

HAMBURG RANCH

668.6± ACRES | MERCED COUNTY, CALIFORNIA

\$9,500,000

(\$14,209/Acre)



PROPERTY HIGHLIGHTS

- PRODUCING ALMONDS & PISTACHIOS
- EXISTING IRRIGATION, DRAINAGE, AND TILE SYSTEMS
- MULTIPLE PUMPS & WELLS
- PARCELS WITHIN C.C.I.D. AND/OR S.L.W.D.



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

7480 N. Palm Ave., Suite 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

668.6± ACRES | MERCED COUNTY, CALIFORNIA

668.6± ACRES | MERCED COUNTY, CALIFORNIA

[illegible]

PROPERTY INFORMATION

DESCRIPTION

Located in a desirable farming area is a 668.6± acre institutional grade almond and pistachio orchard with 177.3± acres of open land. With multiple pumps/wells, turnouts, filter stations, and irrigation districts, this ranch is an attractive offering that will not sit on the market long.

LOCATION

The property runs along the Delta-Mendota Canal in western Merced County, with access from Hamburg Road, one mile north of Eagle Field Road south of Los Banos.

ZONING

Zone A-2 (Agricultural Exclusive). The property is not enrolled in the Williamson Act.

WATER

24.3± acres is within and receives water from Central California Irrigation District and San Luis Water District surface water. 97± acres is within and receives water from San Luis Water District. 547.3± acres is within San Luis Water District but does not receive an allocation and pays no district assessments. 597± acres of the property has additional Railroad water supplied to the property when available from October to June. There are multiple pumps and wells (unknown condition), filter stations, and turnouts. The pumping restriction: (a) only allows for 0.5 acre-feet per acre of groundwater extractions if CVP South-of-Delta water allocations are less than 45%, and (b) prohibits groundwater extractions if CVP allocations are 45% or greater. See map clarifying which parcels receive surface water.

BUILDINGS

There is a fenced storage and equipment yard on the property.

PLANTINGS

168± acres of Shasta variety almonds planted in 2020 on Rootpac-R rootstock with 20'x14' spacing.
306± acres of Kerman variety pistachios planted in 2015, 2016, & 2017 on UCB-1 rootstock with 20'x16' spacing.
162± acres of open land.

PRICE/TERMS

\$9,500,000 (\$14,209/acre). Buyer to reimburse Seller for cultural costs incurred towards the 2026 crop.

*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.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

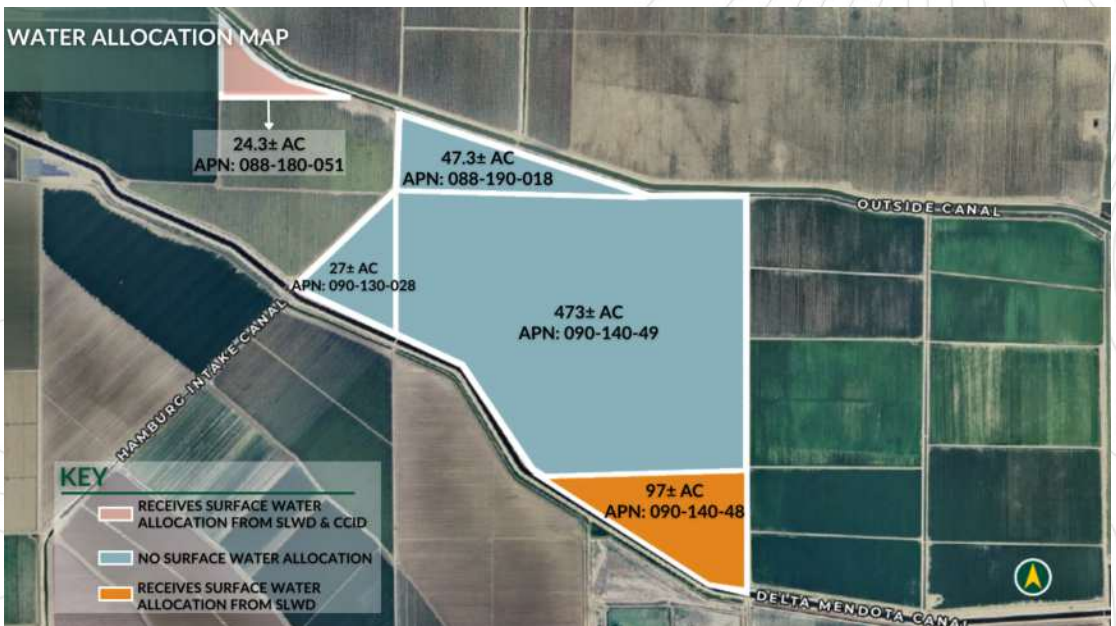
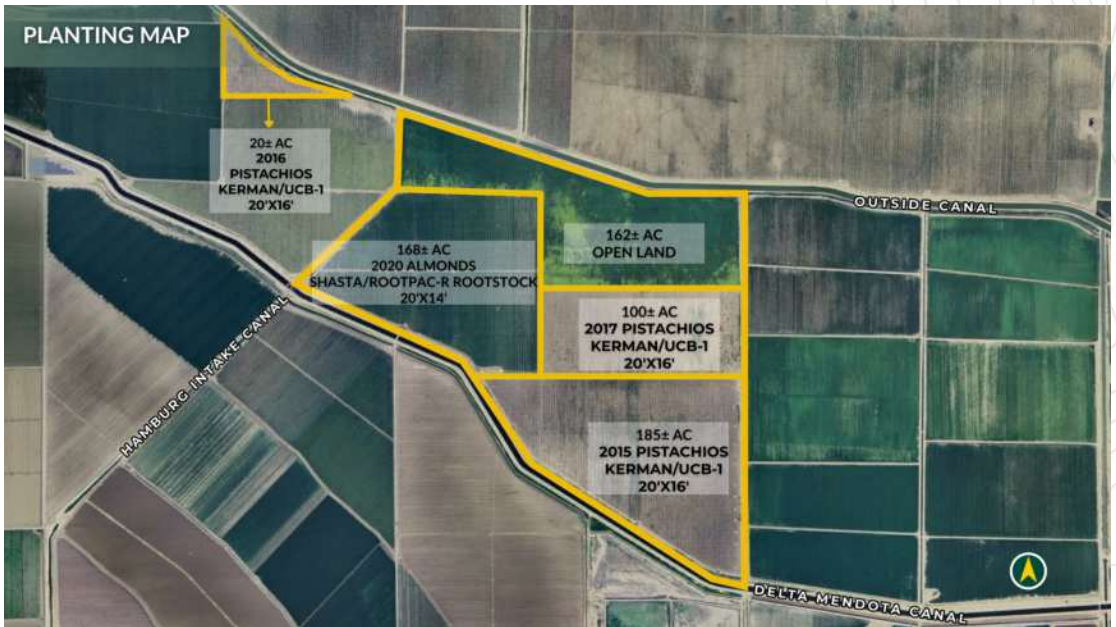


PARCEL INFORMATION

LEGAL

Merced County APNs: 088-180-051, 088-190-018, 090-140-048, 090-140-049, & 090-130-028
Located in a portion of Sections 3, 4, 33, & 34, T11S & T12S, R11E, M.D.B.&M.









Independently Owned and Operated

Corporate License #0002087 | pearsonrealty.com

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO

7480 N. Palm Ave., Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777