

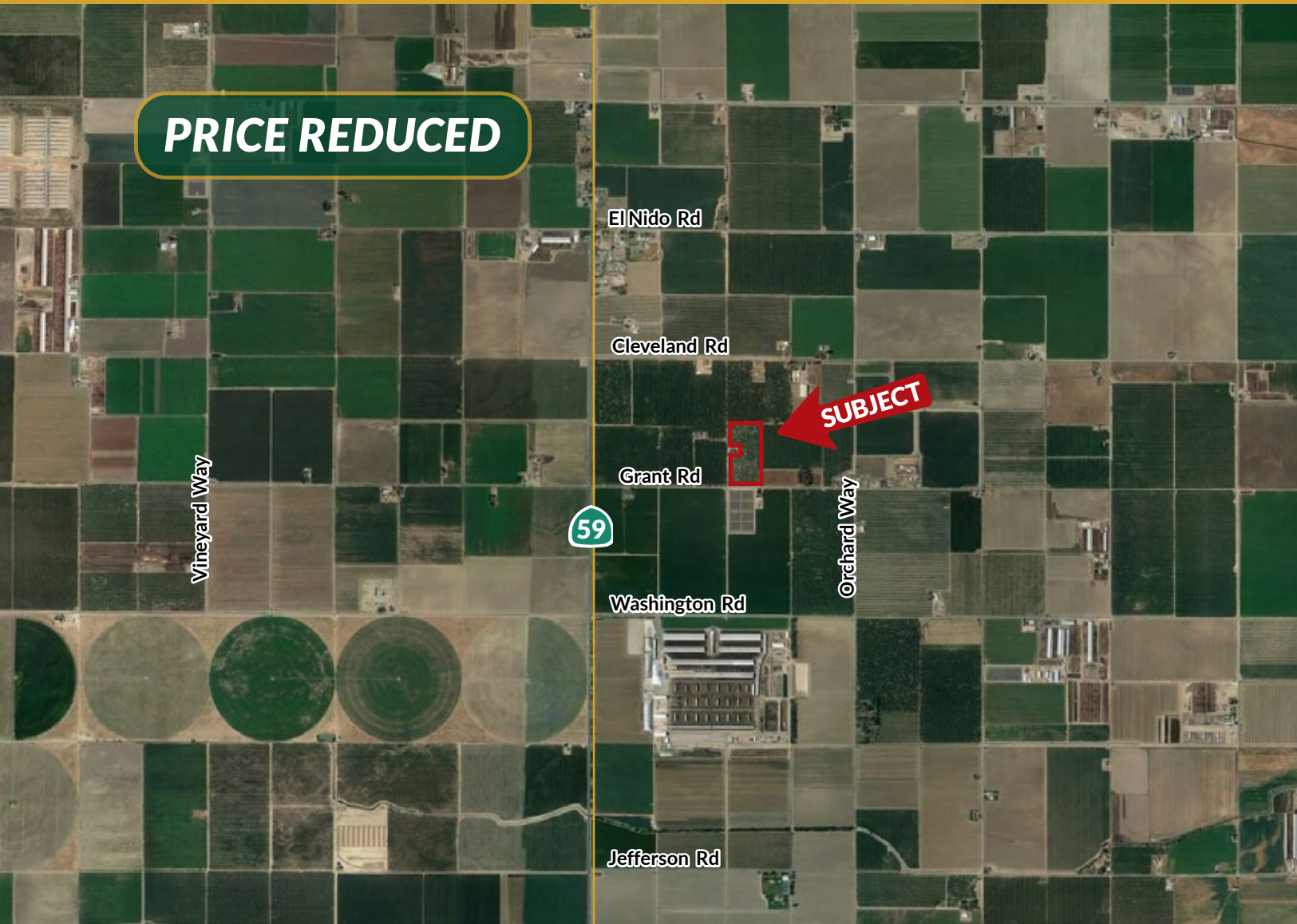
GRANT ROAD ALMONDS

Merced County, California

\$475,000

(\$25,000/Acre)

PRICE REDUCED



19.00± Acres

- Merced Irrigation District
- Mature Almond Orchard
- Double Line Drip Irrigation

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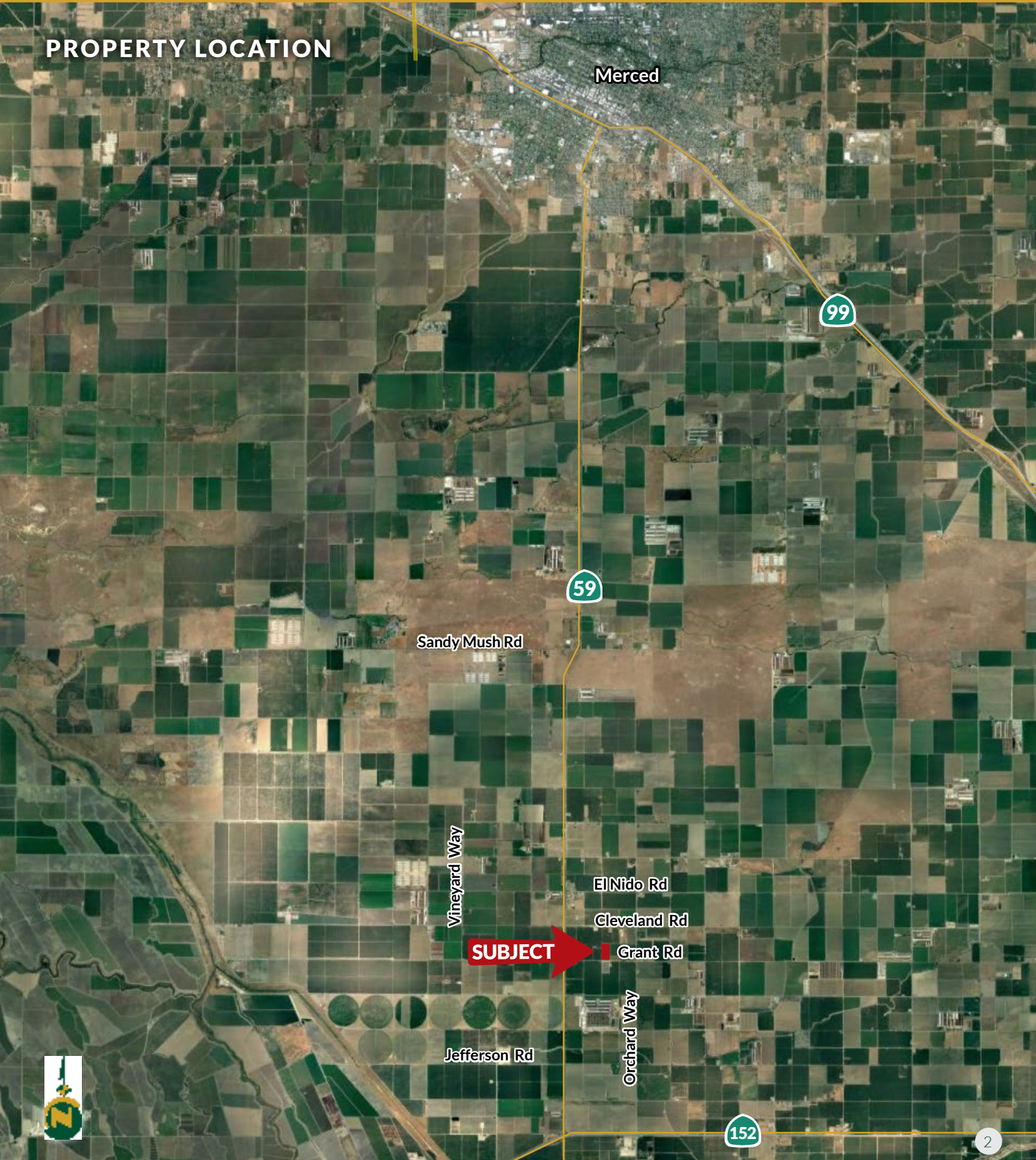
CA DRE #00020875

GRANT ROAD ALMONDS

19.00± Acres
Merced County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The property consists of a mature almond orchard planted in 2017 to Nonpareil / Monterey almonds, 1:1.

LOCATION

The property is on the north side of Grant Road, 1/2 mile east of CA State 59.

LEGAL

Merced County APN: 075-071-011, Located in a portion of Section 30, T9S, R14E, M.D.B.&M.

ZONING

A-1. Property is not enrolled in the Ag Preserve (Williamson Act).

SOILS

The ranch has 2 soil types: Pachappa and Hanford. Pachappa has 3 subtypes, mostly Class 1 soils.

WATER

Merced Irrigation District with no surface water delivery. There is 1 submersible agricultural pump and deep well and a filter system. The orchard irrigates from the double-line drip system.

PRICE/TERMS

\$475,000 cash and/or terms agreeable to the Seller. The sale is "as is", "where is", with no warranty or representation. The property is currently under Lease for the 2025 crop year and any sale is subject to the current Lease, which expires on October 1, 2025, or sooner and subject to the Tenants rights to harvest the 2025 crop.

SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating
PdA	Pachappa sandy loam	Grade 1 - Excellent
HeA	Hanford sandy loam	Grade 1 - Excellent
PaA	Pacahppa fine sandy loam	Grade 1 - Excellent
PcA	Pacahppa fine sandy loam, deep over hardpan	Grade 3 - Fair

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PROPERTY AERIAL



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.



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