

TURLOCK LAKE SOUTH

Stanislaus County, California

165.00± Acres

\$1,567,500
(\$9,500/Acre)

PRICE REDUCED

- Almonds (Leased) & Open Ground
- (1) 200 Pump & Well
- Single Line Fan Jet Irrigation



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Exclusively Presented by:



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Stanislaus County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

The 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: 020-009-024 - 165.00 Acres

PLANTINGS

Variety	Acres	Planted
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. 200 HP turbine deep well pump, 1-station filter system, single line fan jets.

BUILDINGS

Steel shop, 30' x 22'

Solar panel field on the ranch belongs to the tenant.

PRICE/TERMS

\$1,567,500 cash on close of escrow.

Sale is subject to the Buyer assuming the existing lease on the almond plantings that runs until 2027 with a possible 5 year extension. Lease is available for review upon request. Tenant has a First Right of Refusal on the respective leased property.



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PROPERTY OVERVIEW



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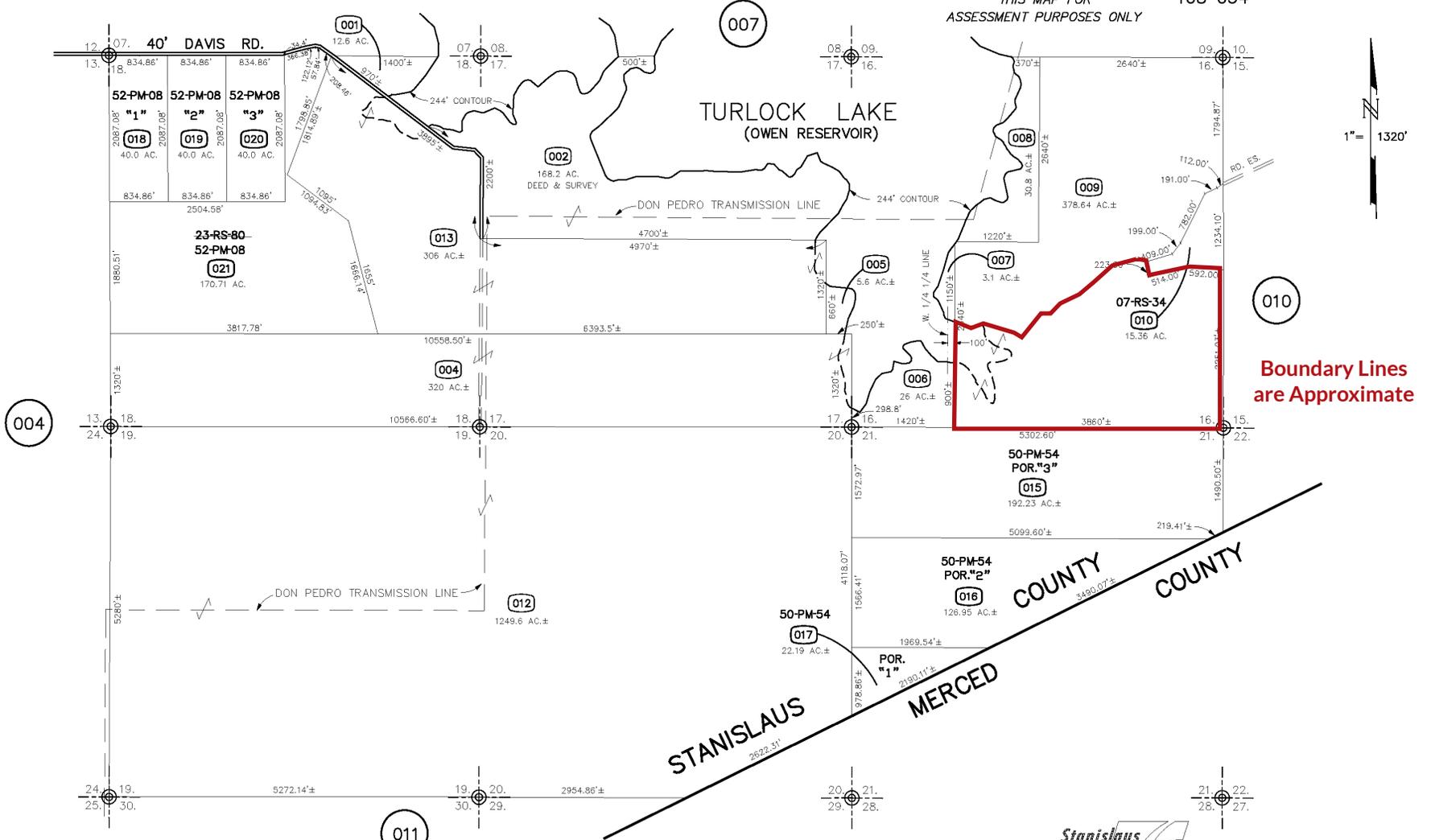


SECTIONS 16 THRU 21 T.4S. R.13E. M.D.B.& M.

056 003
108 034

020 - 009

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



Boundary Lines
are Approximate

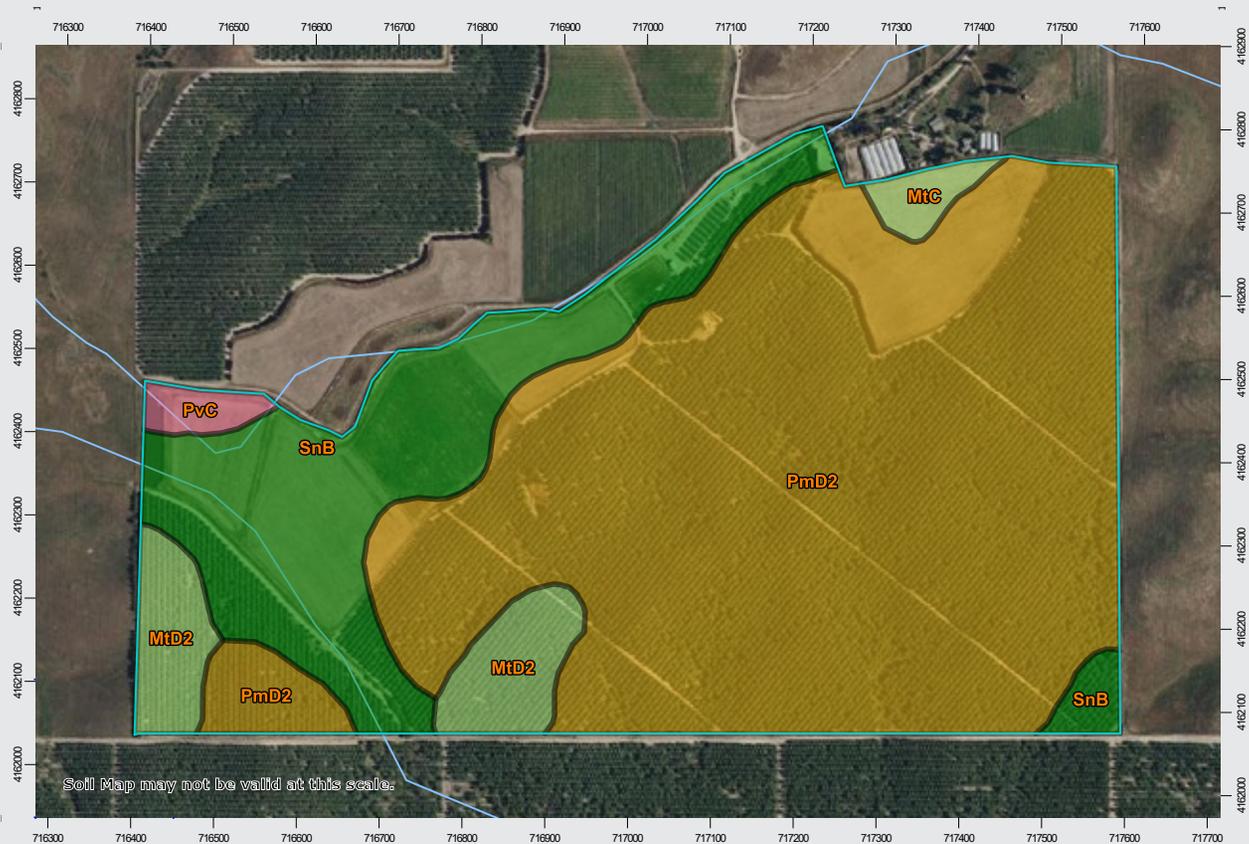
FROM: 020-009
DRAWN: 03-22-67
REVISED: 06-30-97, 03-30-01 DH, 01-11-13 (V) MB.

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020 - 009

SOILS MAP



SOILS MAP LEGEND

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

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

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

PvC = Peters cobbly clay, 8-15% slopes

SnB = Snelling sandy loam, 3-8% slopes

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PROPERTY PHOTO



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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.