

MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, California

\$21,800,000
(\$34,756/Acre)



• Young Almonds • Open Land • Dual Line Drip • Merced Irrigation District



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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

www.pearsonrealty.com

Exclusively Presented by:

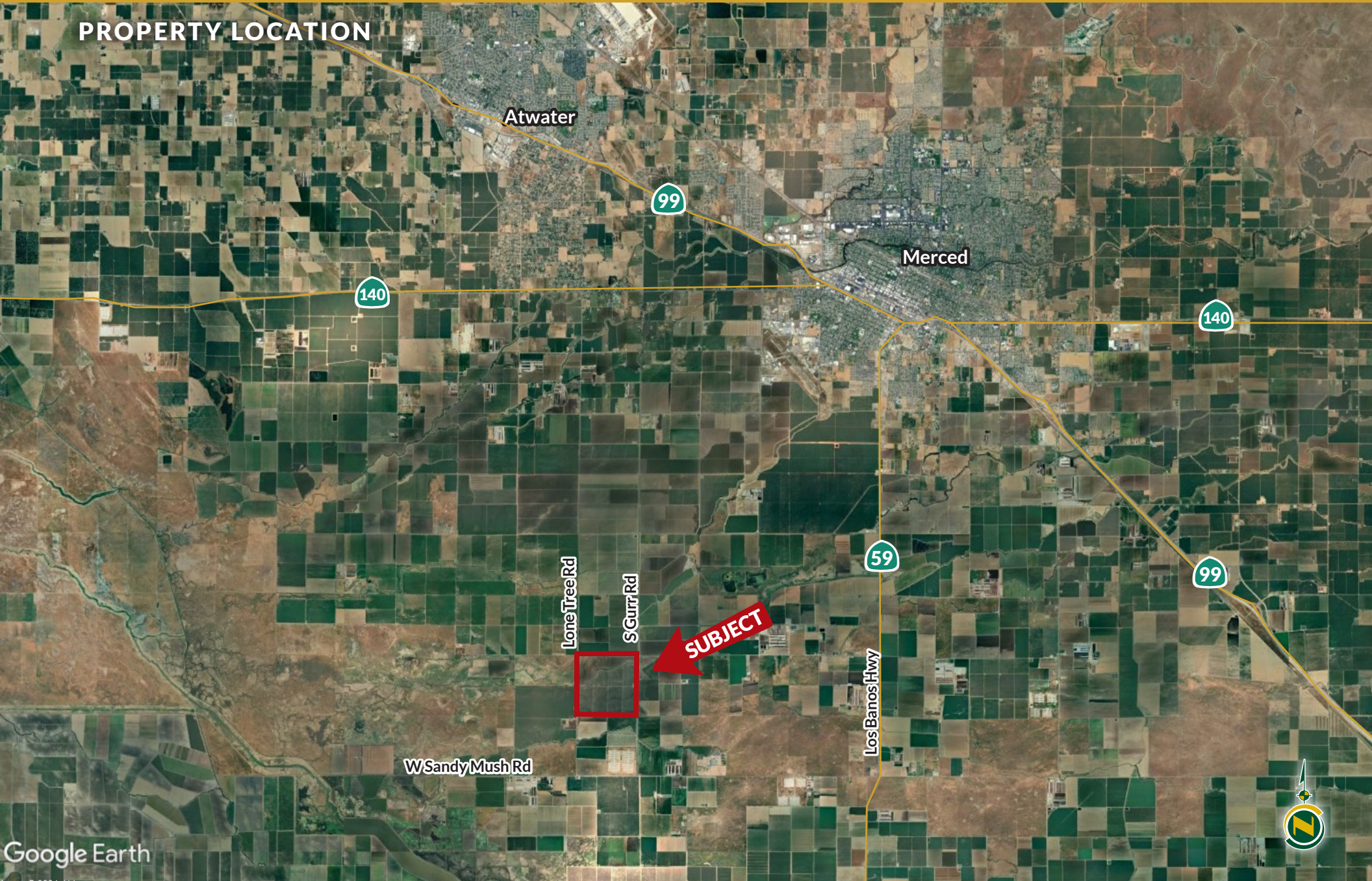


MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



PROPERTY LOCATION



Google Earth

MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



PROPERTY INFORMATION

DESCRIPTION

The property consists of 450± acres of 6th leaf almonds and 135± acres of open land.

LOCATION

The property is located between Lone Tree and S. Gurr Roads, about 1± mile north of W. Sandy Mush Road in Merced, CA 95341.

LEGAL

Merced County APN: 065-120-003 & 022

Located in a portion of Section 29, Township 8S, Range 13E, M.D.B.&M.

ZONING

Zone A-1 General Agricultural

The property is located within the Williamson Act.

PLANTINGS

450± acres of almonds: 50% Nonpareil, 25% Fritz, and 25% Monterey variety. (2 year production available upon request).

135± acres of open land

WATER

The property is in and entitled to receive water from Merced Irrigation District. The property has (1) 200 HP pump & well, (1) 75 HP pump & well and a 150 HP booster pump at the filter station. The irrigation water is distributed to the trees via dual line drip.

SOILS

See soils map included.

BUILDINGS

There is one older abandoned storage building.

PRICE/TERMS

\$21,800,000 (\$34,756/ acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2024 crops. A sale is conditioned upon a buy-out of the existing Lease/Crop Share Agreement for the almonds.

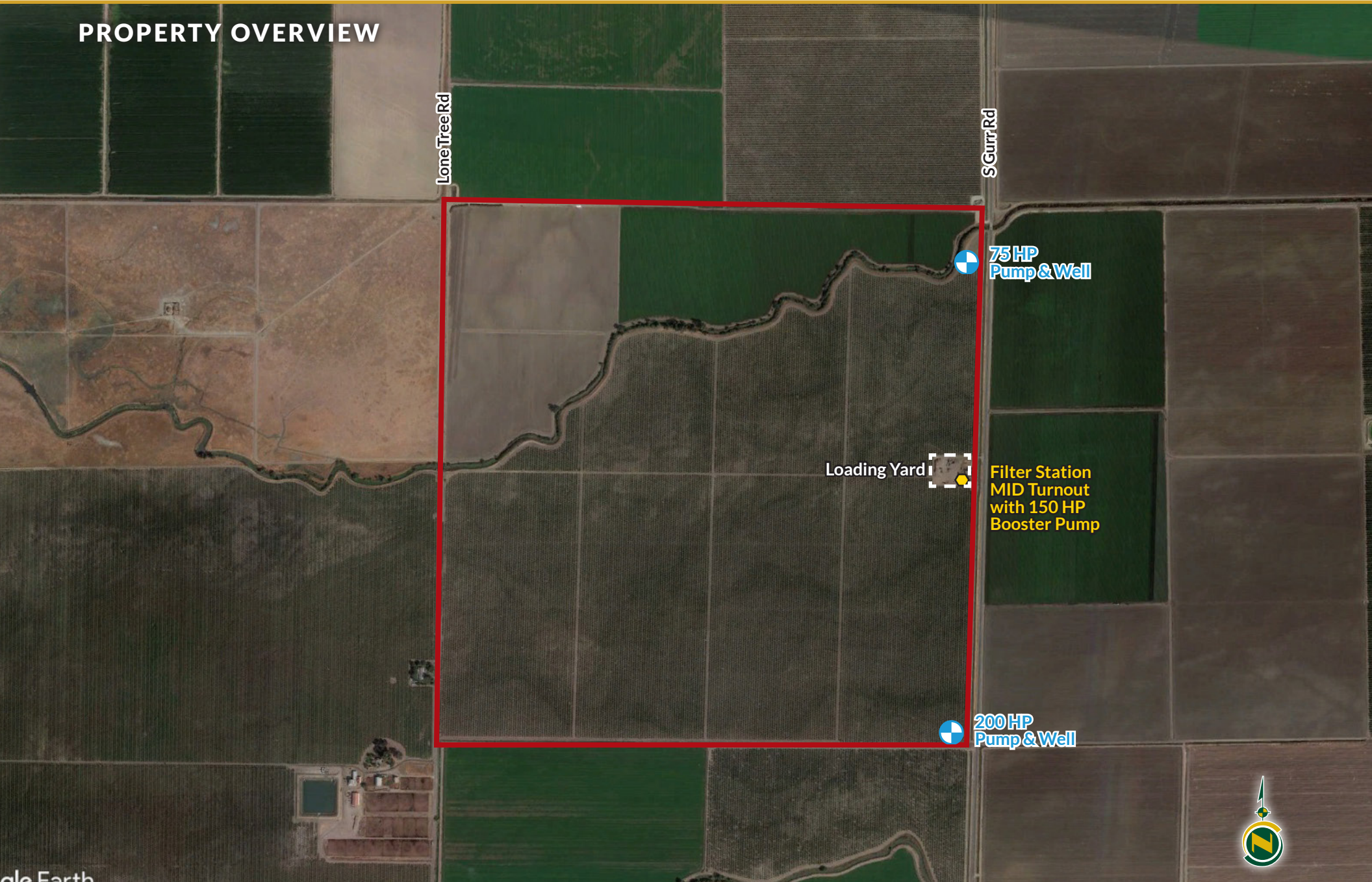


MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



PROPERTY OVERVIEW



MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



SOILS MAP



California Revised Storie Index (CA)

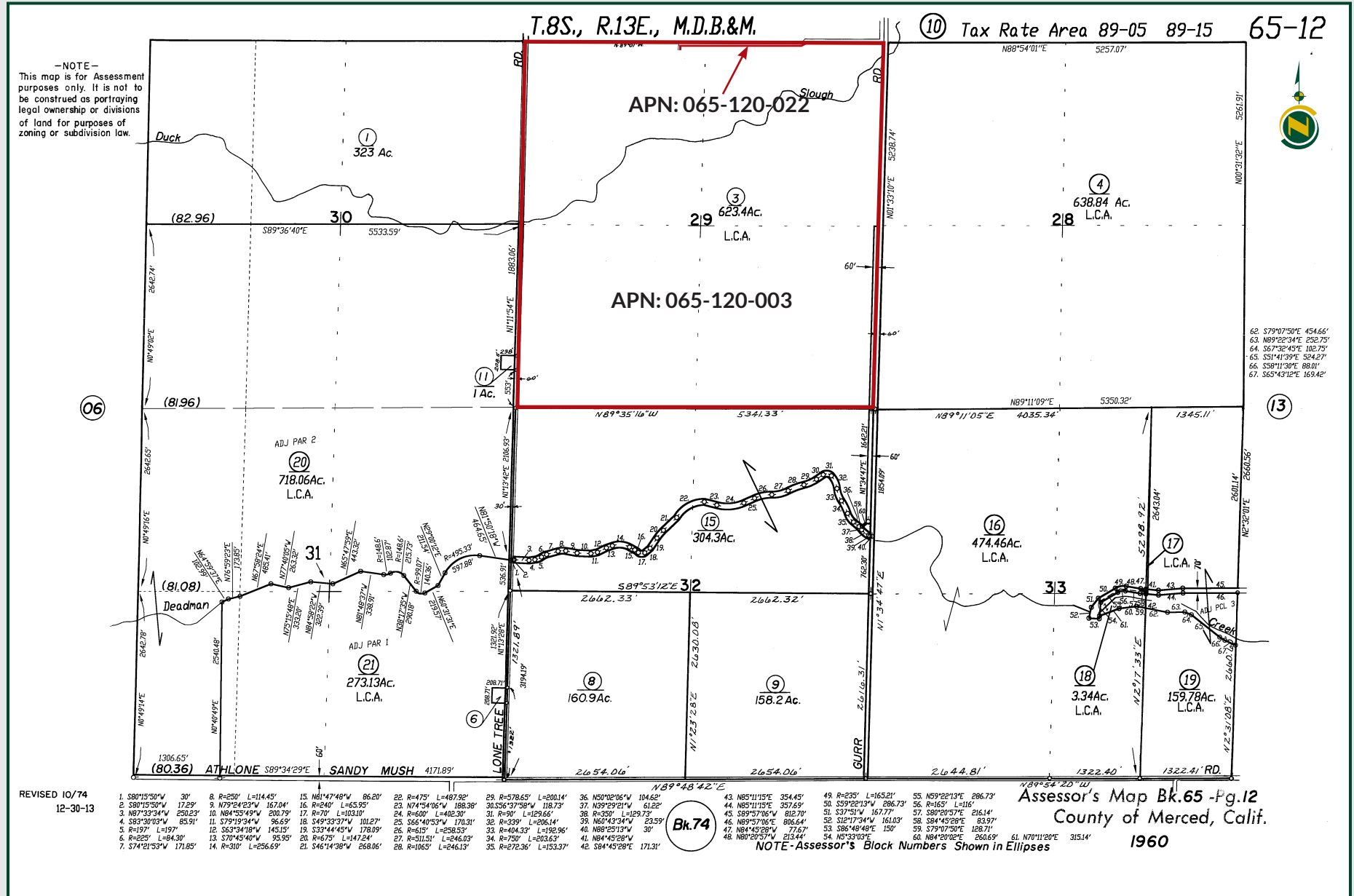
Map unit symbol	Map unit name
LfA	Landlow silty clay loam, slightly saline-alkali, 0-1% slopes
BnA	Burchell silty clay loam, 0-1% slopes
BpA	Burchell silty clay loam, slightly saline-alkali, 0-1% slopes
LpA	Lewis silty clay loam, moderately saline-alkali, 0-1% slopes
BgA	Burchell silt loam, 0-1% slopes
LhA	Lewis clay, moderately saline-alkali, 0-1% slopes
LbA	Landlow clay, slightly saline-alkali, 0-1% slopes
TpA	Traver fine sandy loam, strongly saline-alkali, 0-1% slopes
ToA	Traver fine sandy loam, moderately saline-alkali, 0-1% slopes
TnA	Traver fine sandy loam, slightly saline-alkali, 0-1% slopes

MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



PARCEL MAP



MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



PROPERTY PHOTOS



MERCED ALMONDS & OPEN LAND

627.23± Acres
Merced County, CA



Offices Serving The Central Valley

FRESNO

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

VISALIA

3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD

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



Download Our
Mobile App!

<http://pearsonrealty.com/mobileapp>



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 **Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.**