



DENAIR ALMOND ORCHARD



201.77 +/- ACRES | DENAIR, CA | ALMOND ORCHARD

E. KEYES RD, DENAIR, CA 95316

OFFERED AT: \$3,025,000 (\$14,992/ACRE)



DENAIR ALMOND ORCHARD

PROPERTY OVERVIEW:

- The property is approximately 201 acres
- Planted in 2002 and 2004
- 50% Non-Pareil, 33% Monterey, 17% Carmel on Nemaguard rootstock
- TID Electric

WATER SOURCES:

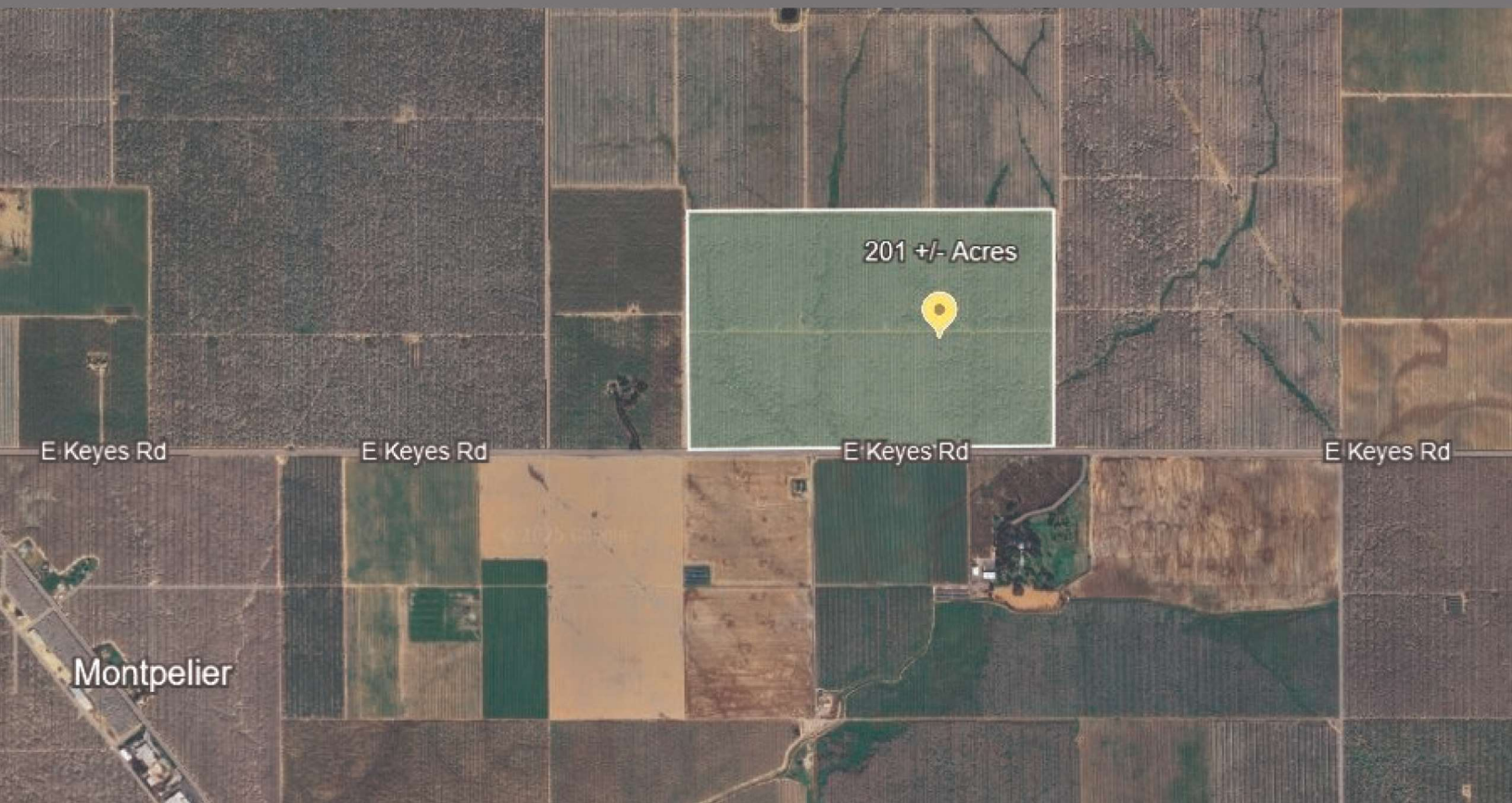
- 4 AG wells with VFD variable speed drives, 3 currently in use. All wells have 1000 gallon fertilizer tanks and Diamond K solutionizers.
- Combination of drip and micro-sprinkler irrigation

PUMP & WELL SUMMARY

Parcel/Well	Drilled	H/P	Tested	Standing Water Level	Pumping Water Level	Measured Flow GPM
20	2016	60hp	2020	223ft	232ft	555gpm
22	2016	60hp	2020	231ft	242ft	450gpm
23	2007	100	2007	224ft	234ft	900gpm



DENAIR ALMOND ORCHARD OVERHEAD



DENAIR ALMOND ORCHARD | PROPERTY INFORMATION

DESCRIPTION

201 +/- Total Acres

Planted in 2002 and 2004

50% Non-Pareil, 33% Monterey & 17% Carmel
Nemaguard Rootstock

20' between rows X 18' down row spacing on a
diamond planting (121 trees/acre)

SOILS:

Predominately - Rocklin Sandy Loam, Whitney &
Rocklin Sandy Loam, & Hopeton Clay Loam

UTILITIES:

Turlock Irrigation District Electricity

LOCATION

E. Keyes Road in Denair with 4 separate adjacent
parcels

LEGAL

Stanislaus County APN's:

020-005-020-000

020-005-021-000

020-005-022-000

020-005-023-000

WATER, IRRIGATION

4 AG Wells - drip & micro-sprinklers

SGMA - For more information regarding GSP
implementation in the Stanislaus Groundwater
Basin, please visit sgma.water.ca.gov (geologic
maps) and turlockgroundwater.org.



STANISLAUS COUNTY

The perfect setting for productive farmland



Stanislaus County spans 1,515 square miles and is filled with thriving businesses built on over 100 years of agricultural abundance. This fertile county is nestled east of San Francisco and south of Sacramento, providing day trip access to charming small towns or bustling larger cities, multiple lakes, beaches, and Yosemite National Park.

Agriculturally, Stanislaus county is one of the most agriculturally productive counties in the nation. Almonds, milk, chickens, cattle, and fruit round out its top-5 list of agricultural commodities.



This productive county is nestled east of the San Francisco Bay Area and south of Sacramento, with access to multiple strong irrigation water sources: Oakdale Irrigation District, Modesto Irrigation District, Turlock Irrigation District, and approximately 10 other suppliers.

With a booming, farm-driven economy, great location, and water accessibility, Stanislaus County provides the perfect setting for thriving agriculture properties.



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.

Stanislaus Counties top five agriculture commodities are almonds, milk, poultry, cattle, and fruit & nut nurseries.





EQUIPMENT:

Equipment is not included in the sale of the property

TAXES AND ASSESSMENTS:

In the Williamson Act

PRELIMINARY TITLE REPORT:

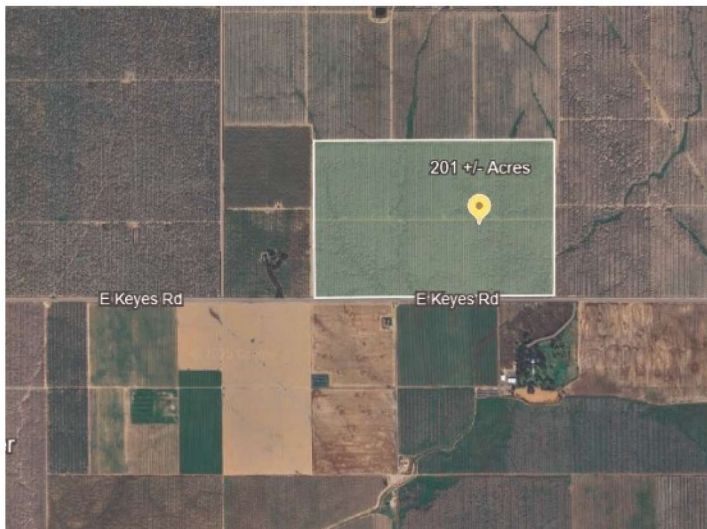
Available

MINERAL RIGHTS:

To be conveyed with fee title

ZONING:

A240



SALE TERMS:

All cash at close of escrow.

Denair Almond Orchard available for \$3,025,000.

TERMS:

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

SHOWN BY APPOINTMENT ONLY.

DO NOT ENTER THE PROPERTY.



MARCUS HANEY

Realtor | AG Specialist

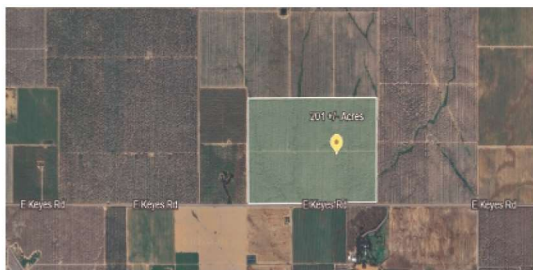
209.847.7475

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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 East Turlock Subbasin.

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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