

SLWD PISTACHIOS

Merced County, California

64.60± Acres

\$1,292,000
(\$20,000/Acre)



- San Luis Water District
- Planted in 2015
- Good Soils



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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

Opportunity to purchase a 64.6± assessed acre producing pistachio ranch located within San Luis Water District. The ranch was planted in 2015 to Golden Hills variety and is made up of predominately Grade 1 & 2 soils.

LOCATION

The subject property is located approximately 6± miles southwest of the city of Los Banos off Canyon Rd. The best way to access the property is via Pioneer Rd and then head south on Canyon Rd for approximately 2± miles and the ranch will be on the west side of the road.

LEGAL

Merced County APN: 083-210-036

Located in a portion of Section 31, Township 10S, Range 10E, M.D.B&M. The property is not within the Williamson Act.

ZONING

A-1 (General Agriculture)

PLANTINGS

64.6± acres of Pistachios planted in 2015.

WATER

The subject property is located within and entitled to receive surface water from San Luis Water District. In addition to the surface water, there is one (1) ag well on the property, but the condition of the well is unknown. Buyer to investigate during due diligence. There is also an abandoned/ non-operable well on the north side of the ranch. The trees are irrigated via dual line drip. Located in the Central Delta-Mendota GSA.

SOILS

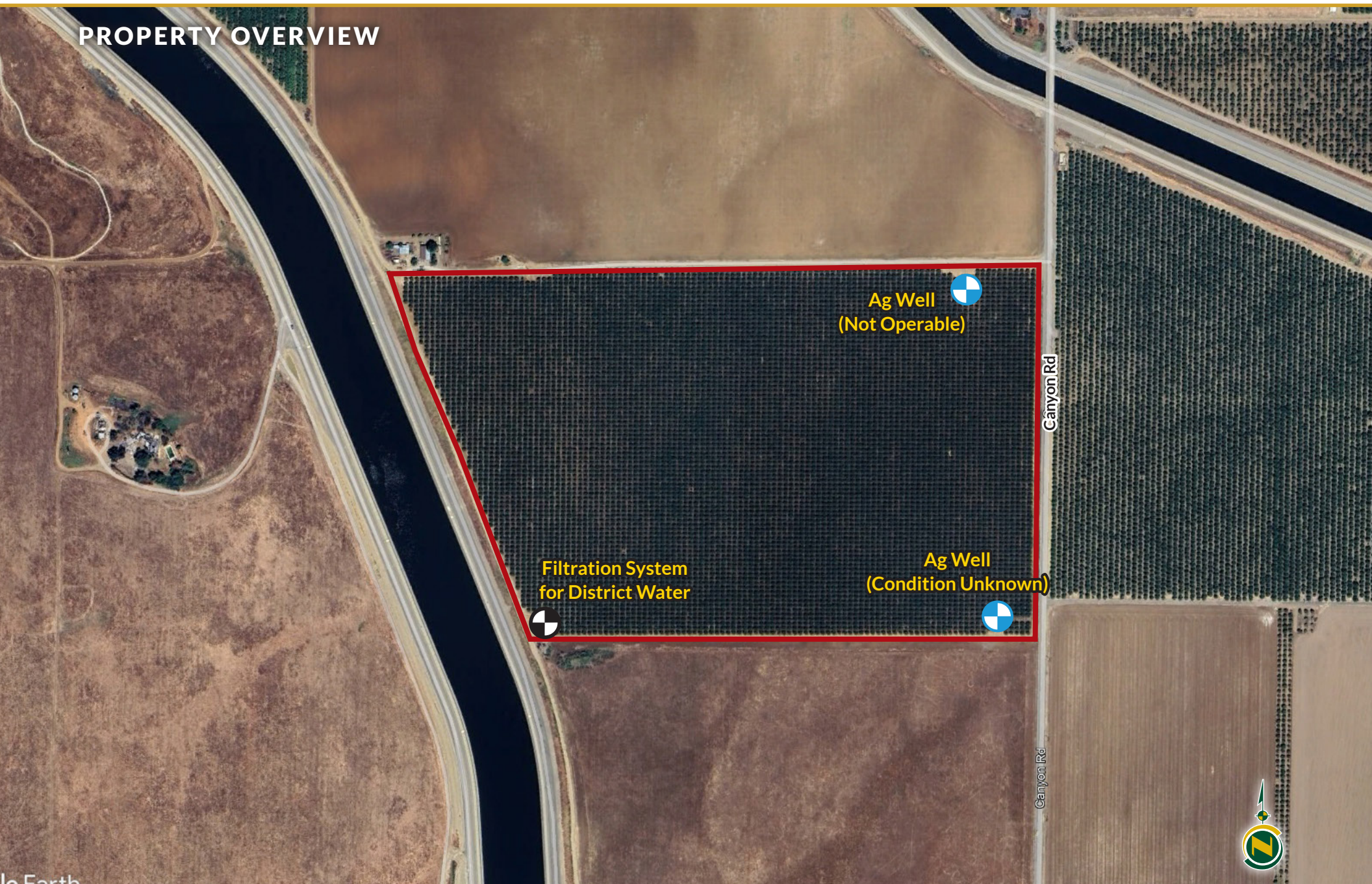
See soils map included.

PRICE/TERMS

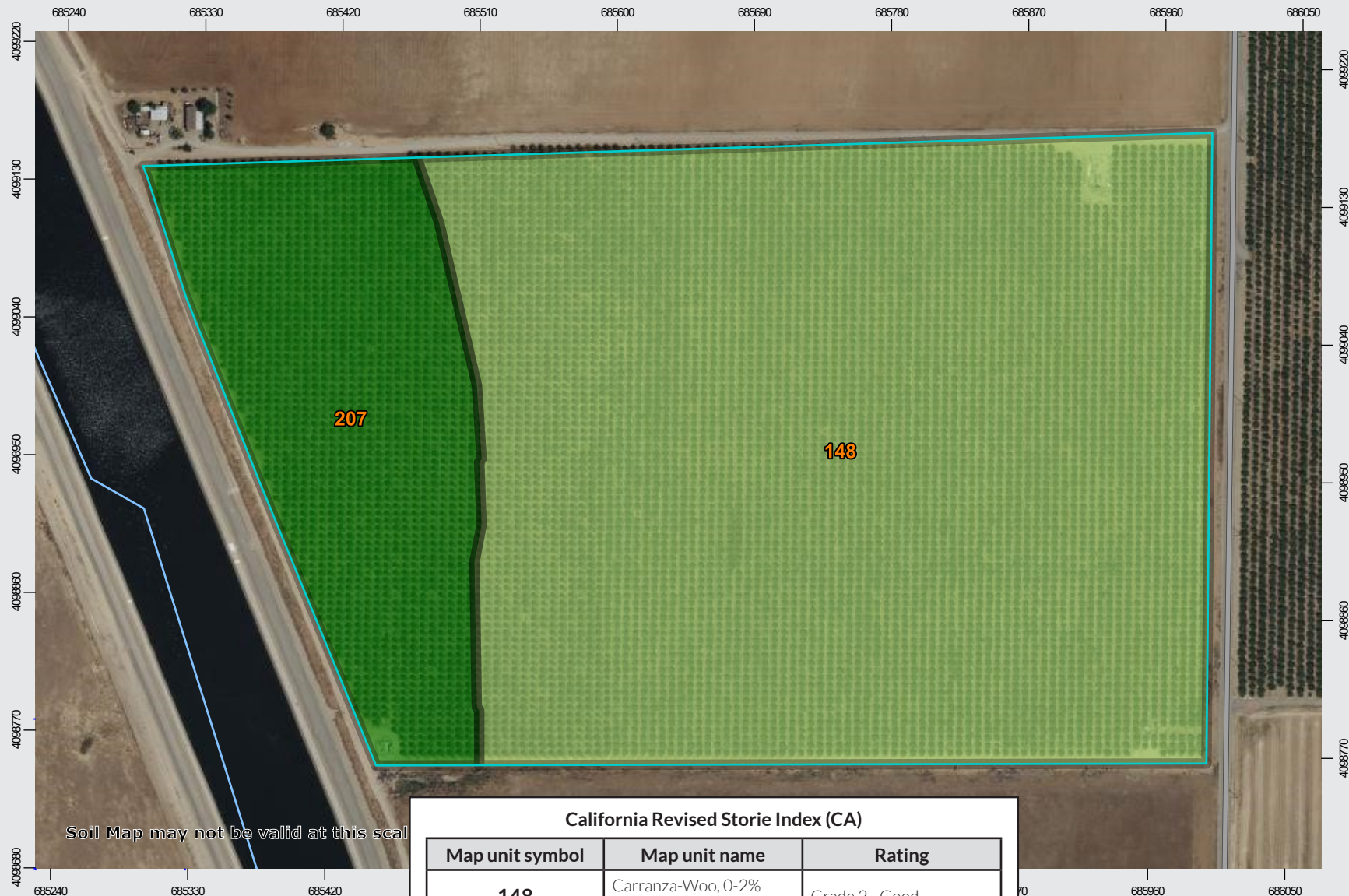
\$1,292,000 cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 crop. Sale of the property is subject to court approval, overbid, and final approval by the Bankruptcy Court. Seller is a court-appointed plan administrator in a Chapter 11 bankruptcy case. Seller has limited information regarding the property. The property is being sold "AS-IS".



PROPERTY OVERVIEW



SOILS MAP

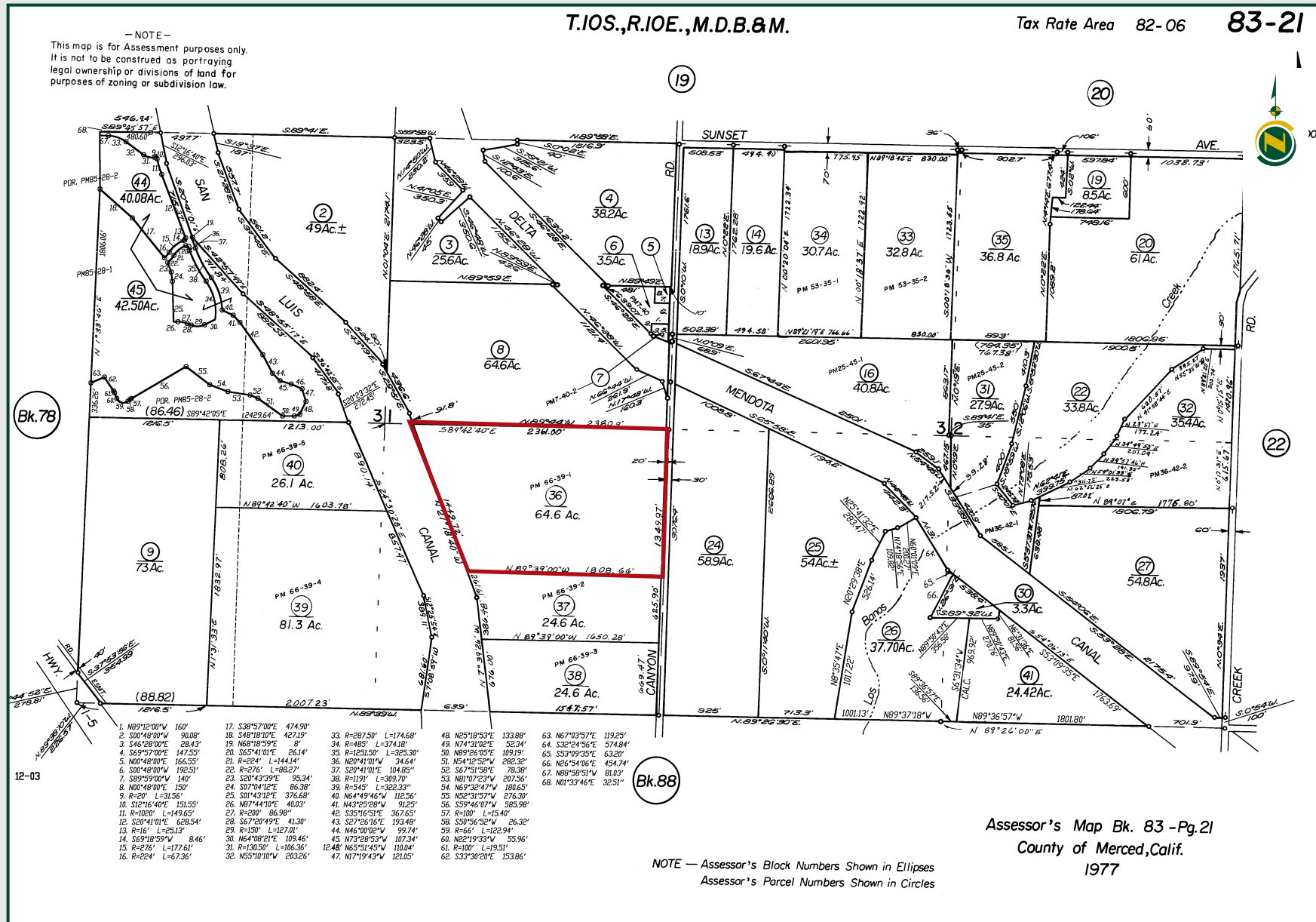


California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
148	Carranza-Woo, 0-2% slopes	Grade 2 - Good
207	Los Banos clay loam, 2-8% slopes	Grade 1 - Excellent



PARCEL MAP



PROPERTY PHOTOS



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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.