



WINTON WALNUT ORCHARD | HOME | 4 SEPARATE PARCELS



63.7 +/- ACRE WINTON WALNUT ORCHARD & HOME

6881 OAKDALE RD, WINTON CA 95388



OFFERED AT: \$1,500,000 (\$23,548/ACRE)

MARCUS HANEY | 209.847.7475 | DRE 01917446 | MARCUS@PREMIERCAPROPERTIES.COM



WINTON WALNUT ORCHARD | HOME | 4 SEPARATE PARCELS

PROPERTY OVERVIEW:

- The property is 63.7 acres
- Four legal parcels 042-140-031, 042-140-032, 042-140-033, 042-140-034
- In Merced County
- 63.7 acres - includes 50 +/- acres of 18 leaf Tulare Walnuts, 24 X 24 plant spacing
- Property located on Oakdale Rd approximately 7 ml NE of Atwater, 12 ml NE of Merced, 13 ml SE of Turlock, and 15 minutes from Hwy-99

WATER SOURCES:

- Two sources of water. Pre-1914 riparian rights on the Merced River. 1 AG Well
- Irrigated w/30 hp booster pump via a 15 hp lift pump from the Merced River. Supplemental AG Well producing approximately 800 GPMS from a 60 hp pump
- Irrigation is completed in two sets, distributed by single-line Nelson R-10 micro-sprinklers producing 1/2 GPM
- PG&E electricity and gas

SOILS:

- Grangeville loam (44.5%), Riverwash (28.2%), Tujunga sand (16.3%) Bear Creek Loam (8.8%)

HOME & METAL SHOP:

- Metal Equipment shop approximately 24' X 63'
- Ranch Home - 2 beds/1 bath - 1,372 sq - w/newer domestic well & HVAC system

OPPORTUNITY:

To own property on the Merced River, a beautiful piece of land, a close commute to Turlock, Atwater, or Merced is an ideal scenario. An opportunity to build to suite, have an ADU, and a prize Tulare walnut orchard. Plenty of outdoor experiences i.e. fishing, walking, amazing sunsets, and exploring right on the river.

63.7 +/- ACRE WINTON WALNUT ORCHARD & HOME

6881 OAKDALE RD, WINTON CA 95388



WINTON WALNUT ORCHARD & HOME OVERHEAD



63.7 +/- ACRE WINTON WALNUT ORCHARD & HOME

6881 OAKDALE RD, WINTON CA 95388



OFFERED AT: \$1,500,000 (\$23,548/ACRE)

WINTON WALNUT ORCHARD | HOME | 4 SEPARATE PARCELS

Located in Merced County - The perfect setting for productive farmland



Merced County provides the perfect setting for productive farmland. It sits in the heart of the San Joaquin Valley, also known as the Central Valley, approximately 92 miles west of Yosemite National Park and 73 miles east of Monterey Bay. Farms in this region thrive in the semi-arid climate, with hot, dry summers and mild, wet winters. The Merced River, San Joaquin River, and multiple creeks, deliver Sierra snowmelt water throughout the region. Farms have good access to water from multiple irrigation districts: Merced, Turlock, Central California, and 11 additional sources.

Neighborhood Analysis:

The subject property is located in a rural area southwest of Merced in Merced County. The subject's market area is defined as agricultural properties in Merced County.

Physical Considerations:

The main transportation route in the market area is State Highway 99, which is a major north-south route linking northern and southern California. The main east-to-west route of transportation is State Highway 140, as well as various county-maintained roads. Merced County maintains paved secondary roads serving the needs of local agriculture. Typical land uses in this area primarily consist of almond orchards, irrigated cropland and scattered dairies and poultry

facilities. Typical crops in this area primarily consist of truck crops and dairy feed crops. Permanent plantings are common to this area and have proven to be successful. The terrain is mostly level and is often laser-leveled for irrigation development.

Soils in this area are generally clay loams, which are conducive to many field crops and permanent plantings with property drainage techniques. The climate is typical to the San Joaquin Valley and is supportive of row crops and permanent plantings. Most agricultural properties in this area are located within Merced Irrigation District, which provides adequate irrigation water. However, some properties rely solely on pumped groundwater and in-district properties are often supplemented by pump and well water. Groundwater of adequate quantity and quality can typically be found in this area.

Economic Considerations:

Farms in the area consist of both rural home sites/part-time farms and larger, commercial-sized farms. As of 2020, Merced County was ranked as the fifth top agricultural county in California with a total value of \$3,568,105,000 in agricultural income. Merced County's top commodities, as of 2020, were milk, almonds, chickens, sweet potatoes, cattle and calves, vegetables, corn silage, tomatoes, nursery products and eggs.

**

Governmental Considerations:

Governmental jurisdiction over properties in the subject's market area rests with Merced County. The County enforces zoning of the land with the majority of the immediately surrounding area being zoned for agriculture with a minimum parcel size of 20 acres. Merced County participates in the Williamson Act, which limits the assessed value to the capitalized value of the farm/ranch income in exchange for keeping the land in agricultural uses for 10 years, the term of which renews automatically on an annual basis.

**Source: California County Agricultural Commissioners' Reports Crop Year 2019-2020

WALNUT INDUSTRY

The United States is the second largest producer of walnuts, accounting for approximately one third of the total world production. Domestically, California is the nation's number one walnut producer, accounting for nearly all walnuts produced in the U.S. The Tulare variety is highly favored along with Chandler.

The 2023 California walnut production is forecast at 790,000 tons, up 5 percent from 2022's production of 752,000 tons, a press release stated. The forecast is based on 385,000 bearing acres, down 4 percent from 2022's estimated bearing acreage of 400,000

"With minimal carryover from the previous crop year and favorable weather throughout the growing season, we're optimistic about the new crop year" said Tim Sabato, CEO of Prima Noce.



Merced County is one of the five top producers of milk/cream, cheese, sweet potatoes, figs, cantaloupes, fresh market tomatoes, honey, almonds, cotton, sugar beets, eggs/chickens, turkeys, cattle/calves, pasture, silage, corn, honey and hay in the nation.

WINTON WALNUT ORCHARD | HOME | 4 SEPARATE PARCELS

DESCRIPTION

-50+/- Acres planted in 2006
Planted in Tulare Walnuts
All planted with 24' X 24' spacing

IRRIGATION

Irrigated with 30 hp booster pump via a 15 hp lift pump from the Merced River (with riparian rights). AG well producing approximately 800 GPMs from a 60 hp pump. Irrigation is completed in two sets with water distributed by single-line Nelson R-10 micro-sprinklers producing 1/2 GPM.

HOMESTEAD - METAL SHOP

Small 2 bed/1 bath 1,372 sf home with a newer domestic well and HVAC system. Metal equipment shop approximately 24' X 63'

LOCATION

6881 Oakdale Rd., Winton, CA 95388
Approximately 7 mls NE of Atwater, 12 mls NE of Merced, 13 mls SE of Turlock, 15 minutes from HWY-99

LEGAL

Merced County APN's:
042-140-031
042-140-032
042-140-033
042-140-034

6881 OAKDALE RD., WINTON CA





WINTON WALNUT ORCHARD | PRODUCTION

2021 CROP AVERAGES

50 +/-ACRES - TULARE WALNUTS

2021 CROP YEAR

Planted in 2006

WALNUTS (50 ACRES) 4,228 LBS PER ACRE

2022 CROP AVERAGES

50 +/-ACRES - TULARE WALNUTS

2022 CROP YEAR

Planted in 2006

WALNUTS (50 ACRES) 3,454 LBS PER ACRE

2023 CROP AVERAGES

50 +/-ACRES - TULARE WALNUTS

2023 CROP YEAR

Planted in 2006

WALNUTS (50 ACRES) 3,839 LBS PER ACRE



EQUIPMENT:

Equipment is not included in the sale of the property

TAXES AND ASSESSMENTS:

In the Williamson Act

PRELIMINARY TITLE REPORT:

Available

MINERAL RIGHTS:

To be conveyed with fee title

ZONING:

A2 General Agriculture



SALE TERMS:

All cash at close of escrow.

Winton Walnut Orchard & Home is available for \$1,500,000.

TERMS:

Offers to be submitted to Listing Broker with Proof of Funds or Qualifying Letter from lender attached.

SHOWN BY APPOINTMENT ONLY.



MARCUS HANEY

Realtor | AG Specialist

209.847.7475

marcus@premiercaproperties.com

Lic #01917446

Property Video Link

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.





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. This property is located in the Merced Groundwater Sub-Basin.

Additional Information is available at:

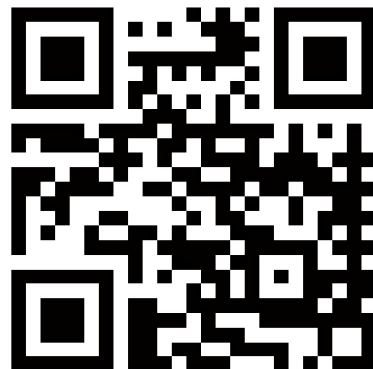
California Department of Water Resources Sustainable Groundwater Management Act Portal -

<https://sgma.water.ca.gov/portal/>

Telephone Number: (916) 653-5791



MARCUS HANEY
Realtor | AG Specialist
209.847.7475
marcus@premiercaproperties.com
Lic #01917446



PREMIERCAPROPERTIES.COM

All information deemed reliable but not guaranteed. If your property is listed with a real estate broker, please disregard. "Equal Housing Opportunity"