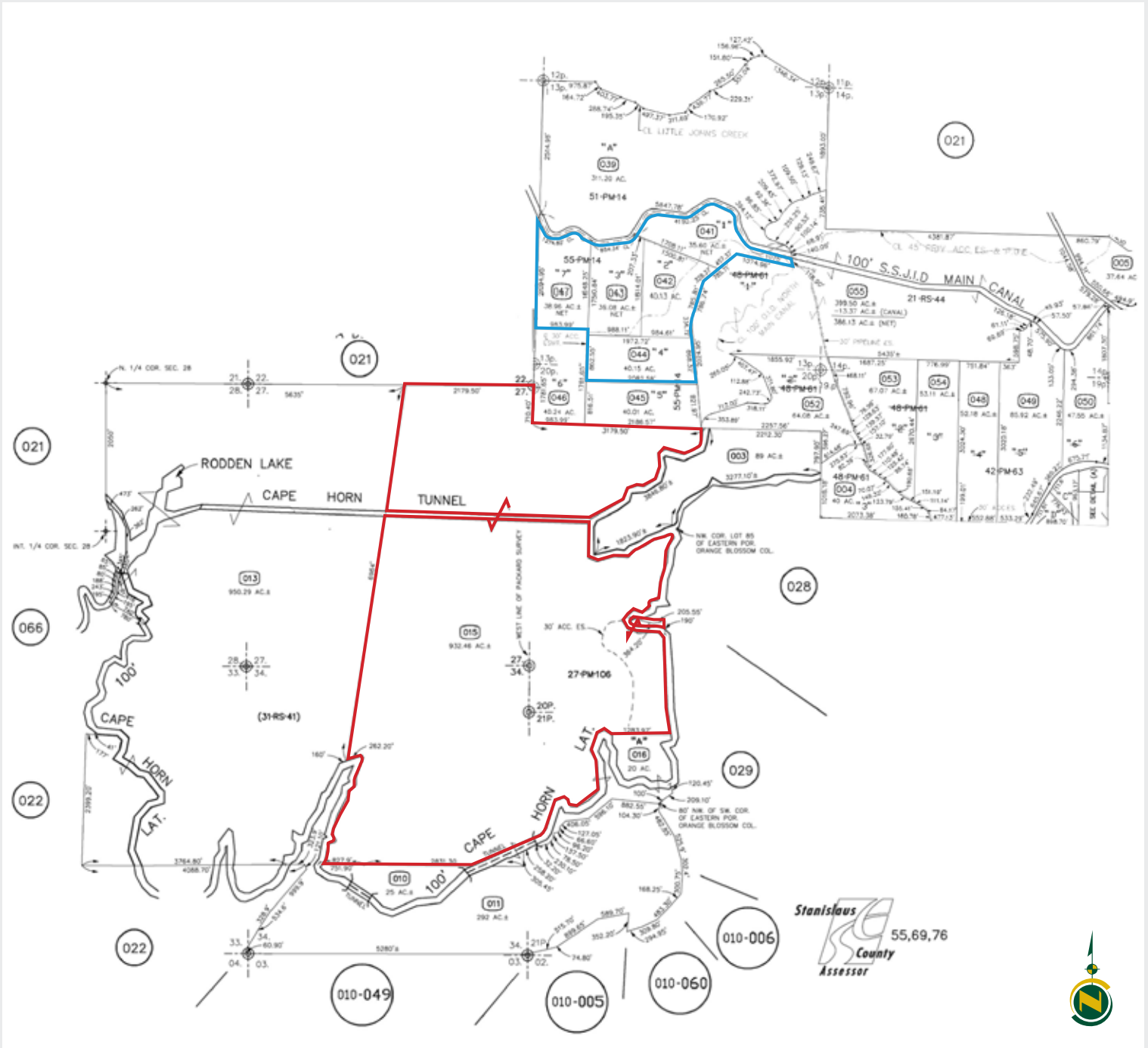
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PARCEL MAP

□ Thompson Ranch (Leased Land):
002-023-015 932.46± Acres

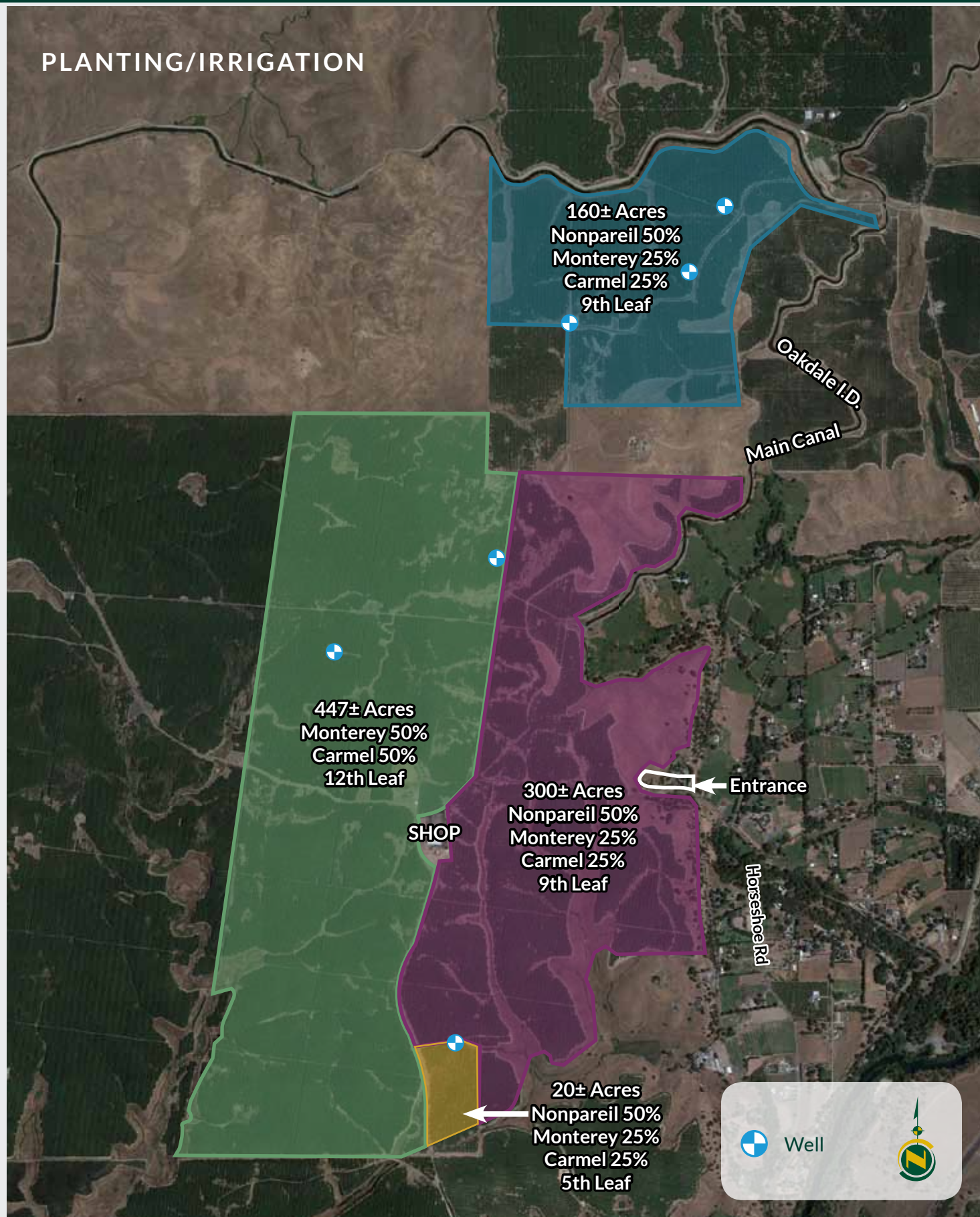
□ Hillview Ranch (Fee Simple):
002-063-041 35.60± Acres
002-063-042 40.13± Acres
002-063, 043 39.08± Acres
002-063-044 38.96± Acres
002-063-047 38.96± Acres
Total: 193.92± Acres



NOTE: Buyer to independently verify property acreage.

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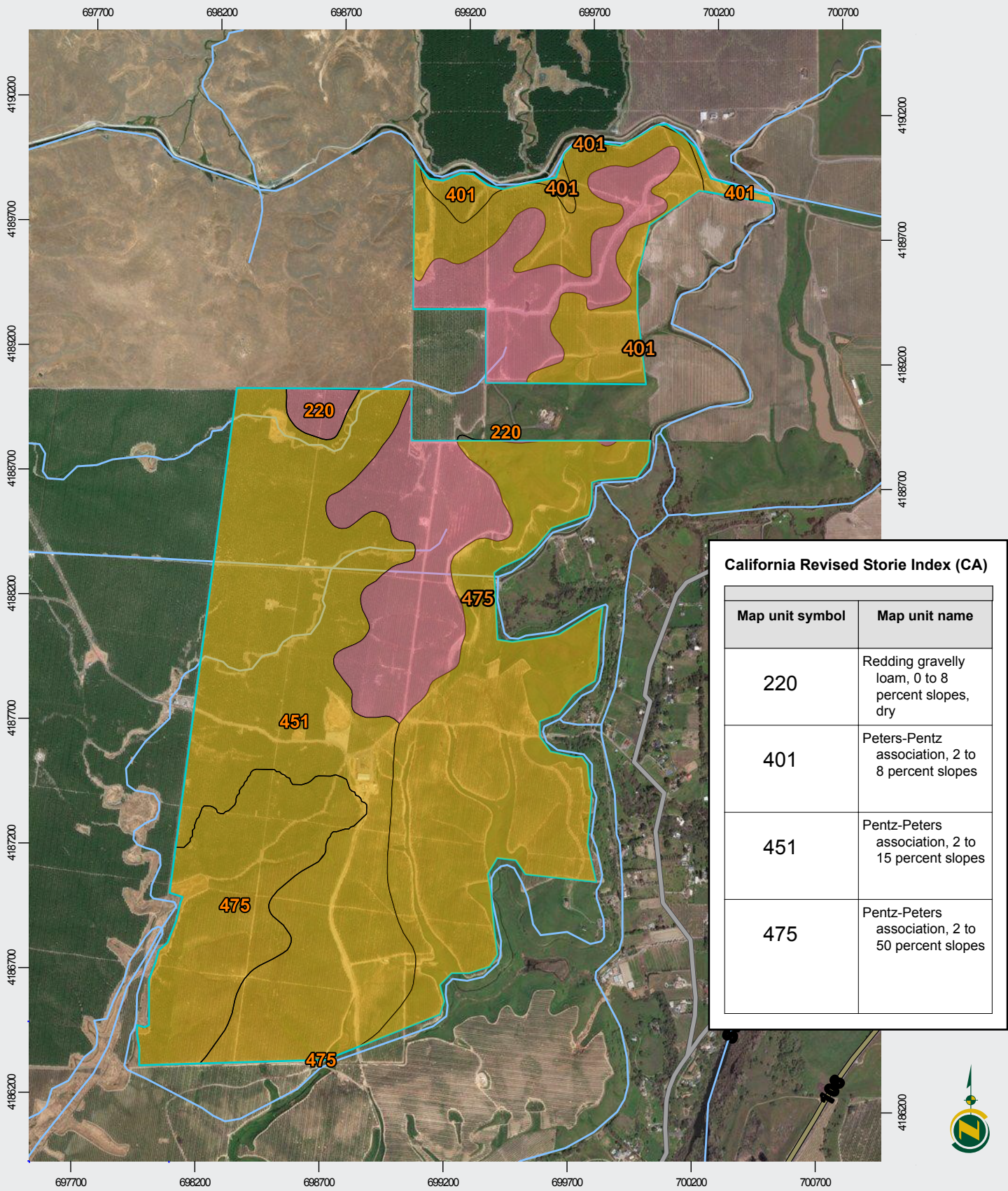


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
220	Redding gravelly loam, 0 to 8 percent slopes, dry
401	Peters-Pentz association, 2 to 8 percent slopes
451	Pentz-Peters association, 2 to 15 percent slopes
475	Pentz-Peters association, 2 to 50 percent slopes

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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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