

ALMOND RANCH

Lincoln & Bell Ave Livingston CA

77.9 ± ACRES

Merced, CA

\$3,505,500.00



3 Delivery Water System

77.9 Acres

Ag Well Approx. 16" Casing

Two Water Sources

The approx. 77.9ac almond ranch is meticulously maintained showing great pride of ownership and showing strong production. The ranch is within Merced Irrigation District and receives class 1 water allocation. In addition to district water the ranch offers an ag well (approx. 16" casing) with a 50hp turbine pump. This gorgeous ranch should qualify and carry significant tax benefits through depreciation, talk to your CPA to take advantage.



Serving The Central Valley

TURLOCK

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ALMOND RANCH

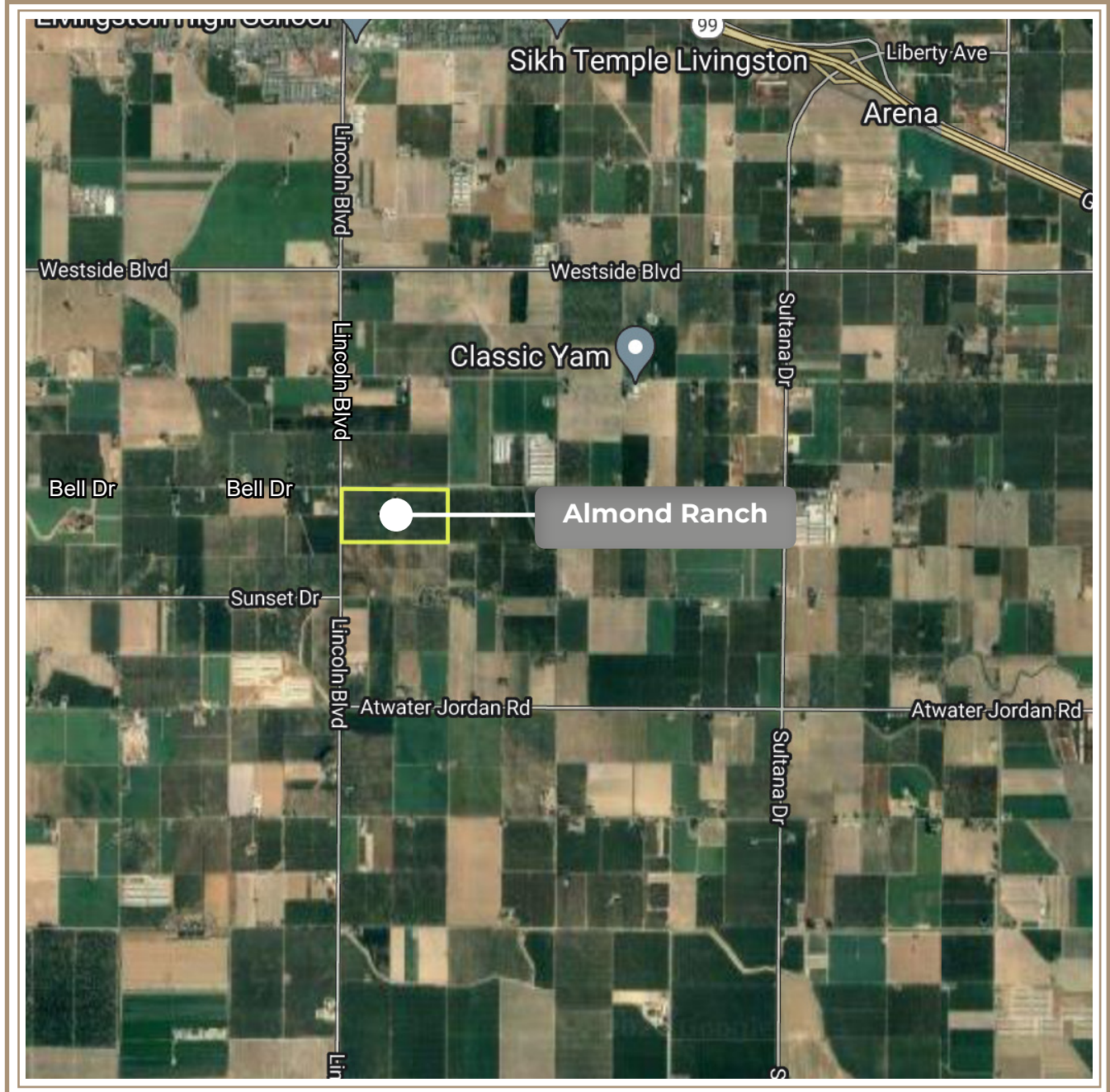
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LOCATION AERIAL



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PROPERTY DETAILS

Location:

The property is located at the southeast corner of Lincoln Blvd and Bell Ave in Livingston CA. It is approx. 1.75 miles south of the Livingston City Limits and approx. 1.5 miles from the city sphere of influence.

Legal:

Merced County APN 049.060.017 is +/-38.5ac (west block). Merced County APN; 049.060.018 is +/-39.4ac (east block) totaling 77.9ac. Under Williamson Act.

Zoning:

A1 – General Agriculture

Plantings:

West block = NonPariel 50% / Monterey 25% / Carmel 25%, approx. 16-18yrs old. Approx. 22'x16' spacing.

East Block = NonPariel 50% / Fritz 25% / Carmel 25%, approx. 22-24yrs old. Approx. 22'x16' spacing.

Water/Irrigation:

Water:

The property benefits from two (2) sources of water as it receives class 1 allocation from Merced Irrigation District as well as the on site ag well the two parcels share.

Irrigation:

The property also benefits from (3) delivery water systems. One is the dual line drip system which can be supplied by either the 50hp ag well or the surface water via the 30hp booster and irrigates the ranch in one set. The second is the solid set impact sprinklers system which can be supplied by the 50 hp ag well or the surface water via the 50hp booster, this delivery does require two sets. There is a three tank sand media filter station to filter either water source complimented by the rotating thrash screen and a morril filter for the solid set system. The third is the 30" concrete pipeline that delivers flood or blended water throughout the ranch via the Waterman flood valves.

Buildings:

There is a metal shop of approx. 40'x40' with two roll up doors and a pedestrian door.

Price/Terms:

\$3,505,500.00 (\$45,000.00/acre) cash at close of escrow. Buyer to reimburse Seller for all cultural costs in favor of the 2022 almond crop through escrow.



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PROPERTY PICTURES



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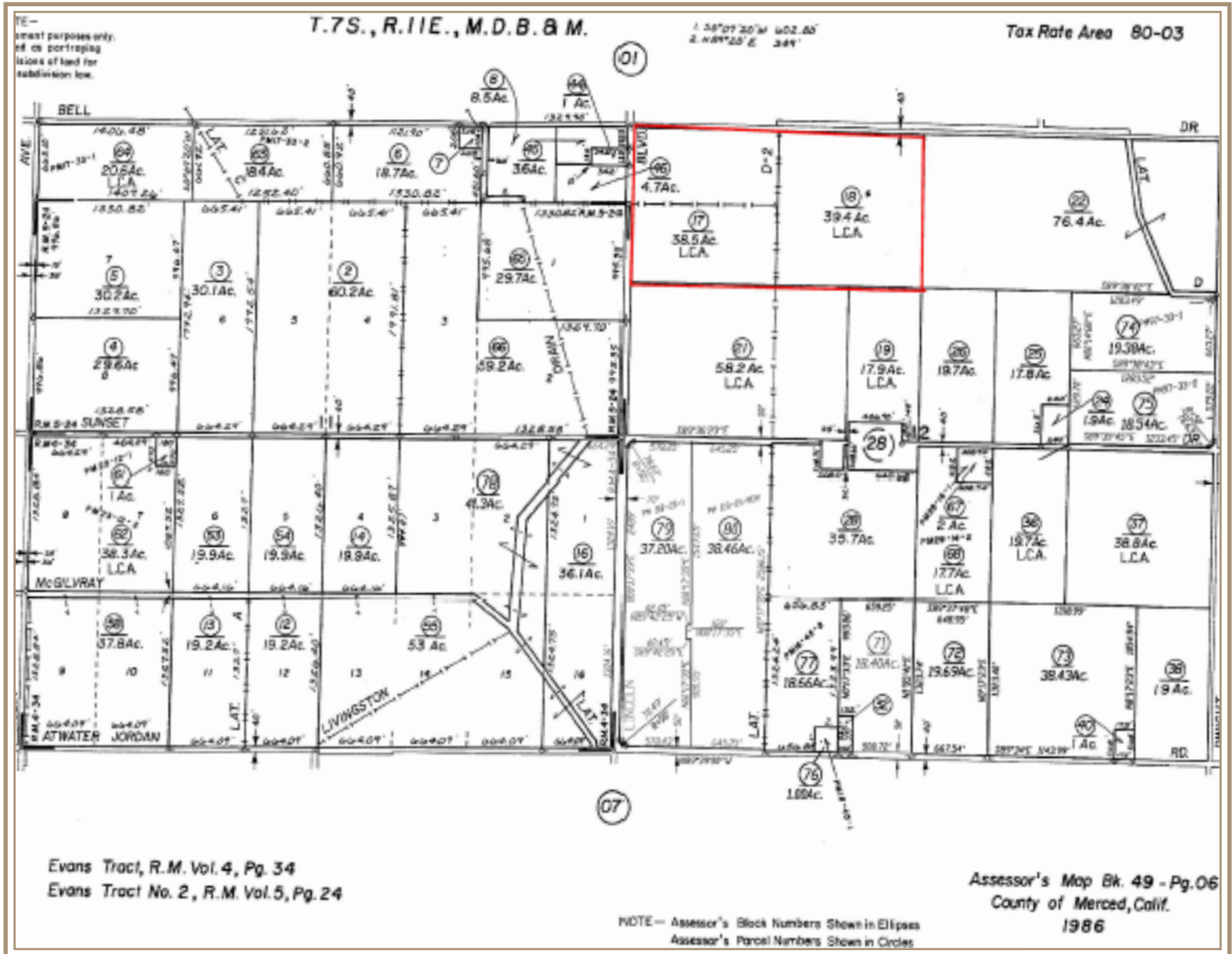
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PARCEL MAP

APN 049-060-017/018



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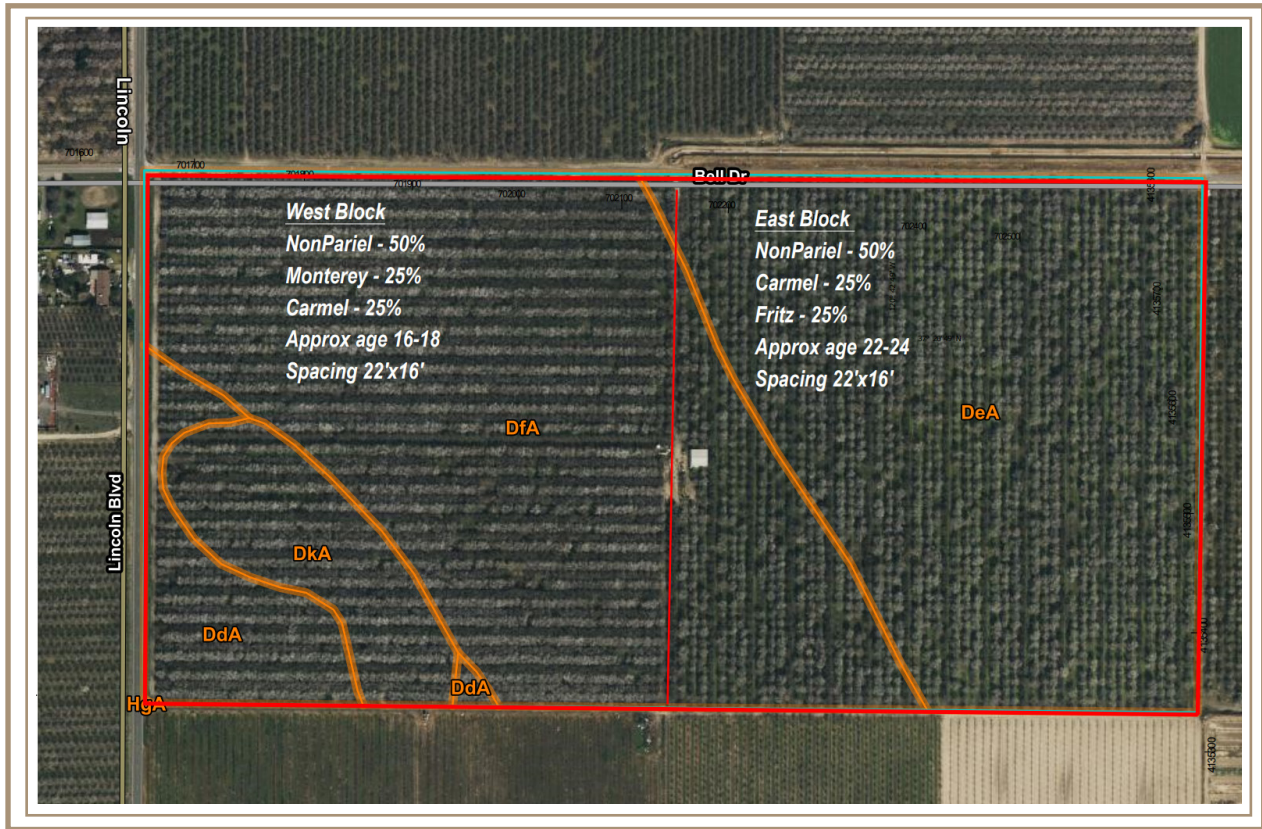
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SOILS MAP



MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
DdA	Delhi loamy sand, 0 to 3 percent slopes, MLRA 17	5.1	6.5%
DeA	Delhi loamy sand, silty substratum, 0 to 3 percent slopes	31.4	40.1%
DfA	Delhi sand, 0 to 3 percent slopes, MLRA 17	36.4	46.5%
DkA	Dello sand, 0 to 1 percent slopes	5.5	7.0%
DgA	Hilmar loamy sand, 0 to 3 percent slopes	0.0	0.0%



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PRODUCTION HISTORY

WEST BLOCK

YEAR	TOTAL YIELD	BEARING AC	YIELD/AC
2021	93,608	38	2,463
2020	108,129	38	2,846
2019	82,684	38	2,176
2018	89,389	38	2,352
Total	373,810		
Average	93,452		2,459

EAST BLOCK

YEAR	TOTAL YIELD	BEARING AC	YIELD/AC
2021	74,938	38	1,972
2020	108,350	38	2,851
2019	82,684	38	2,176
2018	89,389	38	2,352
Total	355,361		
Average	88,840		2,338
Combined 4 yr Avg.	182,293	76	2,399



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AERIAL MAP



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30+ OFFICES
NORTHERN AND SOUTHERN
CALIFORNIA



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



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CENTURY 21

Select Real Estate, Inc.

AG & RANCH DIVISION

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