

ONE PALM RANCH

- 312.90 Assessed Acres | 75 +/- Net Acres of Winegrape Vineyards & 231 +/- Acres of Open Land
- 2023 Plantings & Open Land | Merced County
- Property Located in Eastside Water District, 2 Agricultural Wells | 952 +/- GPM
- **Almonds, Pistachios Grown in Surrounding Area**

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Property Overview dated July 17, 2025



OVERVIEW ©



PROPERTY OVERVIEW

- 312.90 +/- gross assessed acres located in Merced County and California Grape Pricing District 12.
 - 75 +/- planted vineyard acres
 - 231 +/- plantable open land acres
 - 6.90 +/- acres of supporting and ancillary land
 - Property is not currently enrolled in an agricultural preserve contract.
- Planted winegrape varieties include:
 - Cabernet Sauvignon (75 acres)
 - 2023 planting (3rd leaf in 2025)
 - 2025 projected yields at 10 tons per acre.
- Surrounding land uses include almond, pistachio, walnut orchards and irrigated row crops.
- The Property contains Rincon Silty Clay Loam, Rocklin Sandy Loam, and Myers Clay, Sycamore Complex, and Atwater Loamy Sand NRCS soil series.
- The Property is located within the Eastside Water District, and currently receives irrigation water via two operating agricultural deep wells located on-site producing 952 +/- gallons per minute (per 2023 pump test). Irrigation water is distributed throughout the Property's vineyard blocks via pump and filter stations, through main and submain pipelines. The Property's planted vineyard block is irrigated via a single-line drip system. There is one additional, non-operating agricultural deep well also located on-site.
- According to the CA Department of Water Resources' website, the Property is located in the Sustainable Groundwater Management Act ("SGMA") Bulletin 118 Basin "5-022.03", East Turlock Subbasin, which is currently a High-Priority, Critically Overdrafted Subbasin. The basin is currently managed by the East Turlock Subbasin GSA.
- **Purchase Price:** \$4,000,000 all cash at the close of escrow (\$12,784 per gross acre).
- **For further information, please contact:**

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Lic. #01084243

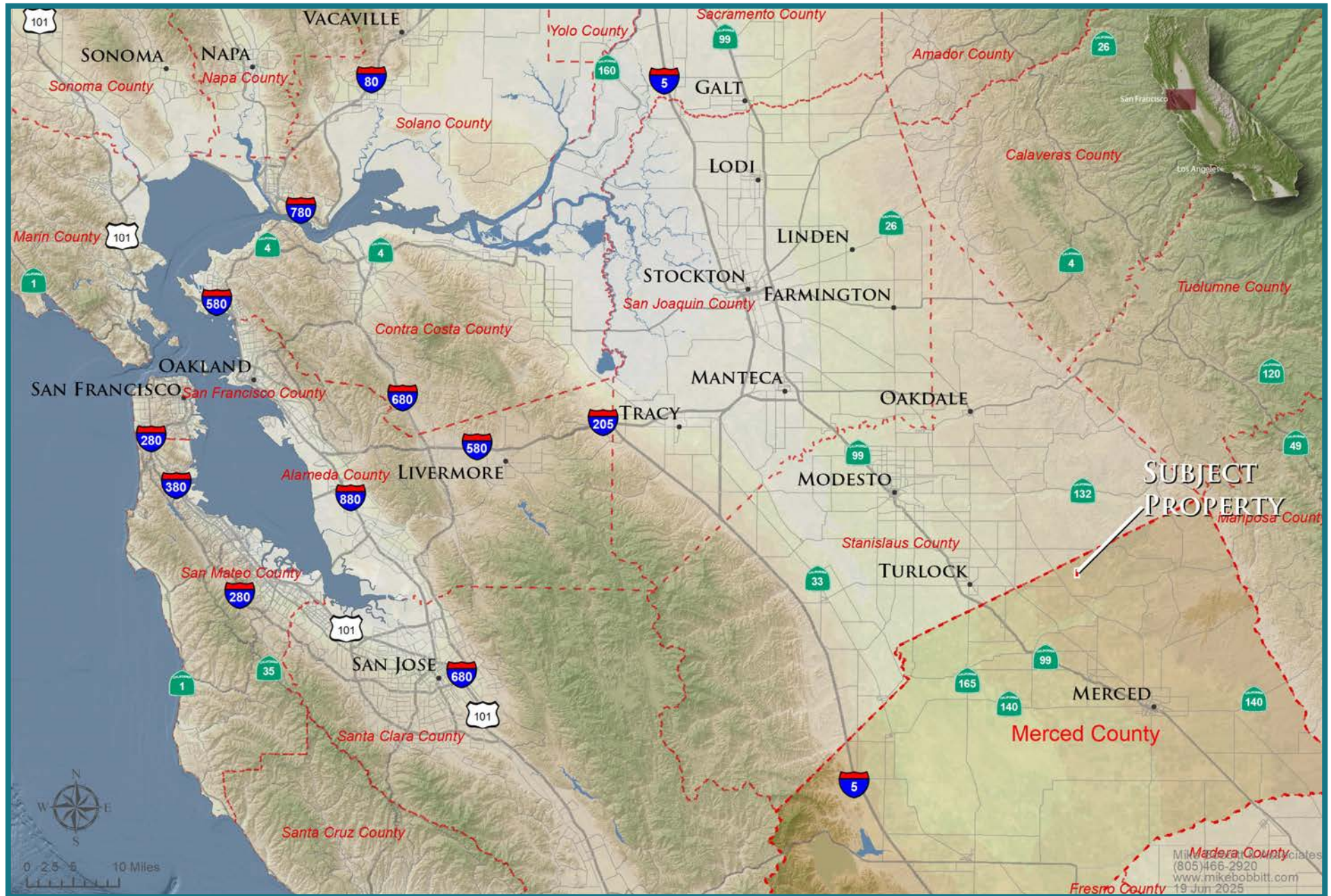
Josh A. Mendrin*Broker Associate*

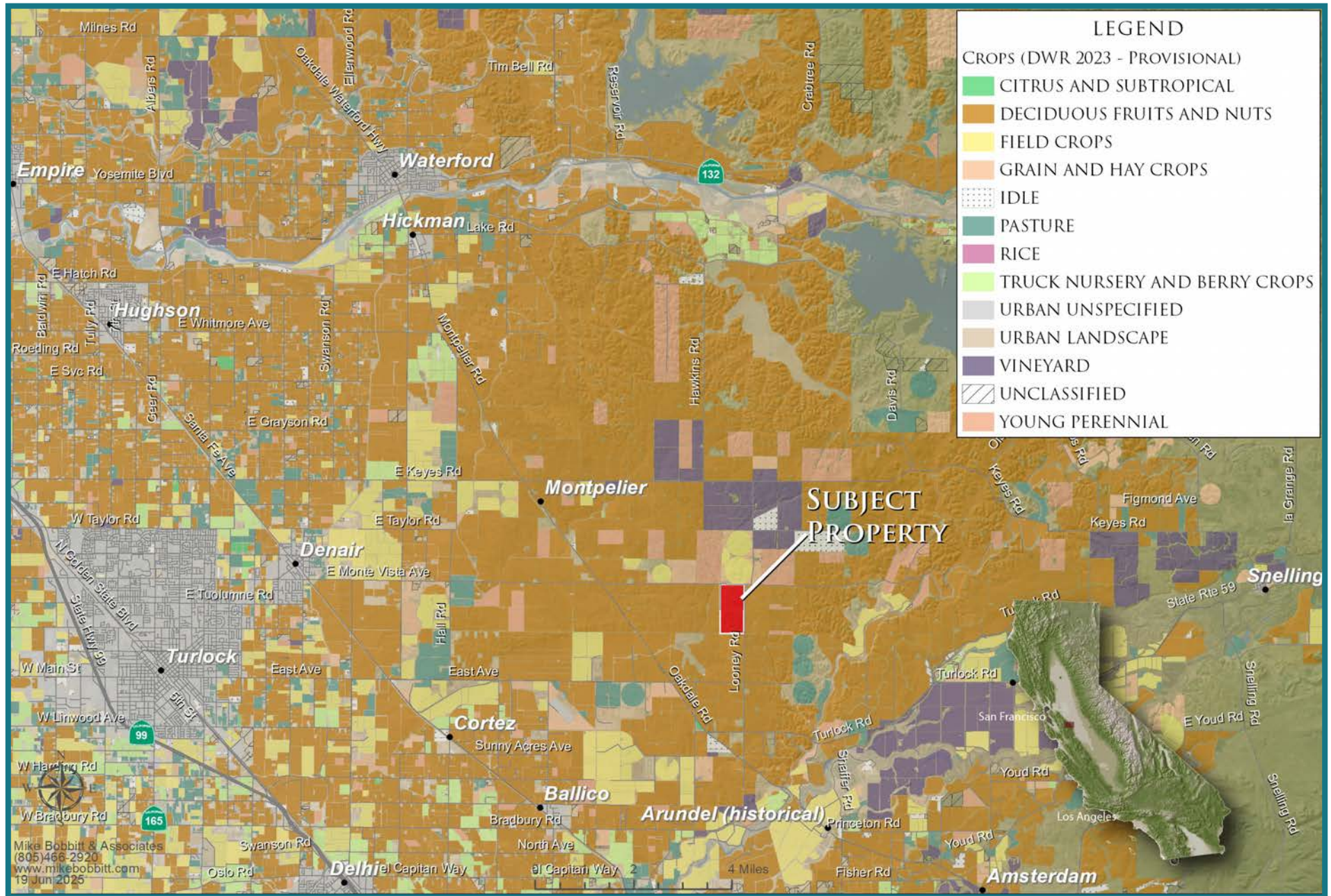
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2025 BLOCK MAP



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Exclusive Representation Rights & Agency: Alex D. Mendrin, Inc. dba The Mendrin Group (Broker Lic. #01978317) and Mendrin & Mendrin, Inc. (Broker Lic. #02040909) have been granted Exclusive Representation Rights and Exclusively Represent *LAGUNA CREEK VINEYARD PARTNERSHIP* ("Seller") for the offering and sale of the *Hawkins Ranch* located in Merced County, California, U.S.A.

Buyer's communications, additional copies of this Copyrighted Confidential Overview, copies of the Copyrighted Confidential Information Memorandum ("CIM"), viewing of the Property, Letter of Intent submissions, Property Due Diligence data requests, and Property Due Diligence site visits shall be directed through Seller's exclusive representative, **The Mendrin Group**.

Private Property tours are strictly by appointment only with 48 hours prior notice.

California Sustainable Groundwater Management Act ("SGMA") & Surface Water Rights Disclaimer: The State of California enacted the Sustainable Groundwater Management Act ("SGMA") in 2014, requiring groundwater Basins and Subbasins to establish a Groundwater Sustainability Agency ("GSA") as governing bodies in addition to the creation of a Groundwater Sustainability Plan ("GSP"). Each GSP outlines the groundwater Basin's/Subbasin's plan to halt overdraft and achieve long-term sustainability by 2040. Draft GSPs for critically overdrafted high- and medium-priority basins were due to the California Department of Water Resources ("DWR") by January 31st, 2020, with draft GSPs for the remaining non-critically-overdrafted high- and medium-priority basins due to the DWR by January 31st, 2022. SGMA GSP's effects on groundwater wells and their ability to extract water may be curtailed, reduced, halted, and/or prohibited. Costs may also be incurred by the managing GSAs and related GSPs via assessments and/or rates of extracting groundwater (other costs may apply). Buyer/Recipient, Tenants, and their Representatives are strongly encouraged to consult with all Federal, State, and local Governmental Agencies, water attorneys, hydrologists, geologists, civil engineers, and water districts, in addition to the managing GSA(s) regarding the Property, its location and water rights within a groundwater Basin(s)/Subbasin(s), surface water rights, and its ability going forward to achieve Buyer's/Tenant's intended use and farming plan with regards to groundwater pumping and feasibility. Seller and Broker do not make any warranties or representations, express or implied, as to the effect of SGMA on the Property, the Property's location within a GSA or groundwater Basin/Subbasin, the GSP details/effects, or the measure, existence, ability, quality, quantity, or cost of groundwater and surface water relating to the Property. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal: <https://sgma.water.ca.gov/portal/>; California Department of Water Resources - Contact: <https://water.ca.gov/Contact>



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