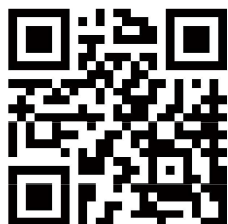




386+ ACRE FARMINGTON HILLS ALMOND RANCH

5013 E. HIGHWAY 4, FARMINGTON, CA 95230



NEWLY PRICED AT: \$6,500,000 (\$16,839/ACRE)

PROPERTY VIDEO LINK



386+ ACRE FARMINGTON HILLS ALMOND RANCH

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DESCRIPTION

All blocks planted in 2016

Front 110 Acre Block : 100 acres planted

Evenly split in thirds between Non-Pareil, Monterey, and Wood Colony varieties

Back 276 Acre Block:

Far Northwest corner in Independence 67 Acres

The rest of the back block 193 Acres split evenly split in thirds with Non-Pareil, Monterey, and Wood Colony varieties

All on Lovell rootstock with 20 X 14 spacing. The orchard was ripped 6ft, 2 ways.

LOCATION

The 2 parcels are located East of Farmington CA. East on Highway 4 from the town of Farmington approx. 5.9 miles Ranch entrance gates and sign on your left on the North side of Highway 4.

LEGAL

Stanislaus County APN's:

001-007-033, 001-007-035

ZONING

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

MANAGEMENT AVAILABLE

By Turlock Nut Co.

WATER, IRRIGATION

The irrigation is furnished by 3 deep AG wells each producing +/- 1250 gpm, spin cleaners, and injection systems. All wells were drilled by Scott Massellis. The micro-sprinklers are 7.4 gph supernet sprinklers with an additional single line drip hose. With 2 irrigation sets per well.

SOILS

Front 110 Acre Block:

Redding gravelly loam, 0-8 percent slopes
Peters-Pentz association, 2-8 percent slopes
Pentz-Peters association, 2-15 percent slopes

Back 276 Acre Block:

Redding gravelly loam, 0-8 percent slopes
Peters-Pentz association, 2-8 percent slopes
Pentz-Peters association, 2-15 percent slopes
Pentz-Peters association, 2-50 percent slopes

YEARLY PRODUCTION

2021 - 3,149 lbs per acre

2022 - 2,212 lbs per acre (frost damage)

2023 - 1,678 lbs per acre

PRICE/TERMS

\$6,500,000 all cash at the close of escrow.

Excellent assumable loan to qualified buyer.

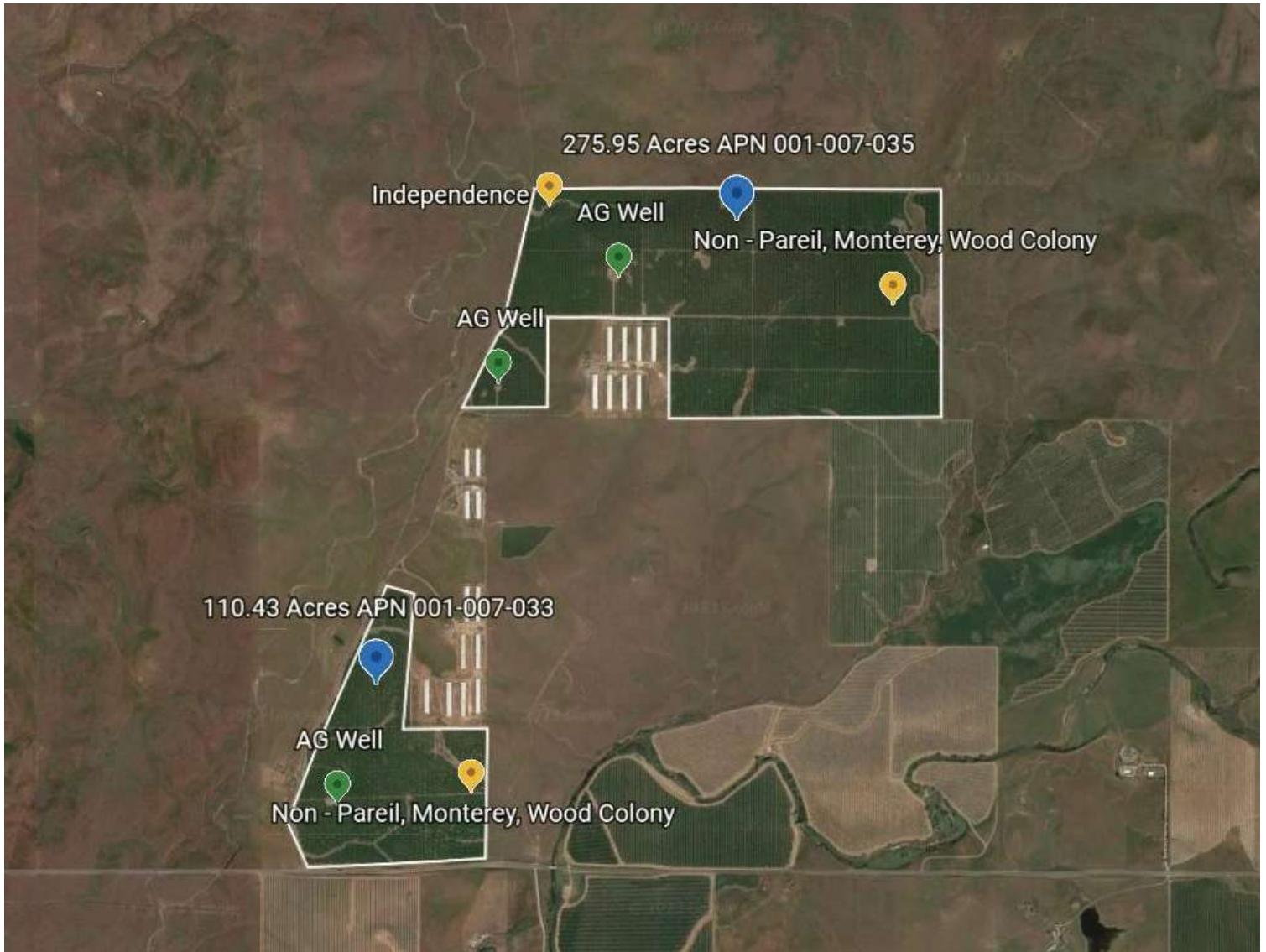
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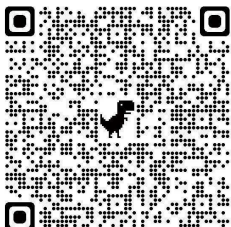


PROPERTY OVERVIEW



386+ ACRE FARMINGTON HILLS ALMOND RANCH

5013 E. HIGHWAY 4, FARMINGTON, CA 95230



NEWLY PRICED AT: \$6,500,000 (\$16,839/ACRE)



PRODUCTION RECORDS

2021 CROP YEAR

INDEPENDENCE (67 ACRES) 3,486 LBS PER ACRE

MONTEREY (98 ACRES) 3,405 LBS PER ACRE

NON-PAREIL (98 ACRES) 2,601 LBS PER ACRE

WOOD COLONY (98 ACRES) 3,181 LBS PER ACRE

RANCH AVERAGE LBS PER ACRE - 3,149

2022 CROP YEAR

INDEPENDENCE (67 ACRES) 2,950 LBS PER ACRE

MONTEREY (98 ACRES) 2,879 LBS PER ACRE

NON-PAREIL (98 ACRES) 2,109 LBS PER ACRE

WOOD COLONY (98 ACRES) 1,119 LBS PER ACRE

RANCH AVERAGE LBS PER ACRE - 2,212 (frost damage)

2023 CROP YEAR

INDEPENDENCE (67 ACRES) 2,613 LBS PER ACRE

MONTEREY (98 ACRES) 2,021 LBS PER ACRE

NON-PAREIL (98 ACRES) 1,137 LBS PER ACRE

WOOD COLONY (98 ACRES) 1,221 LBS PER ACRE

RANCH AVERAGE LBS PER ACRE - 1,678

386+ ACRE FARMINGTON HILLS ALMOND RANCH

SOILS MAP-FRONT 110 ACRES



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/16/2023
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386+ ACRE FARMINGTON HILLS ALMOND RANCH

SOILS MAP-FRONT 110 ACRES LEGEND



Soil Map—Stanislaus County, California, Northern Part

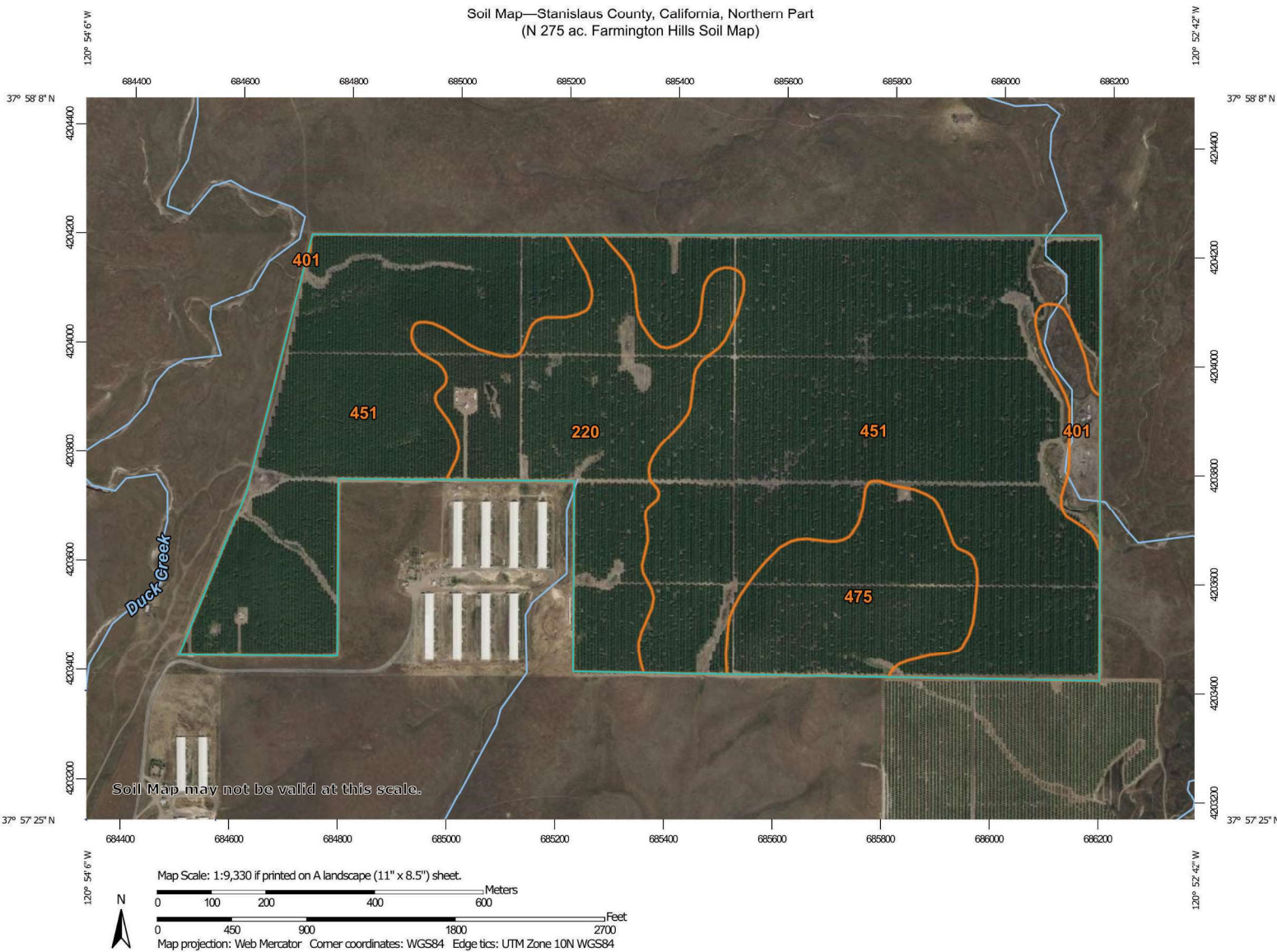
S 110 ac. Farmington Hills Soil Map

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
220	Redding gravelly loam, 0 to 8 percent slopes, dry	38.6	35.9%
401	Peters-Pentz association, 2 to 8 percent slopes	0.8	0.7%
451	Pentz-Peters association, 2 to 15 percent slopes	68.0	63.3%
Totals for Area of Interest		107.4	100.0%

386+ ACRE FARMINGTON HILLS ALMOND RANCH

SOILS MAP-BACK 276 ACRES



USDA
Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/16/2023
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386+ ACRE FARMINGTON HILLS ALMOND RANCH

SOILS MAP-BACK 275 ACRES LEGEND



Soil Map—Stanislaus County, California, Northern Part

N 275 ac. Farmington Hills Soil Map

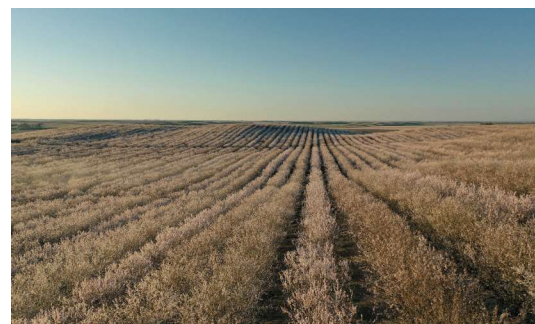
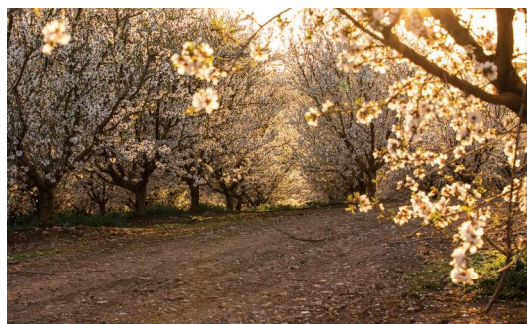
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
220	Redding gravelly loam, 0 to 8 percent slopes, dry	46.9	17.2%
401	Peters-Pentz association, 2 to 8 percent slopes	6.4	2.3%
451	Pentz-Peters association, 2 to 15 percent slopes	190.9	70.1%
475	Pentz-Peters association, 2 to 50 percent slopes	28.3	10.4%
Totals for Area of Interest		272.5	100.0%

386+ ACRE FARMINGTON HILLS ALMOND RANCH

PREMIER
CALIFORNIA PROPERTIES







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 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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Property Video Link

PREMIERCAPROPERTIES.COM