

# PACHECO W.D. ALMONDS

Fresno & Merced Counties, California

368.50± Acres

**\$8,250,000**  
(\$22,388±/Acre)

**PRICE REDUCED**



2 Sources of Water • Pacheco Water District + 1 Ag Pump & Well



**PEARSON  
REALTY**  
AGRICULTURAL PROPERTIES  
*A Tradition in Trust Since 1919*

## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)

Exclusively Presented by:





# PACHECO W.D. ALMONDS

368.50± Acres  
Fresno & Merced Counties, CA





## PROPERTY INFORMATION

### LOCATION

The property is located just east of I-5 and north of Nees Avenue at the intersection of S. Hamburg Avenue and W. Sharon Road, approximately 5 miles west of Eagle Field and 13 miles south of Los Banos, California.

### LEGAL

Fresno County APN: 005-010-15s (109.7± ac.)

Merced County APN's: 090-190-015 (108.1± ac.) and 090-170-085 (150.7± ac.)

Located in portions of Sections 16 and 22, Township 12 S, Range 11 E, M.D.B.&M.

### ZONING

The Fresno County parcel is zoned AE-20, Agricultural Exclusive - 20 acres and is located within the Williamson Act contract.

The Merced County parcels are zoned A-2, Exclusive General Agriculture Zone and are not located within the Williamson Act contract.

### PLANTINGS

325± acres of Monterey/Nonpareil almond varieties planted in 2014 and 2017.

### SOILS

200+ acres of Class 1 – Excellent soils. (See enclosed soils map for details).

### BUILDINGS/STRUCTURES

8,120± s/f metal shop

2,289± s/f residence that has been converted into an office, built in approximately 1963.

(2) residences: 1,370± s/f and 1,036± s/f

### WATER

The property is located within the Pacheco Water District. The district is entitled to receive up to a 2.4 a.f./acre, a Central Valley Project water allocation through the district's water supply contract with the Bureau of Reclamation and up to 1.2 a.f./acre from Central California Irrigation District (C.C.I.D.). Water is distributed to the orchard via dual line drip and micro sprinkler irrigation systems.

(1) ag well with 200 HP pump

(1) lift pump

(1) filtration system

Ground water is distributed to the northwestern portion of the property via district canal. The property owner has historically transferred water to third parties, including to the water district.

The water district is in the Central Delta-Mendota GSA part of the Delta-Mendota Subbasin. See Page 8 for additional information on the Pacheco Water District.

### LEASE SUMMARY

Sale is subject to Buyer assuming the existing lease, which expires on December 31, 2027 with an earlier termination option after the current-year harvest.

### PRICE/TERMS

\$8,250,000 cash at the close of escrow.





# PACHECO W.D. ALMONDS

368.50± Acres  
Fresno & Merced Counties, CA



## PROPERTY OVERVIEW

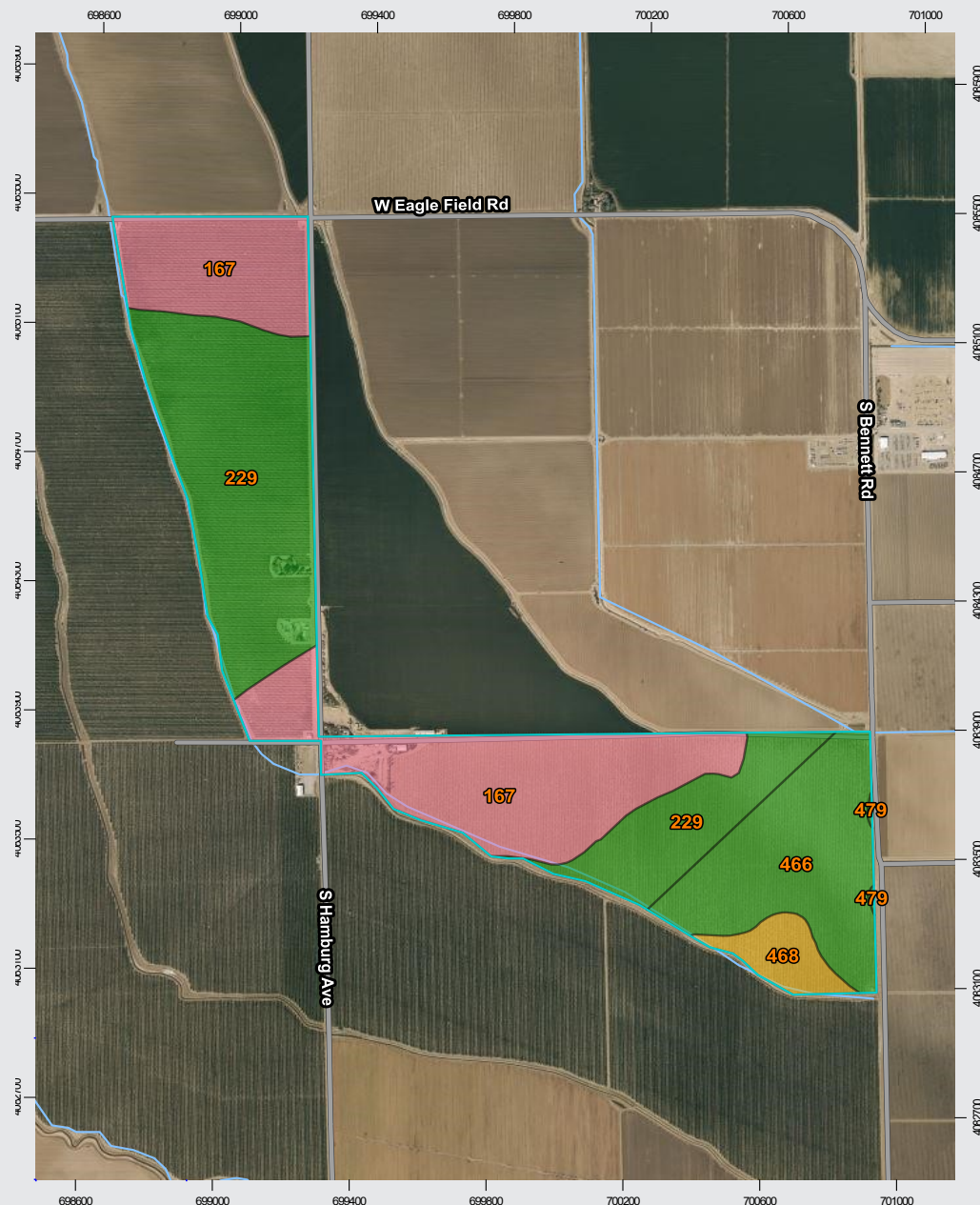




## SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
229	Paver clay loam, 0-2% slopes, MLRA 17, Grade 1
167	Deldota clay, partially drained , Grade 5
466	Paver clay loam, 0-2% slopes, MLRA 17, Grade 1
468	Deldota clay, partially drained, 0-1% slopes, Grade 4
479	Cerini clay loam, 0-2% slopes, Grade 1



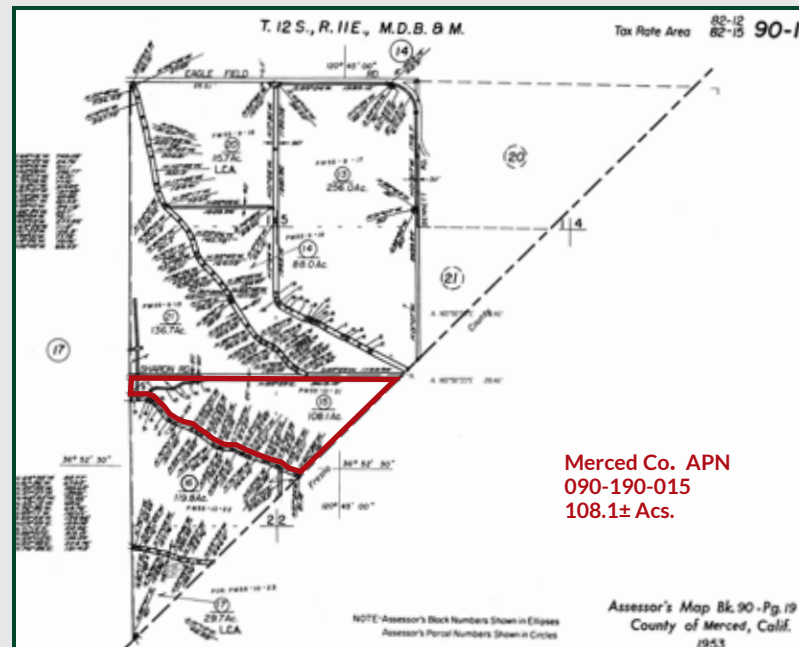
# PACHECO W.D. ALMONDS

368.50± Acres  
Fresno & Merced Counties, CA

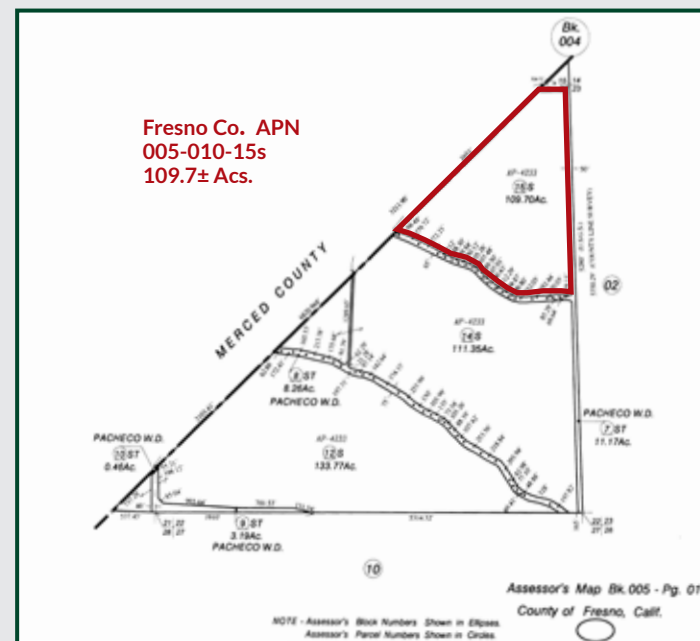


## PARCEL MAPS

Merced Co. APN  
090-170-085  
150.7± Acs.



Merced Co. APN  
090-190-015  
108.1± Acs.



Fresno Co. APN  
005-010-15s  
109.7± Acs.



## PROPERTY PHOTOS





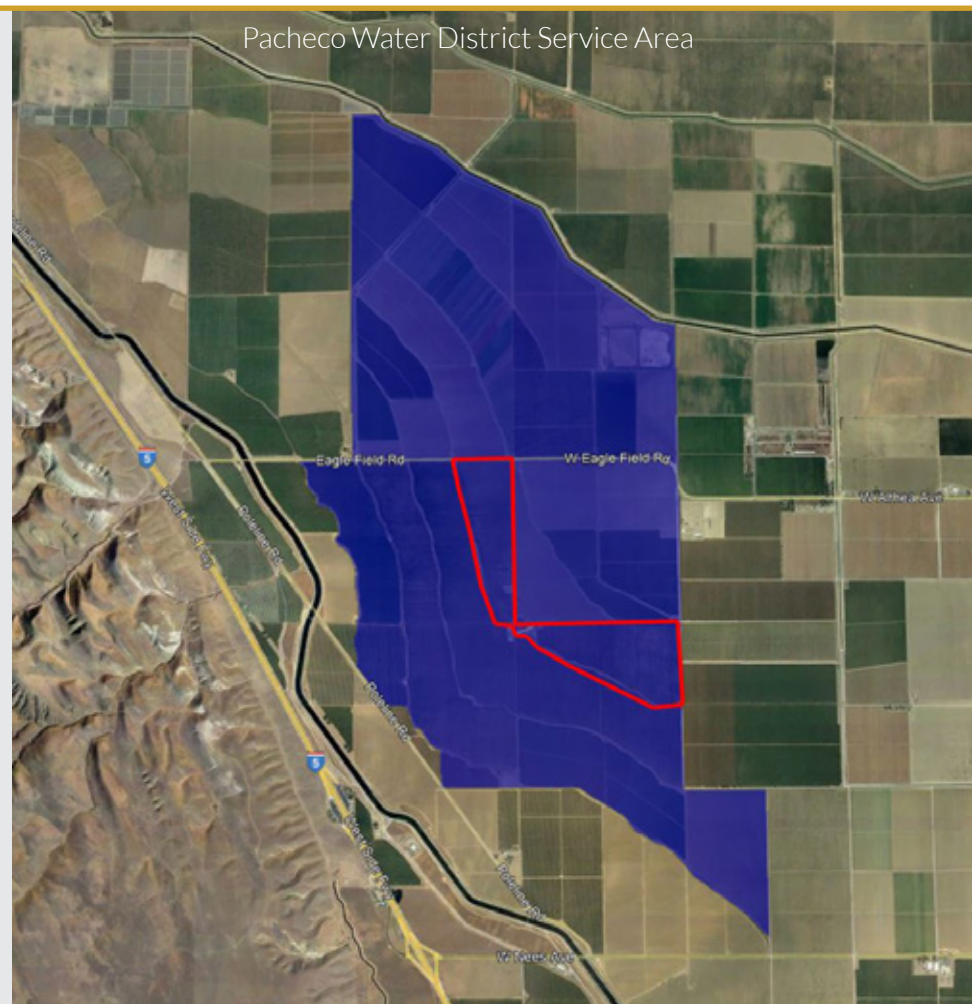
## PACHECO WATER DISTRICT

Service Area: 4,975±  
Irrigated Size: 3,705±  
Farm Count: 16  
Year Formed: 1952

Project: Central Valley Project  
Category: South of Delta Contractor  
Source: San Luis Canal  
Avg. 10 Yr Allocation: 1.1 acre feet/acre

The property is uniquely situated to receive irrigation water from several different sources. Pacheco Water District is entitled to receive up to a 2.4 a.f./acre Central Valley Project (CVP) water allocation via its water supply contract with the Bureau of Reclamation. The district also has a contractual right to receive a limited water supply (approximately 1.2 a.f./ac) through an agreement with Central California Irrigation District. The district operates wells located on district property that provide an additional supply to district water users as needed.

Surface irrigation water is sourced primarily from the San Luis Reservoir and conveyed through the Delta-Mendota Canal. Pacheco Water District is also eligible to receive supplemental water through its participation with the San Luis & Delta-Mendota Water Authority and through several water transfer agreements with various third parties.



## Offices Serving The Central Valley

### FRESNO

7480 N. Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree Street  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777



**Download Our  
Mobile App!**

<http://pearsonrealty.com/mobileapp>



Download on the  
**App Store**



GET IT ON  
**Google Play**

**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.