

HANEY & ASSOCIATES AG & ESTATE PROPERTIES

CONNECTING SELLERS & BUYERS OF AG PROPERTIES AND FINE RANCH ESTATES



MULTI-DIMENSIONAL PROPERTY ON 153 ACRES \$3,825,000

This is a multi-dimensional property on 153+ acres...

Beautiful orchard property ranch located just east of Oakdale, CA. Approximately 74 acres are planted to a productive walnut orchard with micro sprinkler irrigation. Walnut varieties are highly sought after Chandler/Hartley/Tulare. There currently is also approximately 55 acres of open ground that could be replanted back to Walnuts. Another option to consider, this ground is surrounded by some excellent quality Almond orchards and could be developed in this direction. Great irrigation water source, property is in the Oakdale irrigation district and has an Ag well. Professionally managed ranch features approximately 130+/- farmable acres. There is a great potential home site, the views go many miles in several directions!

<u>Orchard Block</u>	<u>Acres</u>	<u>Tree Spacing</u>	<u>Yields/lbs</u> <u>2018</u>	<u>Age of Trees</u>
Chandler	16	22' x 22'	65,062	23
Hartley	32	21' x 23'	129,220	33
Tulare	26	22' x 24'	79,104	18
			273,386 lbs	



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Irrigation Information:

Back System: There are 54 acres of open ground north of the canyon/creek with full O.I.D. water access and irrigation system underground complete. There is a sump and 40hp booster pump located about 20 feet from the O.I.D. canal (called Lesnini #2). The booster pump sends water from the sump through 4 sand filters and on into the pipes underground throughout the acreage. The pump averages 700gpm and is controlled by automatic timer. The backflush system to clean the sand filters is also controlled by automatic timer. Additionally, there is a 1,000-gallon fertilizer tank that is plumbed into the system for fertigation. The pump discharges in to 2 valves and irrigates one half the acreage at a time. When watering (walnuts) the system ran each valve once a week for 16 hours each totaling 32 hours.

Middle System: There are 26 acres of Tulare walnuts getting water from an AG well in the middle of the ranch. The well was measured in 2017 by Chuck Stone, owner of Irrigation Systems, Inc. with the following information: Well depth – 264' / water level – 123' / 20hp submersible pump set at 210'. The water discharges through a spinner filter and then through one of 3 valves irrigating one third of the acreage at a time by micro sprinklers. There is a 500-gallon fertilizer tank that is plumbed into the system for fertigation. The valves and pump are controlled by automatic timer. Irrigation times are currently 18 hours per valve once a week totaling 54 hours. Additionally, this acreage (26) has full water rights with O.I.D.

Front System: There are 16 acres of Chandler and 32 acres of Hartleys in the front of the ranch (south) with full O.I.D. water access. There is a 25hp booster pump that pulls water from a nearby O.I.D. pipeline (Lesnini #2). The booster pump sends water from the pipeline through 2 sand filters and on into the respective acreages by micro sprinklers. The pump averages 650gpm and is controlled by automatic timer. The backflush system to clean the sand filters is also controlled by automatic timer. Additionally, there is 1,000 gallon fertilizer tank that is plumbed into the system for fertigation. The pump discharges in to 3 valves irrigating one third of the acreage at a time. Irrigation times are currently 36 hours per valve every 12 days totaling 108 hours. Oakdale Irrigation District distributes water in the pipeline on a rotation of every 12 days.

Domestic Well: There is a 6" domestic well and pressure tank located in the front of the property near the Ag storage buildings. This well was dug in 1996 supplying the property with fresh drinking water and eventually supplying water for a mobile home site.

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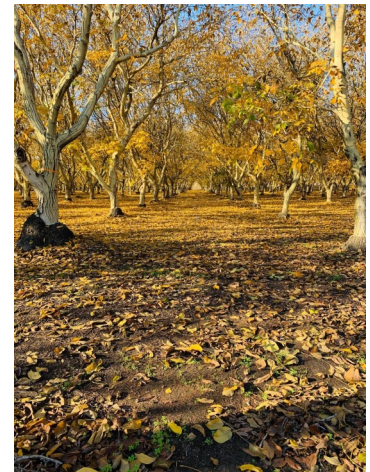
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All walnut crops produced from the Oakdale ranch for the past 20+ years have been sold to John Casazza – Mid Valley Nut Co., Hughson.

Soil and leaf analyses for all blocks have been done annually by Steve McGregor – PCA for Mid Valley Ag.

The Canyon/Creek that splits the front acreage from the back acreage is approximately 25 acres. The water supports local native wildlife.

There is a great potential home site on the hilltop of the middle Tulare orchard block. The views are many miles in several directions.



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