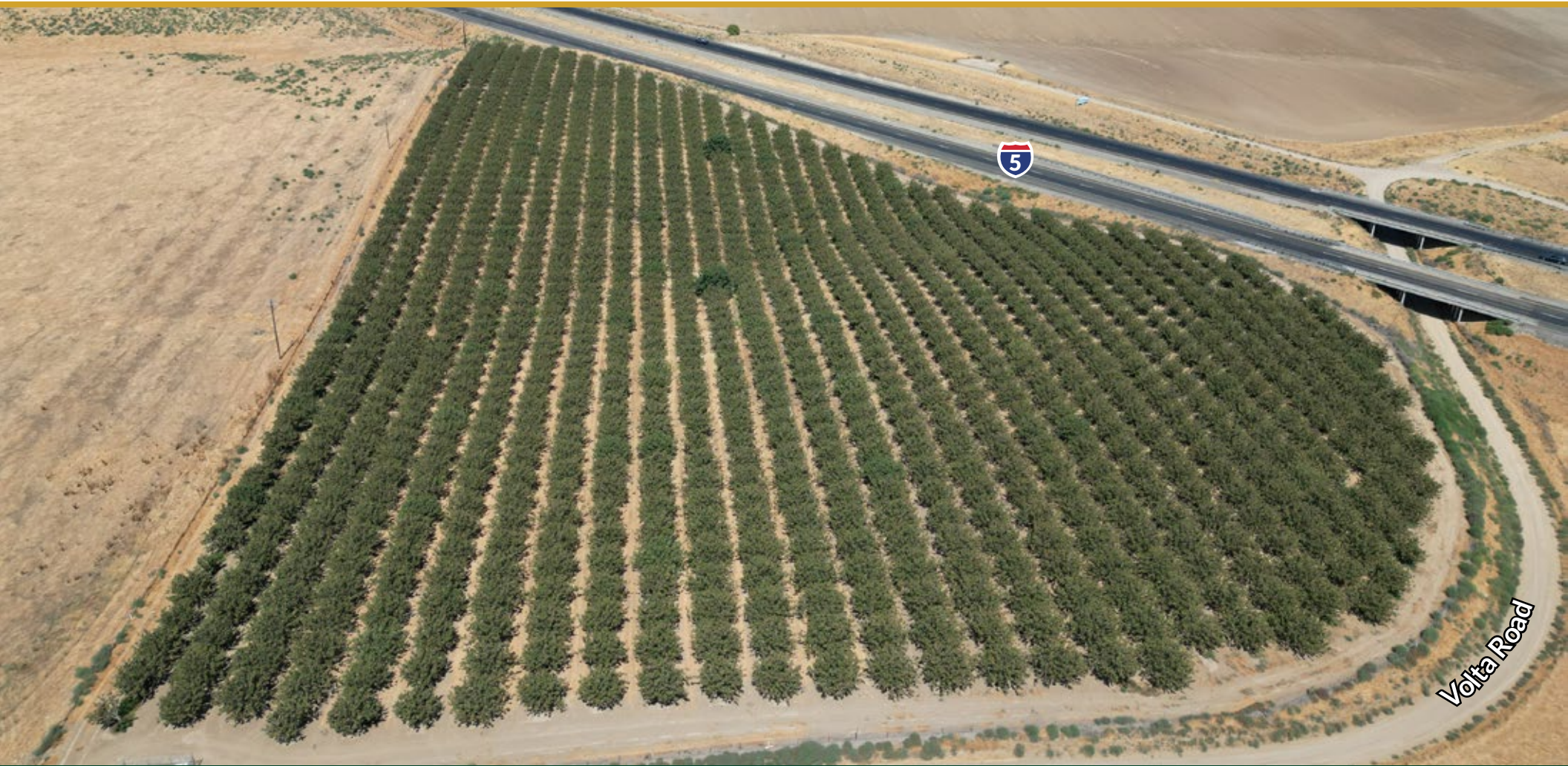


SAN LUIS W.D. PISTACHIOS

Merced County, California

13.00± Assessed Acres

\$299,000
(\$23,000/Acre)



Volta Road

- San Luis Water District
- Mature Pistachios



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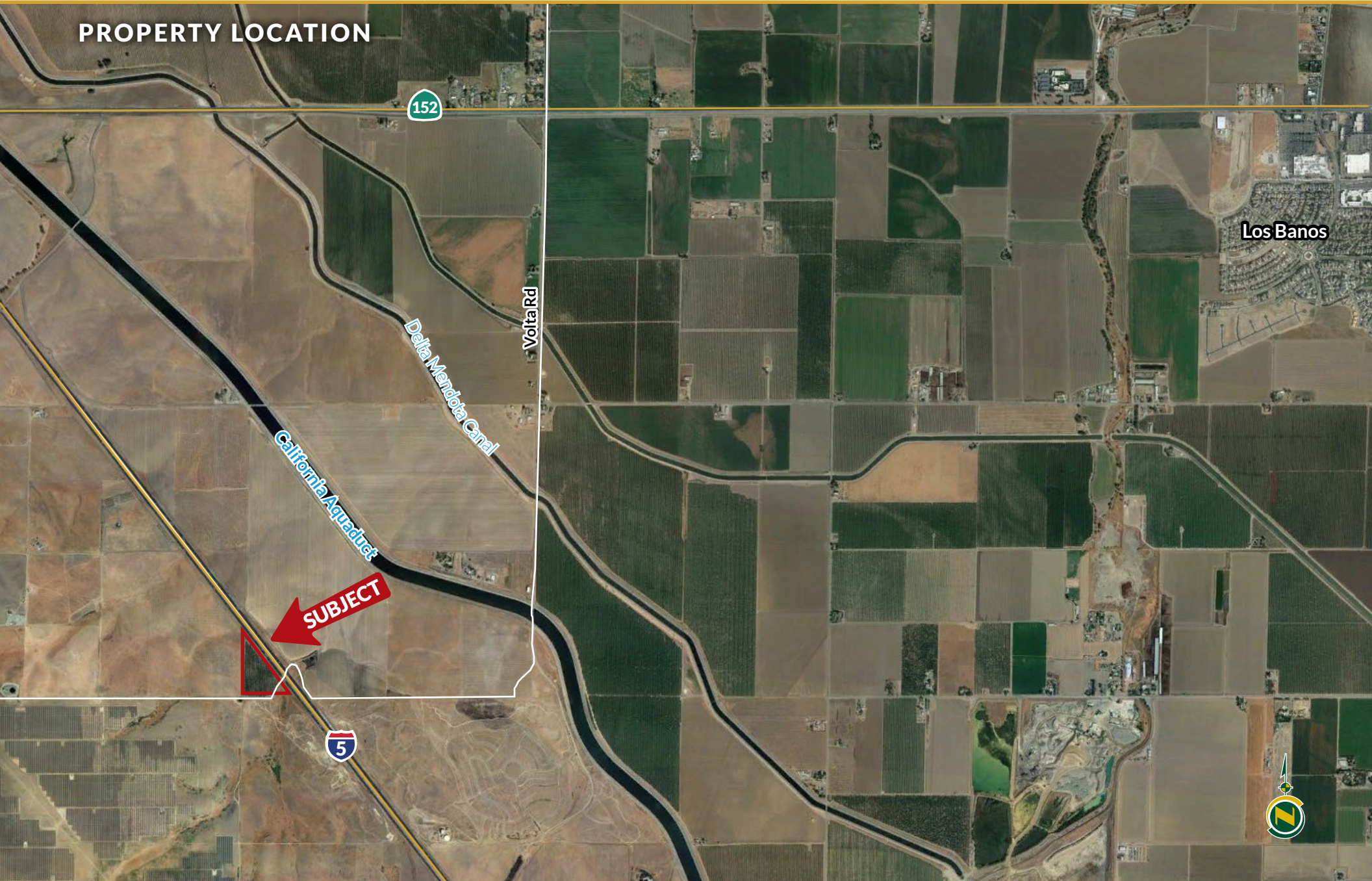


SAN LUIS W.D. PISTACHIOS

13.00± Assessed Acres
Merced County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Just west of Interstate 5 is a well-maintained pistachio ranch located within San Luis Water District. The ranch was planted in 2011 to Kerman varieties and is made up of predominately Grade 1 – excellent soils.

LOCATION

The subject property is located roughly 10± miles southwest of the city of Los Banos, just west of Interstate 5. The best way to access the property is by way of Volta Rd via Highway 152. See the Property Location map for further details.

LEGAL

Merced County APN: 078-200-084

Located in a portion of Section 36, Township 10S, Range 9E, M.D.B&M. The property is enrolled within the Williamson Act.

ZONING

A-2 (Exclusive Agriculture)

PLANTINGS

Pistachios planted in 2011 to Kerman varieties.

*Production available upon request

WATER

The subject property is located within and entitled to receive surface water from San Luis Water District. The ranch is irrigated via dual line drip with a sand filtration system.

SOILS

Los Banos clay loam, 2-8% slopes

Damluis clay loam, 2-8% slopes

Apolla clay loam, 15-30% slopes

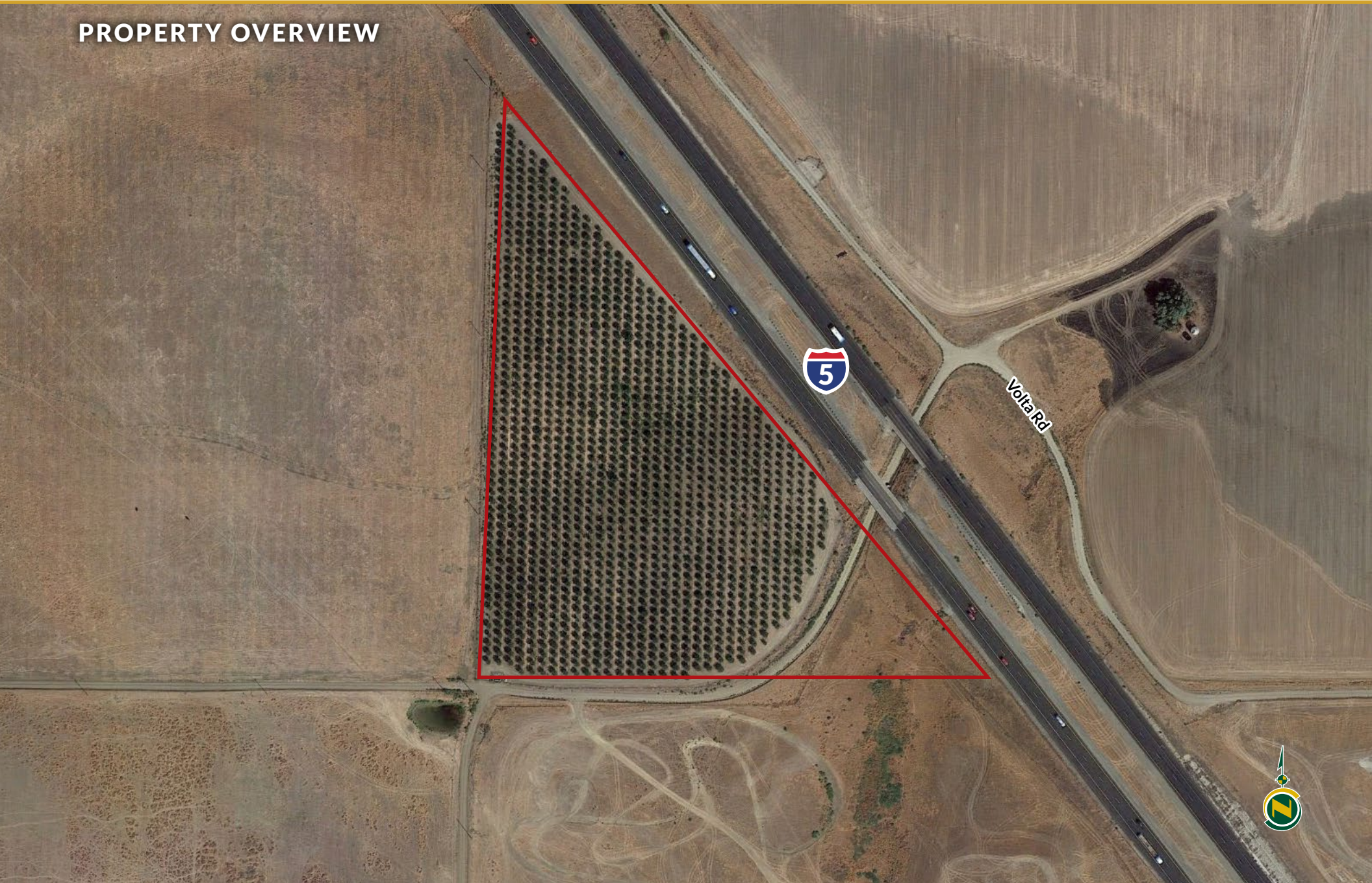
PRICE/TERMS

\$299,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 crop. Sale of the property is subject to court approval and may be subject to overbid and final approval by the Bankruptcy Court.

Seller is a court-appointed plan administrator in a Chapter 11 bankruptcy case. Because Seller has limited information regarding the property, the property is being sold “AS-IS”.



PROPERTY OVERVIEW



13.00± Assessed Acres
Merced County, CA



PARCEL MAP

— NOTE —
This map is for Assessment
purposes only. It is not to
be construed as portraying
legal ownership or divisions
of land for purposes of
zoning or subdivision law.

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REVISED 9-63 12-03
3-65 12-27-09
3-68
8-73
10-74
9-00

This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

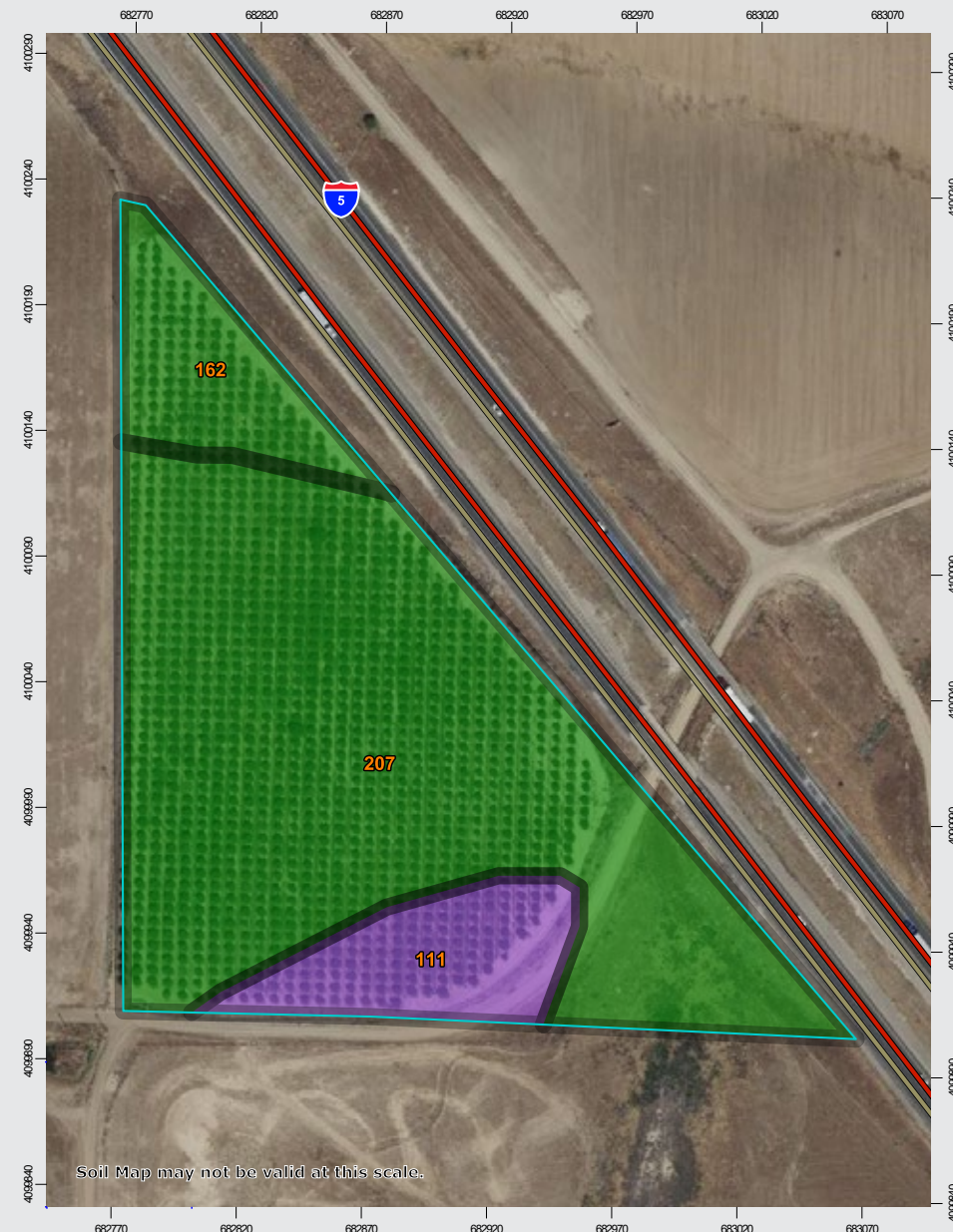
NOTE — Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 78 - Pg.20
County of Merced, Calif.
1957

1957

SOILS MAP

California Revised Storie Index (CA)		
Map unit symbol	Map unit name	Rating
207	Los Banos clay loam, 2-8% slopes	Grade 1 - Excellent
162	Damluis clay loam, 2-8% slopes	Grade 1 - Excellent
111	Apolla clay loam, 15-30% slopes	Grade 3 - Fair



SAN LUIS W.D. PISTACHIOS

13.00± Assessed Acres
Merced County, CA



PROPERTY PHOTOS



SAN LUIS W.D. PISTACHIOS

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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.