

NEWMAN WALNUTS CCID

Merced County, California

88.22± Acres

\$2,911,260
(\$33,000/Acre)



- Central California Irrigation District
- Chandler Walnuts
- Ag Pump & Well
- Small Rental Home



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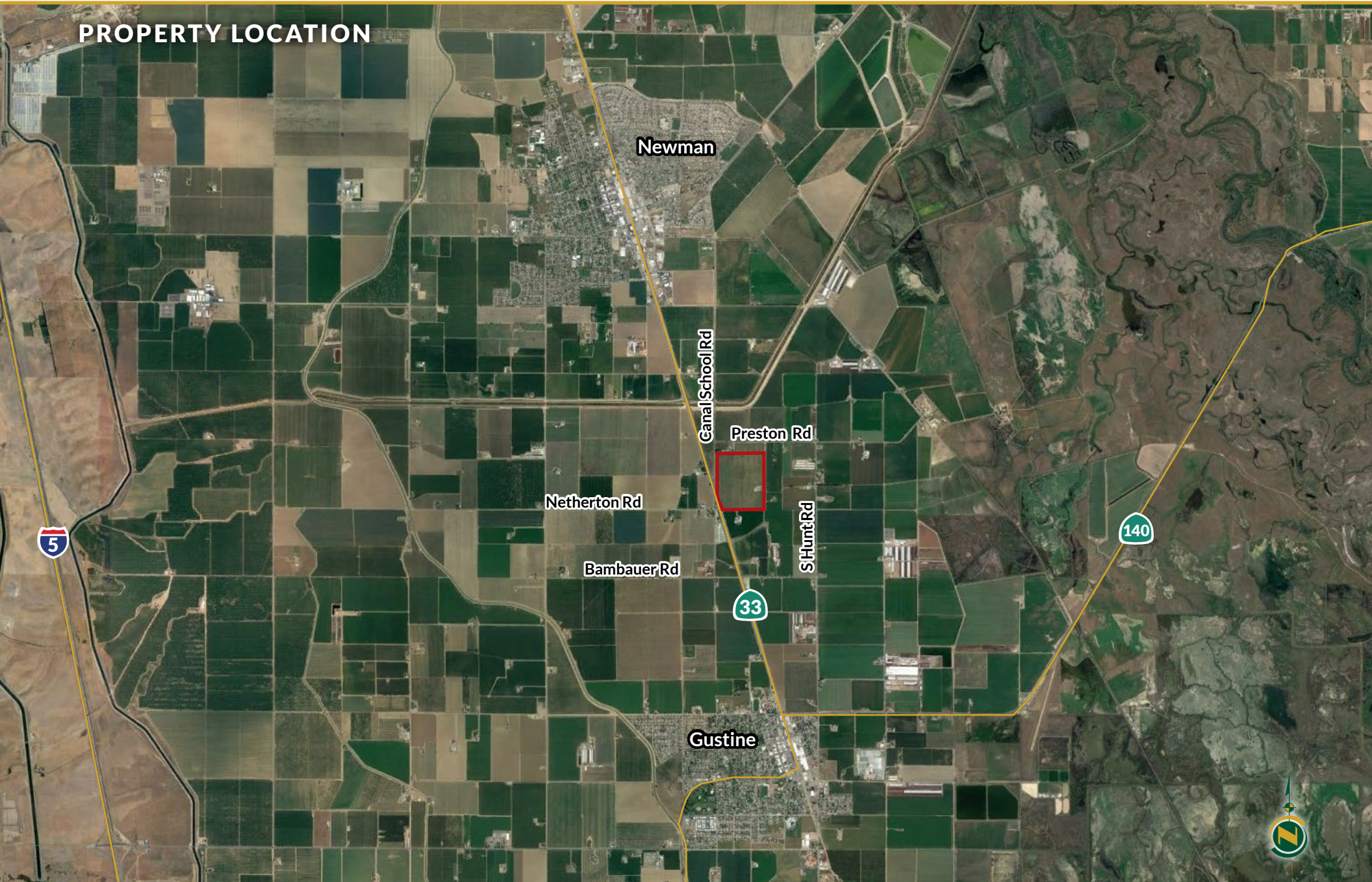


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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Located in the Central California Irrigation District is 88.22± acres planted to Chandler variety walnuts. This is a proven permanent crop region of California with strong water rights dating back to Miller and Lux.

LOCATION

The property is located on Canal School Rd and Hwy 33, just 1.5± miles north of the City of Gustine and approximately 1.6± miles south of Newman. Property Address: 28391 Preston, Newman, CA 95360.

LEGAL

Merced County APNs: 054-120-016, 054-120-019, 054-120-020 & 054-120-021. Located in a portion of Section 32, Township 7S, Range 9E, M.D.B.&M. Parcels are not within the Williamson Act.

ZONING

Zone A-1 – General Agricultural Zone

PLANTINGS

2016 Chandler Walnuts on Paradox rootstock.

WATER

The property is within and receives CCID water with one ag pump & well. There is a domestic well that delivers water to the home. Water is delivered to the trees via sand media filtration system and micro sprinklers.

SOILS

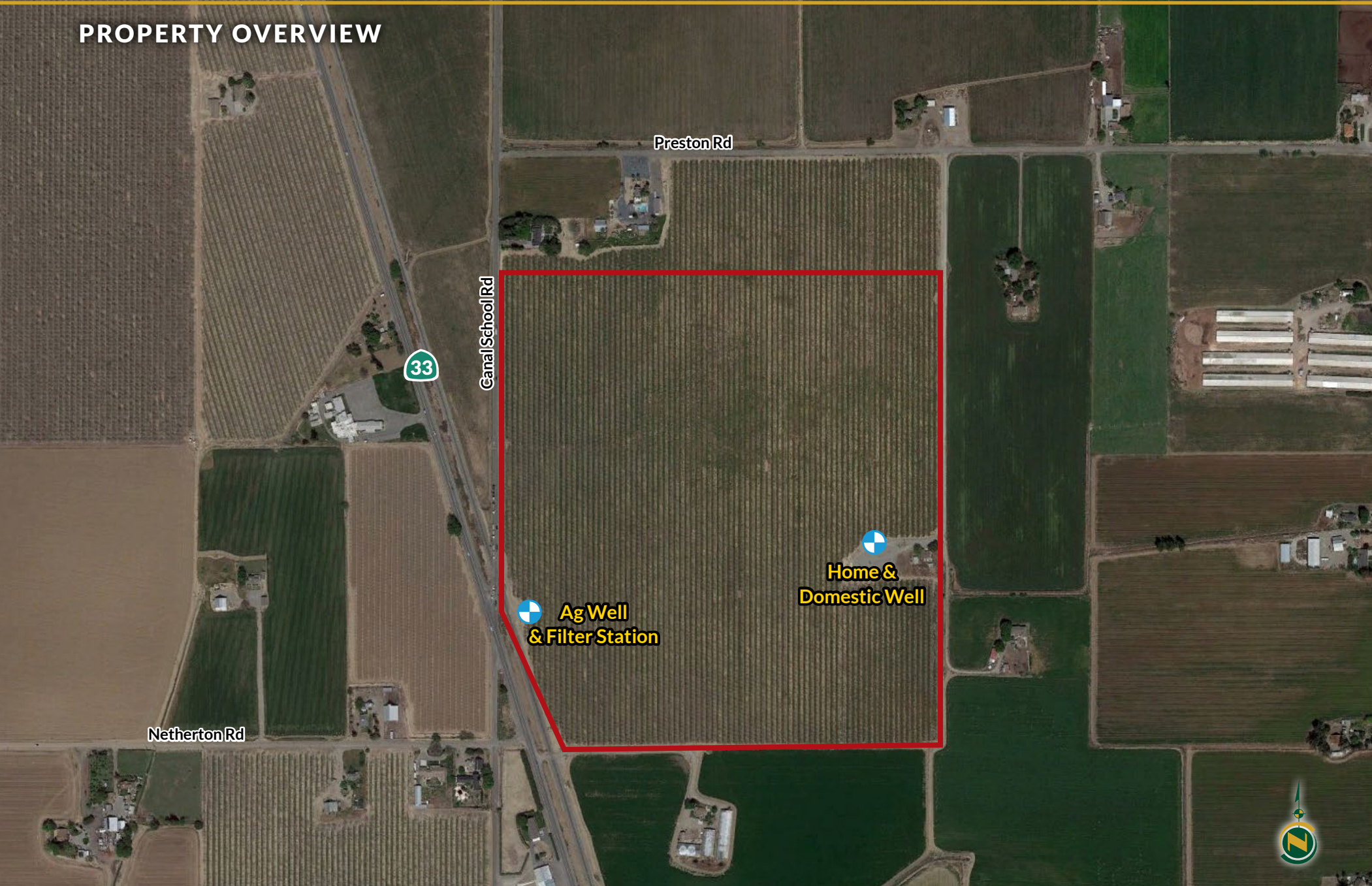
Grade 1 – Excellent Soils & Grade 3 – Fair Soils. See Soils Map.

PRICE/TERMS

\$2,911,260 (\$33,000/acre) cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2023 walnut crop. Property will be free of any farm leases at the close of escrow.



PROPERTY OVERVIEW



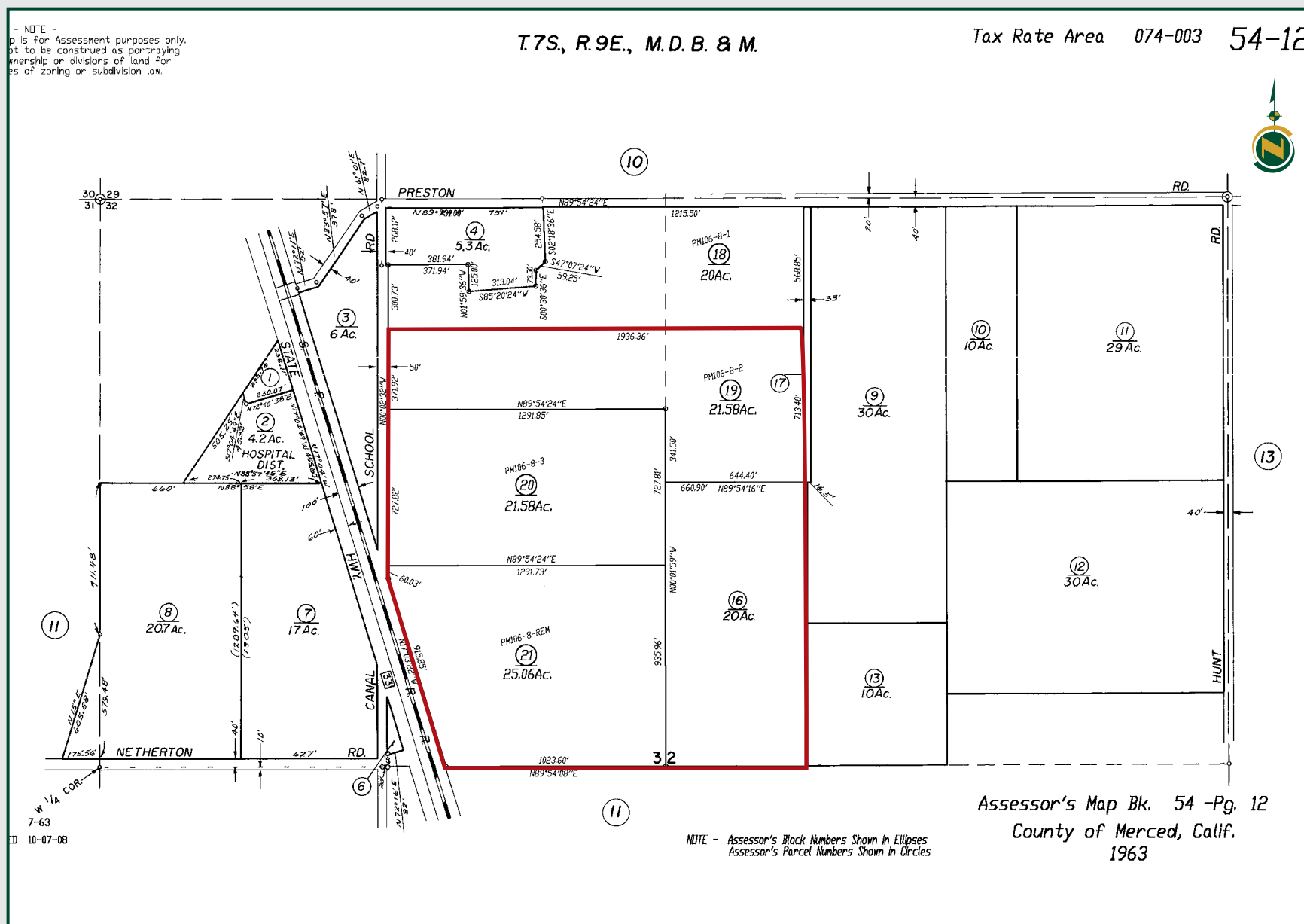
SOILS MAP

California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating |
|-----------------|----------------------------------|---------------------|
| 277 | Woo clay loam, partially drained | Grade 1 - Excellent |
| 280 | Woo clay, 0-2% slopes | Grade 3 - Fair |



PARCEL MAP



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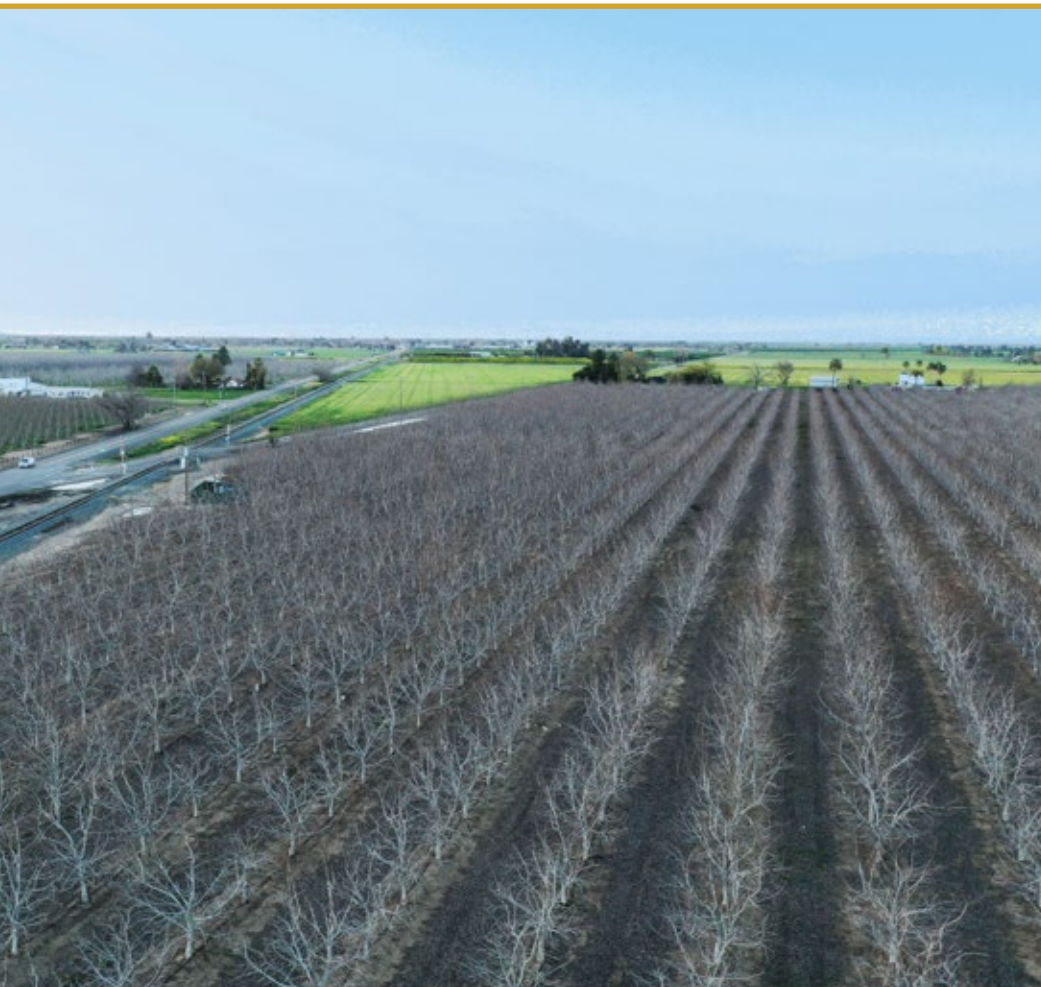


PROPERTY PHOTOS



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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.