



## LE GRAND ALMOND ORCHARD & ORCHARD GROUND



### 567 +/- ACRE LE GRAND ALMOND ORCHARD & ORCHARD GROUND



S. CUNNINGHAM RD., LE GRAND, CA 95333

OFFERED AT: \$7,500,000 (\$13,228/ACRE)



## LE GRAND ALMOND ORCHARD OVERVIEW

### PROPERTY OVERVIEW:

- 567+/- acres of orchard and orchard ground
- 348 acres dedicated to high-yield almonds, featuring Nonpareil, Monterey & Shasta varieties
- RoPak, Viking & Cornerstone Rootstock
- Plant spacing 22' X 14'
- 3 AG Wells
- Solar System Field

### WATER SOURCES:

- 3 AG Wells with a combined 4,447 GPM
- Up to date irrigation management system with data collection including weather station and automated moisture sensory.
- In-line filtration systems with micro-sprinkler distribution and delivery pumping systems.

**THIS LE GRAND ALMOND ORCHARD** A Best Buy! 567 total acres-Approx. 348 acres of producing almonds. Nonpareil, Monterey, Shasta varieties. Young developing orchard with a 2024 85% increase in Production! Multiple blocks, coming 4th to 9th leaf. This ranch has 5 APN's and 5 AG Wells. 219 acres for water credits and/or repurposing or further farm development. The Solar System covers approx. 70% of the irrigation power costs. In-line filtration systems and micro-sprinklers. High quality modern 50' x 50' steel farm shop and equipment yard. Ranch employee housing available on separate available farm property. Excellent rural setting for a new custom ranch home. Few farm properties available offer this level of investment opportunity and value.

### AG WELL AND PUMP SUMMARY

Description	Well #1	Well #2	Well #3
Horse Power	200 HP	125 HP	125 HP
Pumping Water Level (ft)	241	201	262
Standing Water Level (ft)	174	172	197
Reported Yield (GPM)	2,129	1,419	899
Acre Feet per Day	9.4	6.3	4.0
Total Acre Feet	1,129	753	477





## Block Description

### AIRSTRIPE/BLOCK 3

72 Acres  
Non-Pareil/Monterey  
RoPak Rootstock  
Planted in 2016  
22 X 14 Spacing

### AIRSTRIPE/BLOCK 4

78 Acres  
Non-Pareil/Monterey  
RoPak Rootstock  
Planted in 2018  
22 X 14 Spacing  
AG Well #2

### 98 ACRES

98 Acres  
Non-Pareil/Monterey  
Viking Rootstock  
Planted in 2020  
22 X 14 Spacing

### SHASTA

100 Acres  
Shasta Variety  
RoPak/Cornerstone  
Planted in 2021  
22 X 14 Spacing  
Solar System  
AG Well #1

### 52 ACRES

52 acres  
AG Well #3



## LE GRAND ORCHARD GROUND OVERVIEW

### PROPERTY OVERVIEW:

- Approximately 142 acres
- Orchard removal in process
- Solar system cover approximately 70% of electricity costs
- Large metal shop - approximately 50' X 50'
- Large equipment yard with fuel tanks and storage containers

### WATER SOURCES:

- 2 AG Wells

### SOLAR SYSTEM:

- Solar System generates 154.38 kW and is leased through Farm Credit Leasing. The lease is a 10 year term with 8 years remaining. Covers approximately 70% of electricity costs.

## AG WELL AND PUMP SUMMARY

Description	Well #4	Well #5
Horse Power	125 HP	200HP
Pumping Water Level (ft.)	241	375
Standing Water Level (ft.)	178	175
Reported Yield ("GPM")	1,163	1,312
Acre Feet/Day	5.1	5.8
Total Acre Feet	617	696

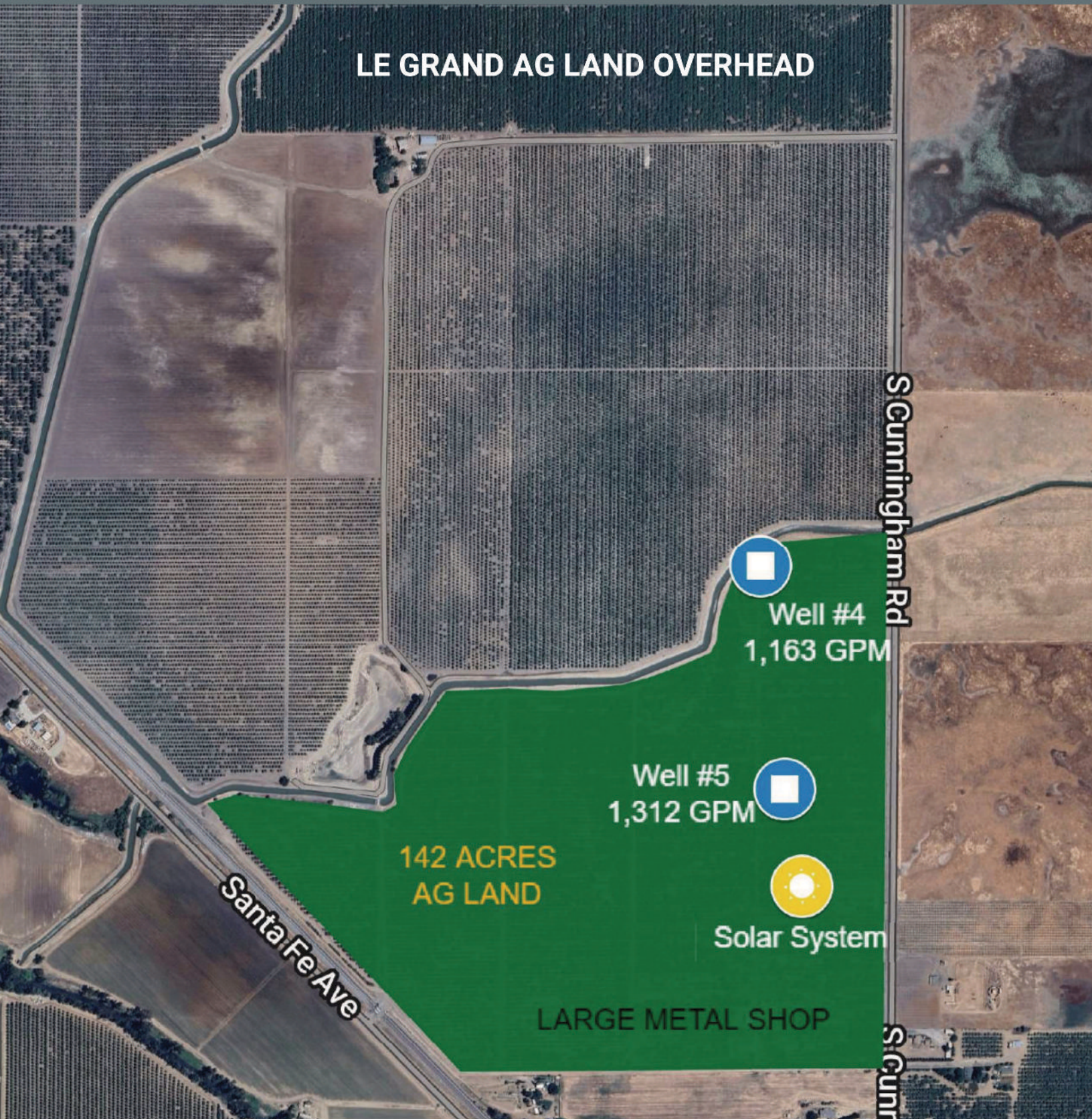




# PREMIER

CALIFORNIA PROPERTIES

## LE GRAND AG LAND OVERHEAD



Cunningham Rd



Well #4  
1,163 GPM



Well #5  
1,312 GPM

142 ACRES  
AG LAND



Solar System

Santa Fe Ave

LARGE METAL SHOP

Cunningham Rd





## LE GRAND ALMOND ORCHARD | PROPERTY INFORMATION

### **AIRSTRIP/BLOCK 3**

72 Acres - Almonds  
Non-Pareil/Monterey  
RoPak Rootstock  
Planted in 2016  
22 X 14 Spacing

### **AIRSTRIP/BLOCK 4**

78 Acres - Almonds  
Non-Pareil/Monterey  
RoPak Rootstock  
Planted in 2018  
22 X 14 Spacing  
AG Well #2

### **98 ACRES**

98 Acres - Almonds  
Non-Pareil/Monterey  
Viking Rootstock  
Planted in 2020  
22 X 14 Spacing

### **PREDOMINATE SOILS -**

Porterville Clay, 0 to 3% slopes  
Raynor Clay, 0 to 3% slopes  
Raynor Cobbly Clay, 3 to 8% slopes  
Raynor Cobbly Clay, 0 to 3% slopes  
Keyes-Pentz Gravelly Loam, 0 to 8% slopes

### **SHASTA**

100 Acres - Almonds  
Shasta Variety  
RoPak/Cornerstone  
Planted in 2021  
22 X 14 Spacing  
Solar System  
AG Well #1

### **52 ACRES**

52 Acres  
AG Well #3

### **WATER, IRRIGATION**

**Water:** 3 AG Wells with new bowls, columns, tubes, and shafts. Irrigation has an in-line filtration system with micro-sprinklers, and pumping systems.

2 AG Wells - On Orchard Ground with Solar. The Solar System generates 154.38 kW covering approximately 70% of electricity costs - significantly helping the costs of irrigation

### **UTILITIES**

PG&E electricity & Solar System.

### **SOLAR SYSTEM**

Producing 272.24 kW, covering approximately 70% of the annual costs. The solar system is leased through Farm Credit Leasing. 10-year term with 8 yrs remaining.

### **LOCATION**

1 Cunningham Rd., Le Grand, CA 95333

### **LEGAL**

Merced County APN'S:

067-010-033  
067-060-018  
068-010-026  
068-010-028  
068-230-004



## LE GRAND ALMOND ORCHARD | PRODUCTION

### Heritage Nut Farms YOY Field Run

Sum of Received Weight		Crop Year		YOY Change	YOY Change	
Grower	Field	Variety	2023	2024	Pounds	%
Heritage Nut Farms	98	Monterey	174,380	332,960	158,580	91%
		Nonpareil	124,672	284,080	159,408	128%
		Shasta	157,220	371,540	214,320	136%
	98 Total		456,272	988,580	532,308	117%
	Airstrip	Monterey	300,060	458,900	158,840	53%
		Nonpareil	292,900	498,760	205,860	70%
	Airstrip Total		592,960	957,660	364,700	62%
Grand Total			1,049,232	1,946,240	897,008	85%



**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:**

A-1 General Agriculture



**SALE TERMS:**

All cash at close of escrow.

Le Grand Almond Orchard is available for \$7,500,000.

**TERMS:**

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

**SHOWN BY APPOINTMENT ONLY.**



**MARCUS HANEY**

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## LE GRAND ALMOND ORCHARD

**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.  
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### **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

## ALMOND INDUSTRY

California's top valued agricultural export commodity continues to be almonds. California produces about 80% of the world's almond supply and almost 100% of the domestic supply.

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.

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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. This property is located in the Merced Groundwater 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





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