

TURLOCK LAKE PROPERTY

Stanislaus County, California

378.64± Acres

\$5,860,000
(\$15,500/Acre)



- Almonds (leased) & open ground
- (2) 200 HP deep well pumps
- Dual line & fan jet irrigation



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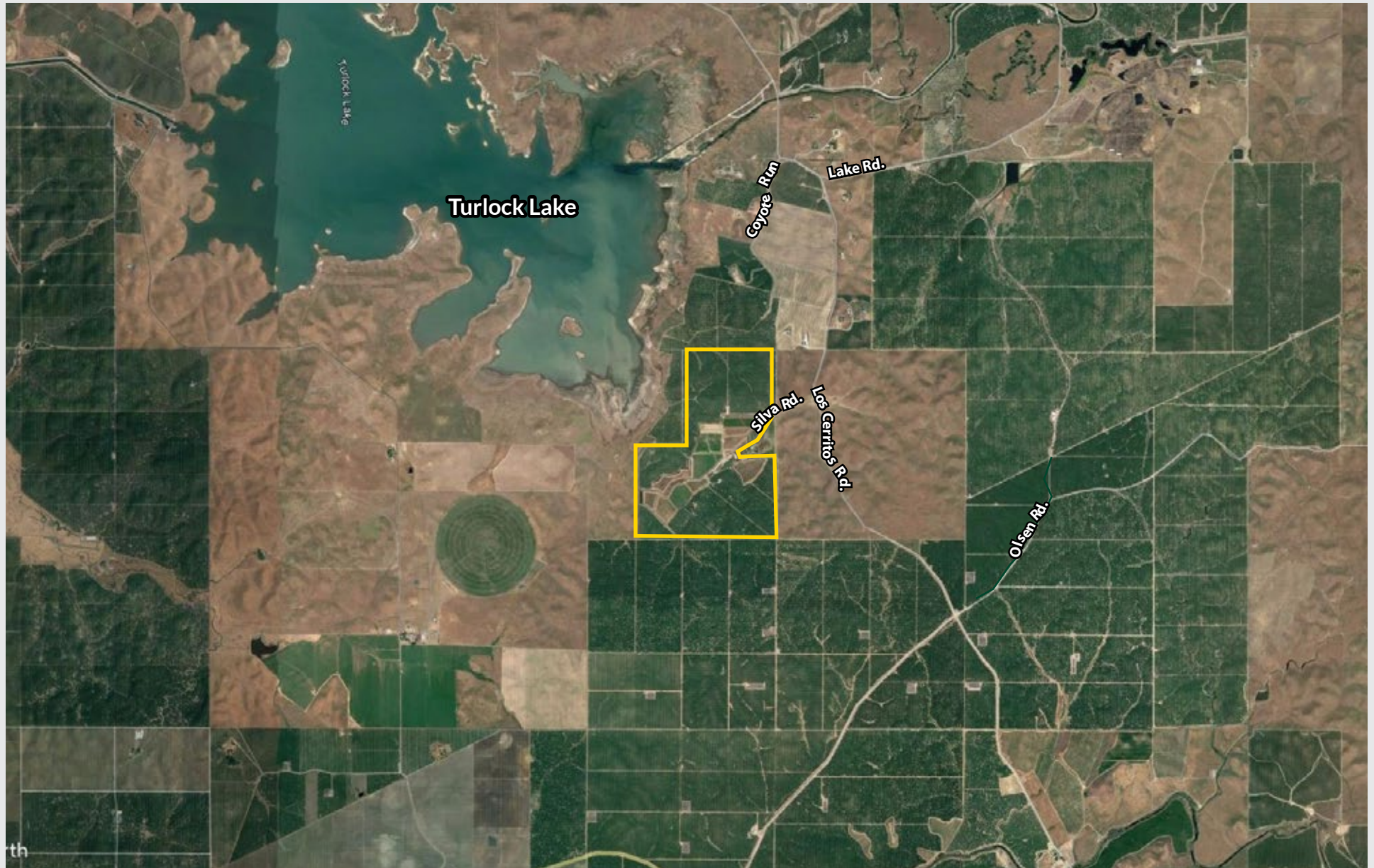


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Property is separated into two assessor's parcel numbers.

The North Ranch has approximately 145± acres of almonds and 65± acres of open ground and avenues. The almonds are subject to an existing lease; the open ground is not.

The South ranch has approximately 120± acres of almonds and 45± acres of open ground and avenues. The almonds are subject to an existing lease; the open ground is not.

LOCATION

Property is located east of Turlock Lake near Los Cerritos Road, La Grange, CA.

LEGAL

Stanislaus County APN's:

North Ranch: 020-009-025 - 213.64 Acres

South Ranch: 020-009-024 - 165.00 Acres

PLANTINGS

North Ranch

| <u>Variety</u> | <u>Acres</u> | <u>Planted</u> |
|----------------|--------------|----------------|
| Nonpareil | 72.50 | 2006 |
| Carmel | 36.25 | 2006 |
| Monterey | 36.25 | 2006 |

South Ranch

| <u>Variety</u> | <u>Acres</u> | <u>Planted</u> |
|----------------|--------------|----------------|
| Butte | 60.00 | 2008 |
| Padre | 60.00 | 2008 |

SOILS

See soils map

WATER

Property is located within the Eastside Water District. EWD is located within the East Turlock Subbasin and the East Turlock Subbasin Groundwater Sustainability Agency. Contact Karen Whipp at (209) 626-5523 for all information on the Eastside Water District.

North Ranch: 200 HP turbine deep well pump, 5-station filter system, dual line drip.

South Ranch: 200 HP turbine deep well pump, 1-station filter system, single line fan jets.

Open Ground: 100 HP variable speed turbine.

**All pumps are connected together via a main pipeline.

BUILDINGS

Steel shop, 30' x 22'

Solar panel field on the South Ranch belongs to the tenant.

NOTE

The owners affiliate, Linwood Nursery, will retain possession of the open ground where rootstock is located along with the use of the irrigation system until June of 2023, and until June of 2024 on 5 acres of rootstock located on the neighbor's ranch. There is a 100 HP variable speed turbine pump located on the open ground for irrigation purposes.

Electricity is provided to the property from the Turlock Irrigation District.

PRICE/TERMS

\$5,860,000 cash on close of escrow. Possible owner financing available.

Sale is subject to the Buyer assuming the existing leases on the almond plantings that run until 2029 and 2032. Leases are available for review upon request. Both tenants have a First Right of Refusal on their respective leased properties.

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NORTH RANCH
213.64± ACRES

PLANTINGS

Nonpareil - 72.50± Acres (50%)
Carmel - 36.25± Acres (25%)
Monterey - 36.35± Acres (25%)
Planted 2006

200 HP Pump

OPEN

100 HP Pump

OPEN

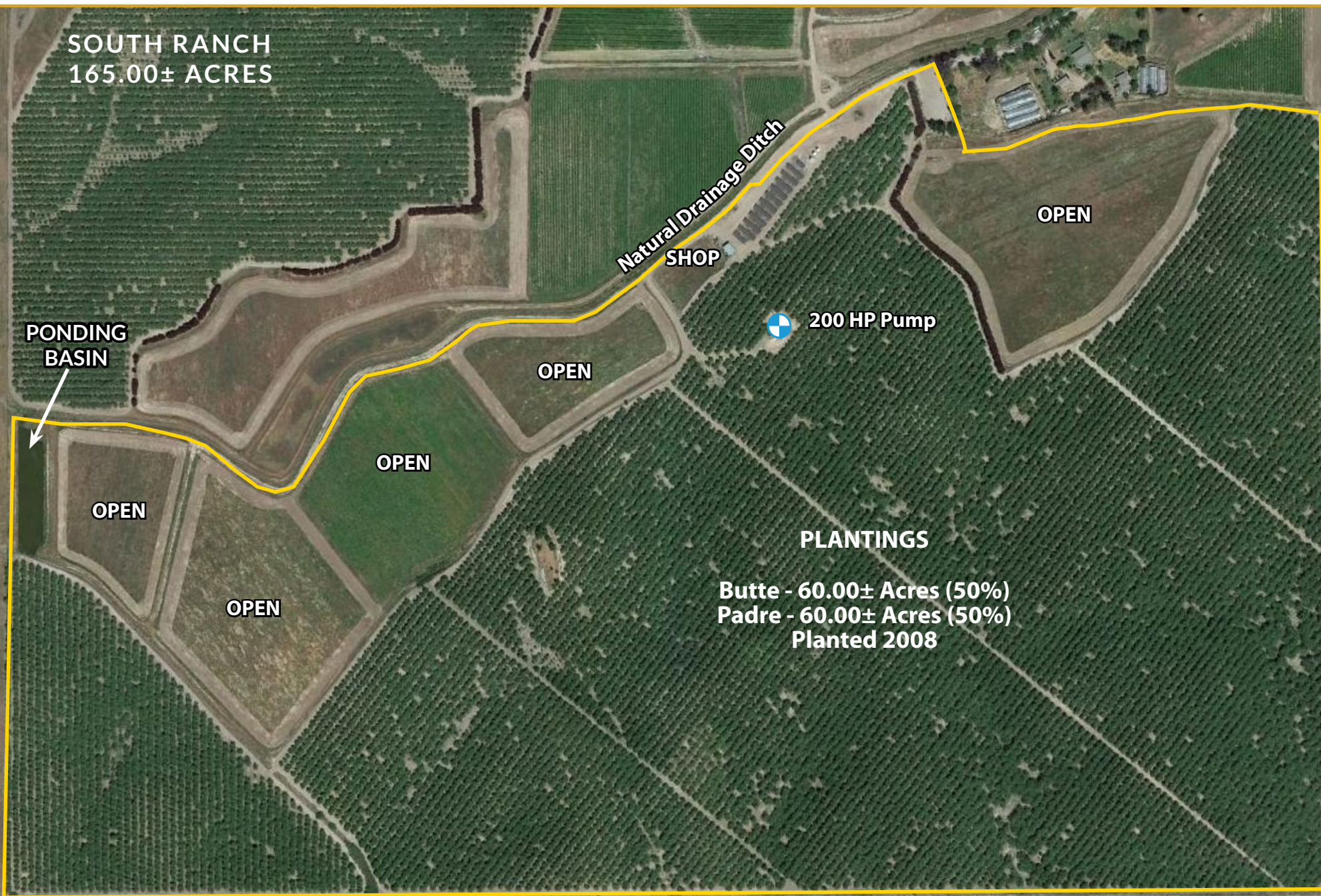
OPEN

Silva Rd

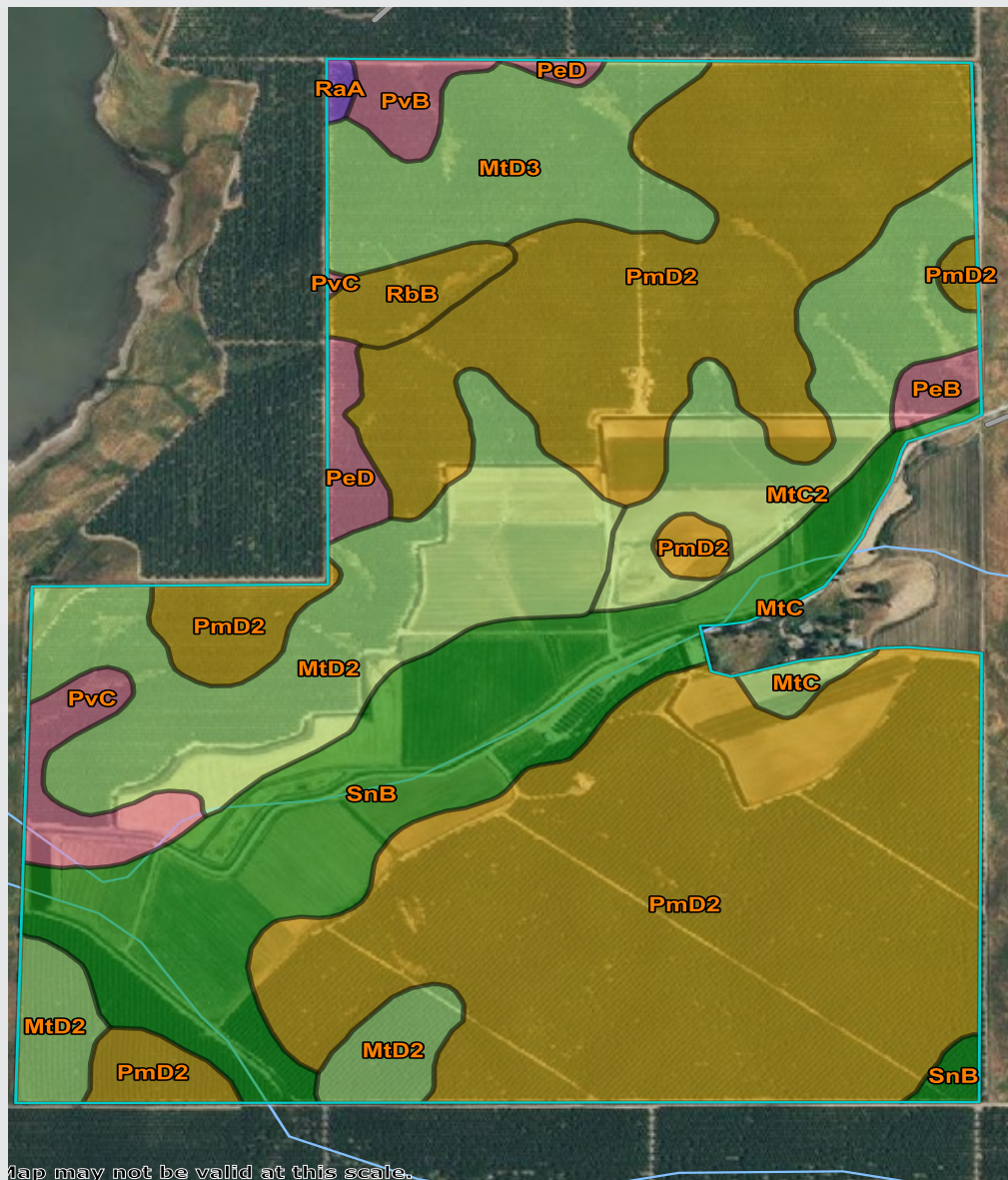
Los Cerritos Rd.

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SOILS MAP



SOILS MAP LEGEND

MtC = Montpellier Coarse sandy loam,
8-15% slopes

MtC2 = Montpellier coarse sandy loam,
8-15% slopes

MtD2 = Montpellier coarse sandy loam,
15-30% slopes

MtD3 = Montpellier coarse sandy loam,
15-30% slopes

PeB = Pentz gravelly loam, 30-% slopes

PeD - Pentz gravelly loam, 8-30% slopes

PmD2 = Pentz loam, moderately deep,
15-30% slopes, eroded

PvB = Peters cobbly clay, 0-8% slopes

PvC = Peters cobbly clay, 8-15% slopes

RaA = Raynor clay, 0-3% slopes

RbB = Raynor cobbly clay, 0-8% slopes

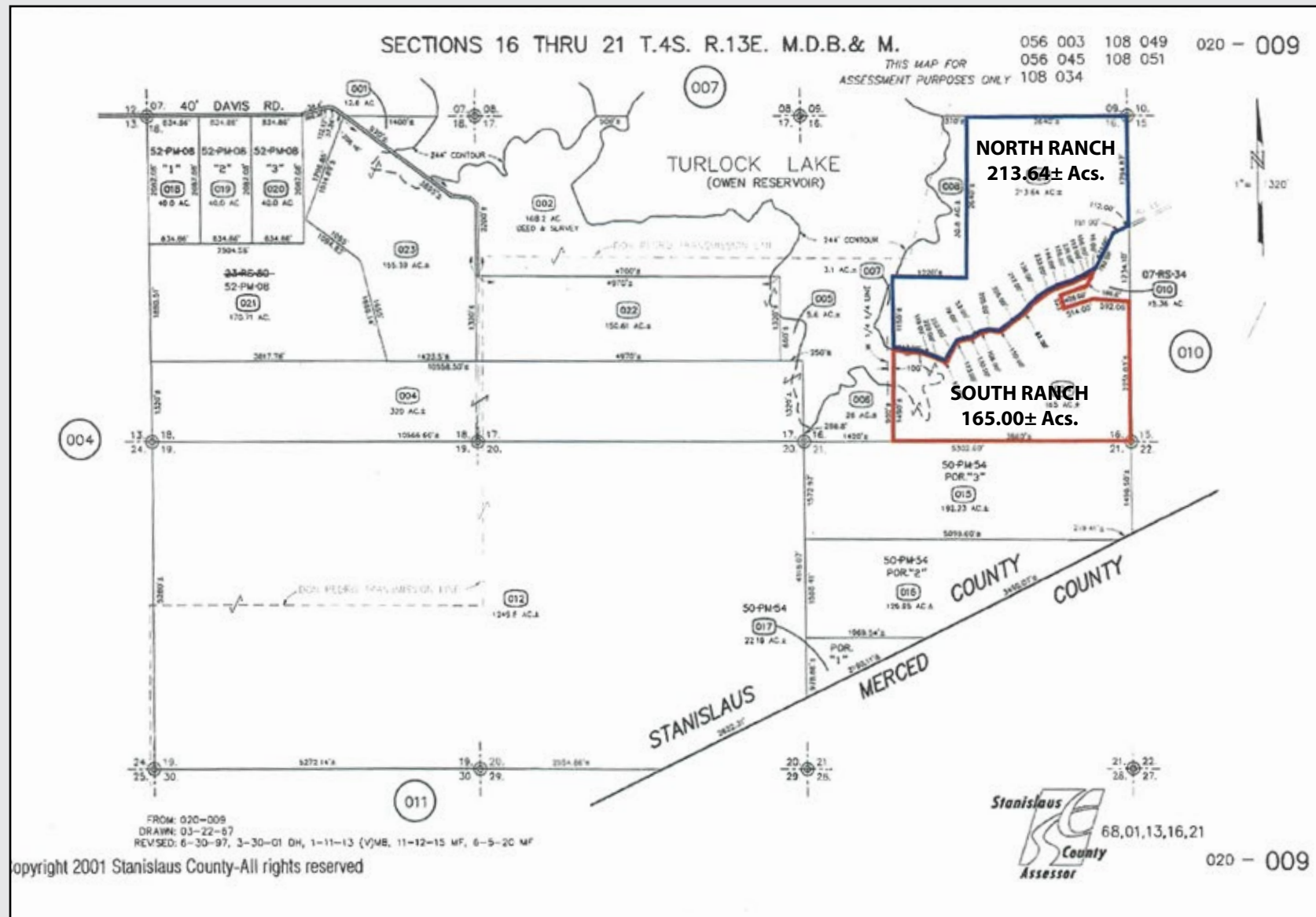
SnB = Snelling sandy loam, 3-8% slopes

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PARCEL MAP



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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.