



FRAMEWORK RANCH



PROPERTY VIDEO LINK

826 +/- ACRE FRAMEWORK RANCH

14540, 14600 CLARIBEL RD., WATERFORD, CA 95386

OFFERED AT: \$22,500,000 (\$27,240/ACRE)

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FRAMEWORK RANCH OVERVIEW

A LARGE TURNKEY ALMOND/WALNUT RANCH that checks all your boxes. **Framework Ranch** is a remarkable property offering a unique opportunity to purchase a substantial private holding. Well established orchards, approximately 539 high quality acres of almonds, with 110 acres of very strong producing young Tulare walnuts.

PROPERTY OVERVIEW:

- The property covers a vast area, totaling approximately 826.31 acres
- It boasts 539+/- acres dedicated to high-yield almond orchards, featuring Nonpareil, pollinator, and Independence almond varieties
- Additionally, there is 110 acres of young productive Tulare walnuts

TURNKEY:

- Featuring a stable, professional management and operations team in place.

WATER SOURCES:

- Low cost, multiple sources of water. AG wells are tied to multiple, large solar power fields. MID & OID Irrigation District Water, and a large irrigation reservoir developed to fully utilize surface water deliveries

INFRASTRUCTURE AND SUSTAINABILITY:

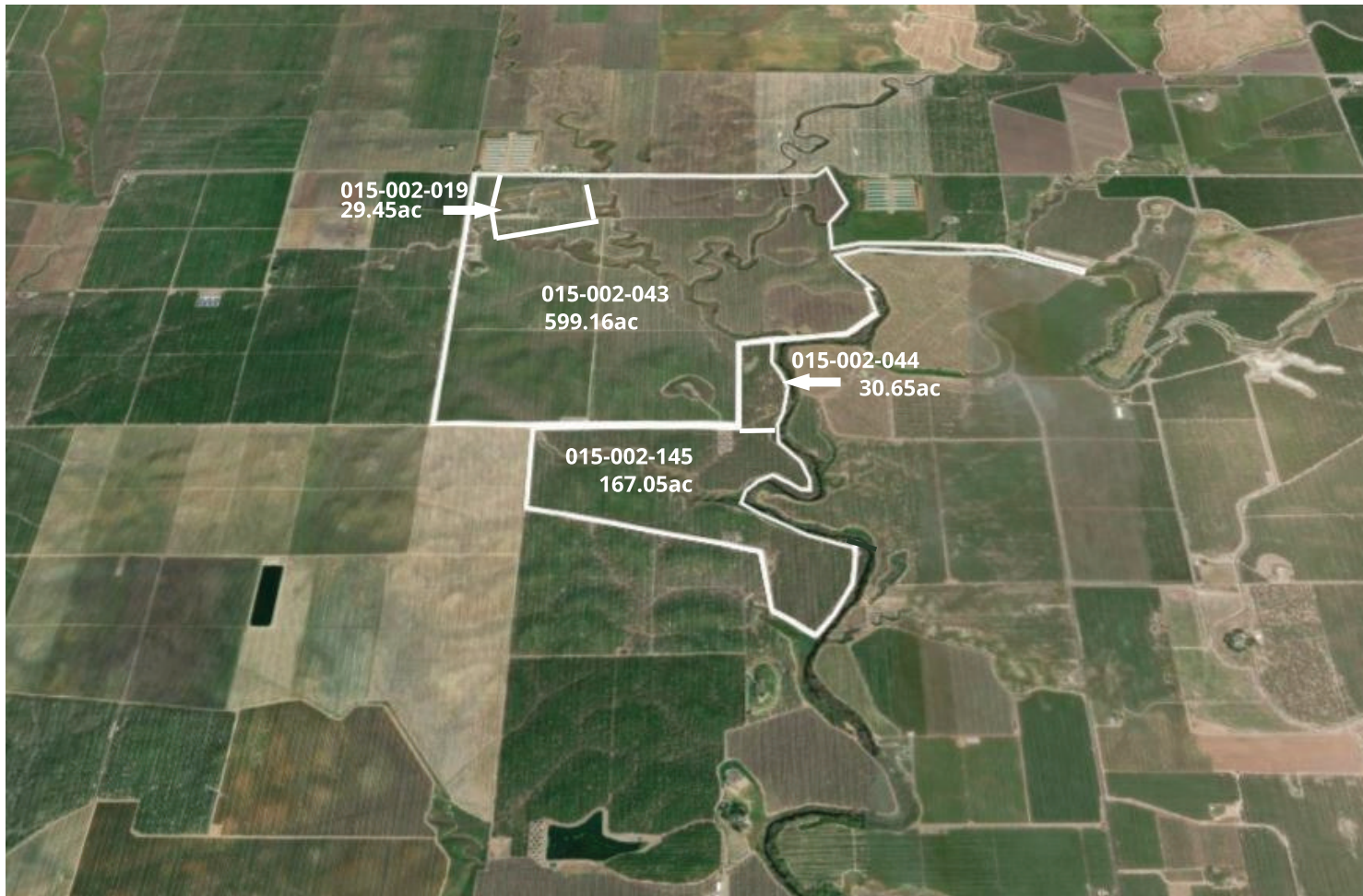
- Substantial investments in irrigation infrastructure to insure inexpensive high quality water delivery
- This insures maximum ranch productivity and income
- A **new water reservoir** has been constructed for surface water storage
- **Solar panel fields** have been installed to power the main agricultural pumps and shop, greatly reducing energy costs

ADDITIONAL REVENUE STREAMS:

- Beyond the income from almond & walnut orchard production there is stable lease revenue from onsite radio transmitter towers and a cold storage facility/apiary

Framework Ranch has consistently been a profitable and reliable operation making it an excellent investment opportunity. Forward thinking, astute investors will benefit from positive cash flow, and tremendous potential tax benefits currently available on this ranch. The combination of established, efficiently operated orchards, diverse, inexpensive water sources, sustainable infrastructure, and additional revenue streams sets it apart as a valuable and versatile property for agricultural investors. At the current asking price, this opportunity represents what could be the very best value in a large, multi-water source, Almond and Walnut ranch available in California.

FRAMEWORK RANCH OVERHEAD



826 +/- ACRE FRAMEWORK RANCH

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FRAMEWORK RANCH

Located in Stanislaus County - *an international agri-business powerhouse*



This great community is located in Central California within 90 minutes of the San Francisco Bay Area, the Silicon Valley, Sacramento, the Sierra Nevada Mountains and California's Central Coast. With approximately 526,000 people calling this area home, our community reflects a region rich in diversity with a strong sense of community.

Stanislaus County and region was established in 1854, spans 1,515 square miles and is filled with thriving businesses built on over 100 years of agricultural abundance. This fertile county is east of San Francisco and south of Sacramento, providing day trip access to charming small towns or bustling larger cities, multiple lakes, beaches, and Yosemite National Park.

Stanislaus County is one of the most agriculturally productive counties in the nation. Almonds, milk, chickens, cattle, and fruit round out its top-5 list of agricultural commodities.

Nestled in east of the San Francisco Bay Area and south of Sacramento, with access to multiple strong irrigation water sources: Oakdale Irrigation District, Modesto Irrigation District, Turlock Irrigation District, and approximately 10 other suppliers. With a booming, farm-driven economy, great location, and water accessibility, Stanislaus County provides the perfect setting for thriving agriculture properties.

Stanislaus County is a global center for agribusiness, positioned by its mild Mediterranean climate, rich soils and progressive farming practices. The area is recognized internationally for agricultural innovation with wine, almonds, poultry, milk, cattle, and walnuts being some of our featured industries.

Temperatures range from an average low of 38 degrees Fahrenheit in the winter to an average high of 85 degrees Fahrenheit during the spring and fall season. Temperatures move up into the 90's during the summer months with a low humidity and cooling evening breezes from the San Joaquin Delta.

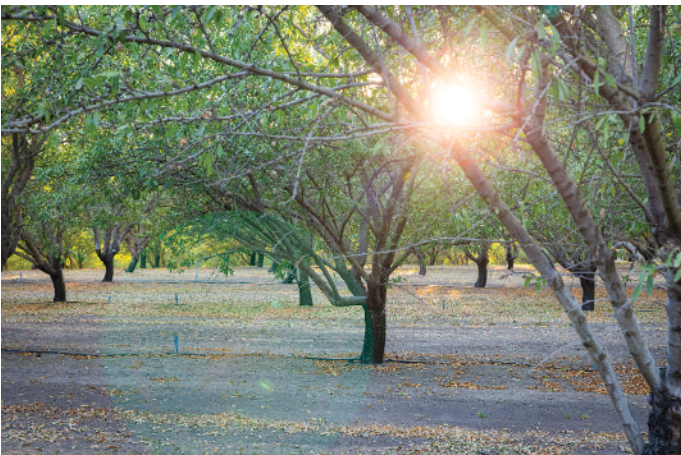
Two of California's major north-south transportation routes (Interstate 5 and Highway 99) intersect the area and the County has quickly become one of the dominant logistics center locations on the west coast.

ALMOND INDUSTRY

California's top valued agricultural export commodity continues to be almonds. California produces about 80% of the world's almond supply and almost 100% of the domestic supply.

When Stanislaus County's agricultural report was released, almonds continue to rank as the No. 1 commodity, making up nearly a third of the county's entire ag production.

California's 2023 almond production is forecast at 2.60 billion meat pounds.



WALNUT INDUSTRY

The United States is the second largest producer of walnuts, accounting for approximately one third of the total world production. Domestically, California is the nation's number one walnut producer, accounting for nearly all walnuts produced in the U.S. The Tulare variety is highly favored along with Chandler.

The 2023 California walnut production is forecast at 790,000 tons, up 5 percent from 2022's production of 752,000 tons, a press release stated. The forecast is based on 385,000 bearing acres, down 4 percent from 2022's estimated bearing acreage of 400,000

"With minimal carryover from the previous crop year and favorable weather throughout the growing season, we're optimistic about the new crop year" said Tim Sabato, CEO of Prima Noce.

FRAMEWORK RANCH | PROPERTY INFORMATION

DESCRIPTION

C&D Ranch II Blocks 8-18 planted in 2011
505 Acres Total (Northern Part of Ranch)

395 acres of almonds - 50% Nonpareil, 25% Wood Colony, 25% Carmel. NP every other row, alternating WC, Carmel, Independence every row within acreage. Nemaguard rootstock. The exception is 8 acres of Independence in Block 13 planted in 2018 with Atlas rootstock.

All planted with 16X22 spacing

110 acres of walnuts Tulare variety (planted in 2011). The exception is 2.5 acres of walnuts in Block 18 planted in 2020.

All planted with 20X24 spacing

DLM Ranch Blocks 1-4 planted in 2006
144 Acres Total (Southern Part of Ranch)

50% Nonpareil, 25% Monterey, 25% Fritz. NP every other row, alternating Monterey and Fritz.

All planted with 16X22 spacing

LOCATION

South side of Claribel Road;
14540 & 14600 Claribel Rd. Waterford, CA 95386

LEGAL

Stanislaus County APN's: 015-002-019, 015-002-043, 015-002-044, 015-002-045

WATER, IRRIGATION

The ranch has multiple sources of water. Water allotments from OID, MID, Deep AG wells, a newly developed Water Reservoir, and Solar Power Fields with a buy-back contract for excess power.

With the established solar fields the pumping expense per acre ft. for the ranch has been;

2021 - \$77.26 per acre foot

2022 - \$74.50 per acre foot

The future availability, source, and cost of irrigation water, with the new surface **water reservoir** development is further decreasing water expense on this ranch. With the use of the reservoir in 2024, as well as construction of a solar project on the last remaining non-solar deep well, the irrigation cost per acre projection is exceptional.





FRAMEWORK RANCH | PRODUCTION RECORDS

2020 CROP AVERAGES

C&D RANCH II - NOTHERN PART OF RANCH 2020 CROP YEAR

ALMONDS (396 ACRES) 2,982 LBS PER ACRE

WALNUTS (108 ACRES) 5,461 LBS PER ACRE

DLM RANCH LLC - SOUTHERN PART OF RANCH 2020 CROP YEAR

ALMONDS (144 ACRES) 3,266 LBS PER ACRE

2021 CROP AVERAGES

C&D RANCH II - NOTHERN PART OF RANCH 2021 CROP YEAR

ALMONDS (396 ACRES) 2,434 LBS PER ACRE

WALNUTS (108 ACRES) 6,045 LBS PER ACRE

DLM RANCH LLC - SOUTHERN PART OF RANCH 2021 CROP YEAR

ALMONDS (144 ACRES) 2,220 LBS PER ACRE

2022 CROP AVERAGES

C&D RANCH II - NOTHERN PART OF RANCH 2022 CROP YEAR

ALMONDS (396 ACRES) 2,312 LBS PER ACRE

WALNUTS (108 ACRES) 4,288 LBS PER ACRE

DLM RANCH LLC - SOUTHERN PART OF RANCH 2021 CROP YEAR

ALMONDS (144 ACRES) 2,689 LBS PER ACRE

FRAMEWORK RANCH

LEASE SUMMARY | RADIO TOWER | COLD STORAGE/APIARY

RADIO TOWER LEASE SUMMARY & DESCRIPTION

7/12/2014 to 7/11/2024

Initial term with 5 year options to extend through 2044. Located at 14600 Claribel, transmitter building,, five antenna towers, guy wire anchors, buried copper antenna towers ground system and various and sundry buildings and appurtenances relates to the operation of Standard Broadcast Station.

Cash Rent

COLD STORAGE/APIARY LEASE SUMMARY & DESCRIPTION

10/1/2022 to 9/30/2027

Initial term with 5 year options to extend through 2042. Cold storage facility is leased as apiary. Includes receiving and shipping of bees and related equipment. Storing, working bees on the antenna yard and cold storage yard. Storing bees in the cold storage, maintenance and repair of equipment.

Cash Rent





STRUCTURES: Shop, equipment storage, cold storage building, radio tower.

SOLAR: There are three solar fields and solar on the shop building with remarkable saving on power costs.

EQUIPMENT: Equipment is not included in the sale of the property but is available for purchase. A complete list of equipment is available. Made available with Information Packet

TAXES & ASSESSMENTS: In the Williamson Act

PRELIMINARY TITLE REPORT: Made available with Information Packet

MINERAL RIGHTS: To be conveyed with fee title

ZONING:

General agriculture, 40 acre minimum. Property is in the Williamson Act

SALE TERMS: All cash at close of escrow. Framework Ranch is available for \$22,500,000.

TERMS: Offers to be submitted to Listing Broker with Proof of Funds or Qualifying Letter from lender attached.

**SHOWN BY APPOINTMENT ONLY.
DO NOT ENTER THE PROPERTY.**



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Property Video Link

The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.





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. This property is located in the San Joaquin Valley Groundwater Basin.

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



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