

# TUOLUMNE RIVER RANCHES

3 Separate Ranches Stanislaus County, CA

**RANCHES 1  
AND 2**  
312.50± ACRES

**RANCH 3**  
96.00± ACRES

**RANCH 4**  
96.00± ACRES



- Ranches 1 & 2 - 312.50± Acres
- Ranch 3 - 96± Acres
- Ranch 4 - 96± Acres
- Manager's Home on Ranch 1



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## PROPERTY INFORMATION

### DESCRIPTION

Total of 504.50± acres comprised of Ranches 1 & 2 (312.50± acres), Ranch 3 (96± acres) and Ranch 4 (96± acres). To be sold as 3 separate ranches: Ranches 1 & 2 together, Ranch 3 and Ranch 4.

### LOCATION

North of Lake Road and bordered on the north by the Tuolumne River.

### LEGAL

Stanislaus County APN's:

Ranch 1: 008-020-016-000 (193.90± acs.);

Ranch 2: 008-021-025-000 (118.60± acs.)

Ranch 3: 008-021-023-000 (96± acs.);

Ranch 4: 008-021-024-000 (96± acs)

Office address: 23979 Lake Road, La Grange, CA 95329-9505)

Zoning: A-2-40 (General Ag)

### PLANTINGS

Plantings consist of almonds, walnuts, pecans, treefruit along with seed orchards, pecan rootstock-budded. Portion of open land.

### WATER

Eastside Water District. For information: Kareneastsidewater@att.net  
East Turlock Subbasin GSA.

Portions of Ranches 1 and 2 have Riparian/Patent water rights on the Tuolumne River. Ranch 4, APN 008-021-024-000, has full Riparian/Patent water rights.

Ranch 1: (1) 15 HP Submersible pump

Ranch 2: (1) 75 HP variable speed drive pump

Ranch 3: (1) 125 HP variable speed drive pump

Note: Buyers to research and confirm Riparian status during due diligence.

### SOILS

See soils maps included.

### BUILDINGS (RANCHES 1 & 2)

(3) steel buildings: 11,200± sq. ft., 40' x 280'; 4,000± sq. ft., 40' x 100' and 3,200± sq. ft., 40' x 80'

Mobile home offices

Managers home

Concrete building housing restrooms

Several outbuildings for equipment repair

Portable cold storage

Cold storage, 20' x 40'

Equipment list available upon request

### MINING

Owners previously obtained a surface mining permit which has since expired. Surface mining permit located on Ranch 1.

### PRICE/TERMS

Ranches 1 and 2 - \$10,000,000

Nursery rootstock and inventory negotiable.

Buyer to reimburse Seller for cultural costs toward the 2024 crop.

Ranch 3 - \$2,500,000

Access to be determined.

Pump and well share agreement with Ranch 4.

Ranch 4 - \$2,800,000

Access to be determined

Pump and well share agreement with Ranch 3.

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## PROPERTY LOCATION - RANCH 1



Boundary Lines  
are Approximate

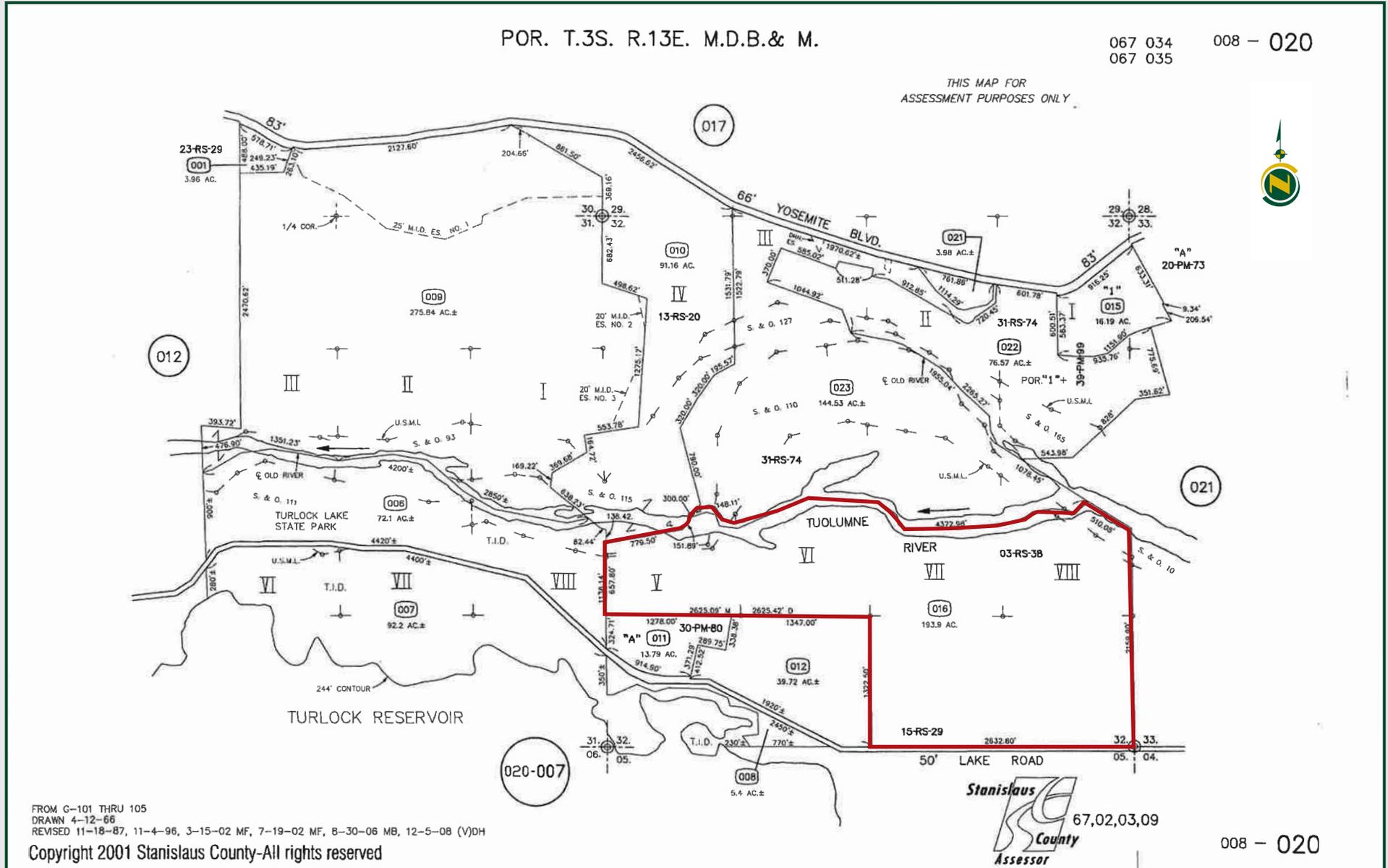


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## PARCEL MAP - RANCH 1 - APN: 008-020-016-000

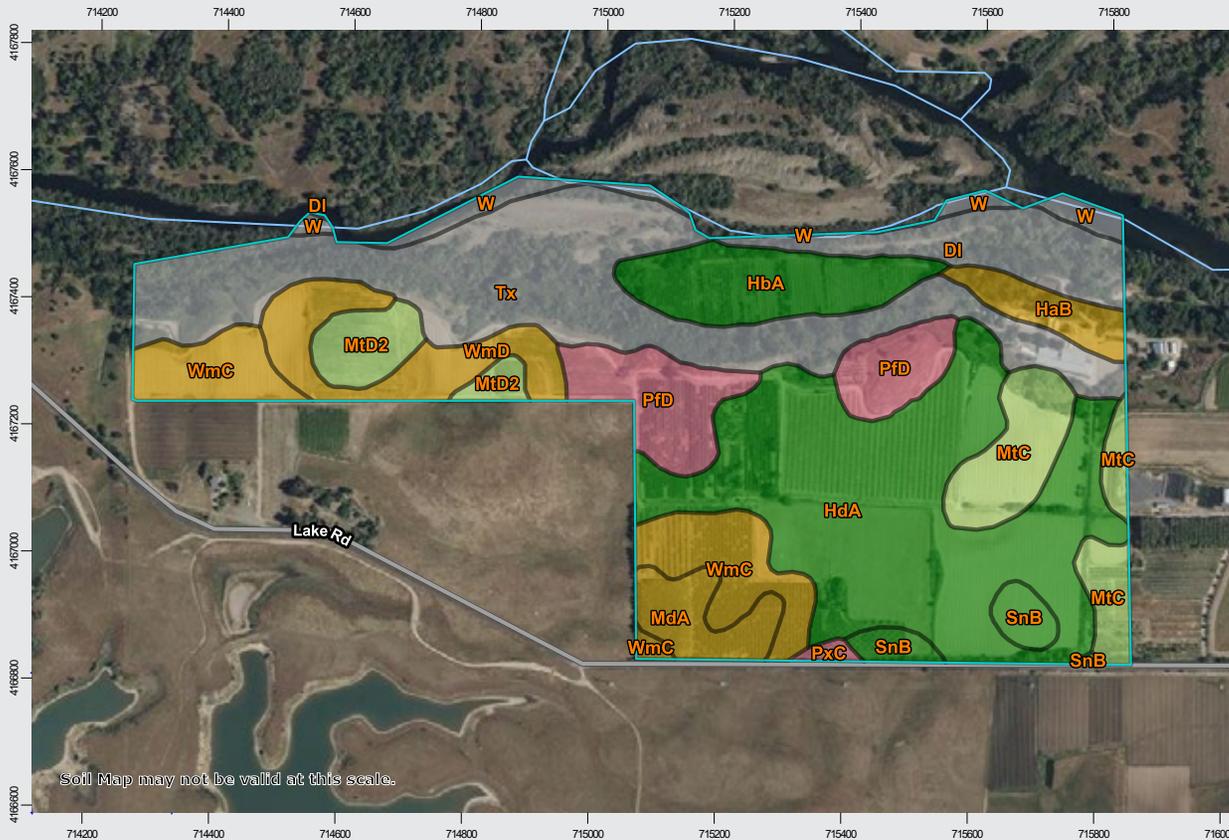


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## SOILS MAP - RANCH 1



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
HdA	Hanford sandy loam, 0-3% slopes
Tx	Terrace escarpments
WmC	Whitney sandy loams, 8-15% slopes
PID	Pentz loam, 8-30% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
HbA	Hanford fine sandy loam, 0-3% slopes
DI	Dredge and mine tailings
WmD	Whitney sandy loams, 15-30% slopes
MD2	Montpellier coarse sandy loam, 15-30% slopes, eroded
MdA	Madera sandy loam, 0-2% slopes
W	Water
HaB	Toomes rocky loam, 0-8% slopes
SnB	Snelling sandy loam, 3-8% slopes
PxC	Peters-Pentz complex, 8-15% slopes

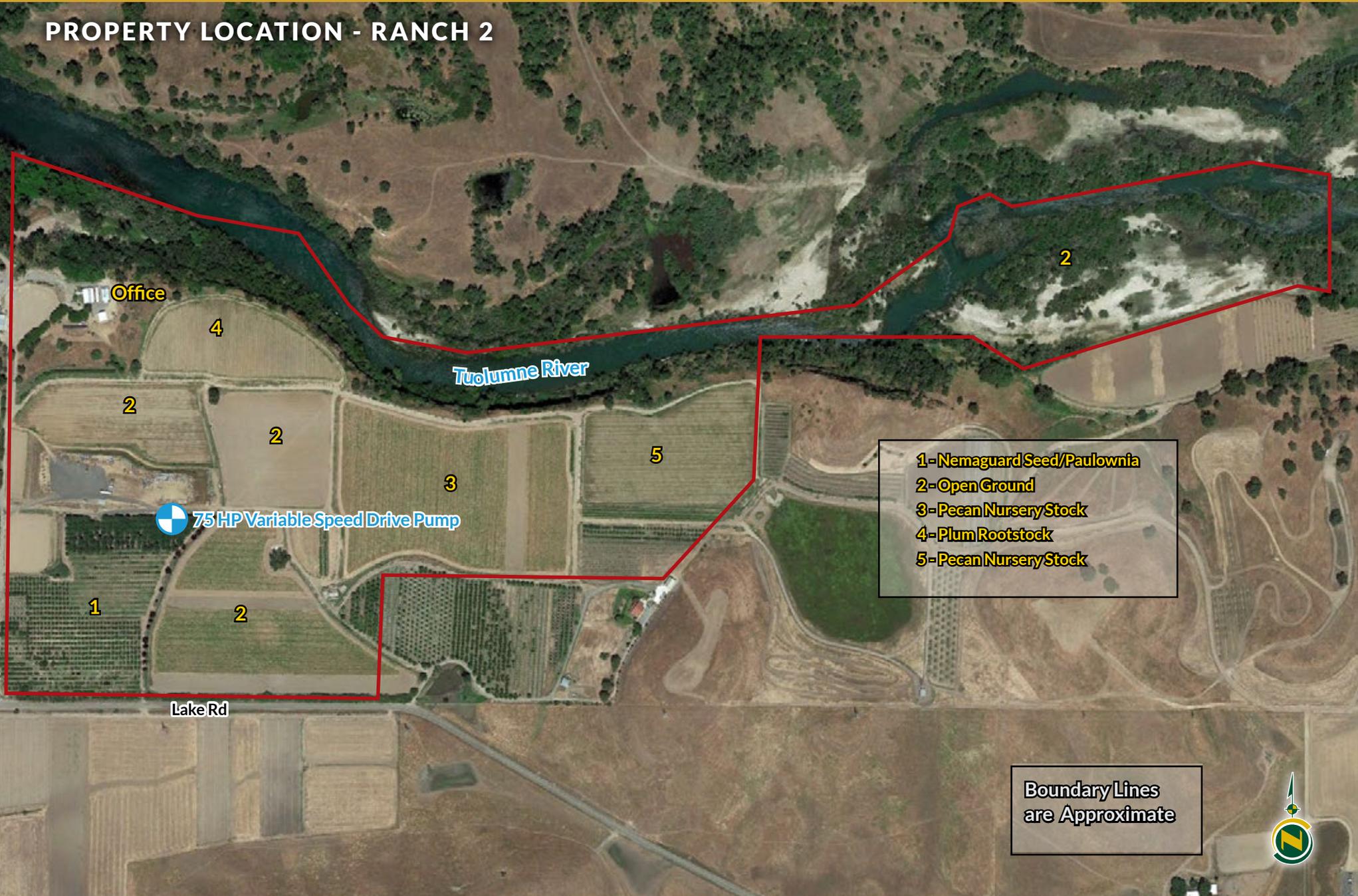


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## PROPERTY LOCATION - RANCH 2



- 1 - Nemaguard Seed/Paulownia
- 2 - Open Ground
- 3 - Pecan Nursery Stock
- 4 - Plum Rootstock
- 5 - Pecan Nursery Stock

Boundary Lines  
are Approximate

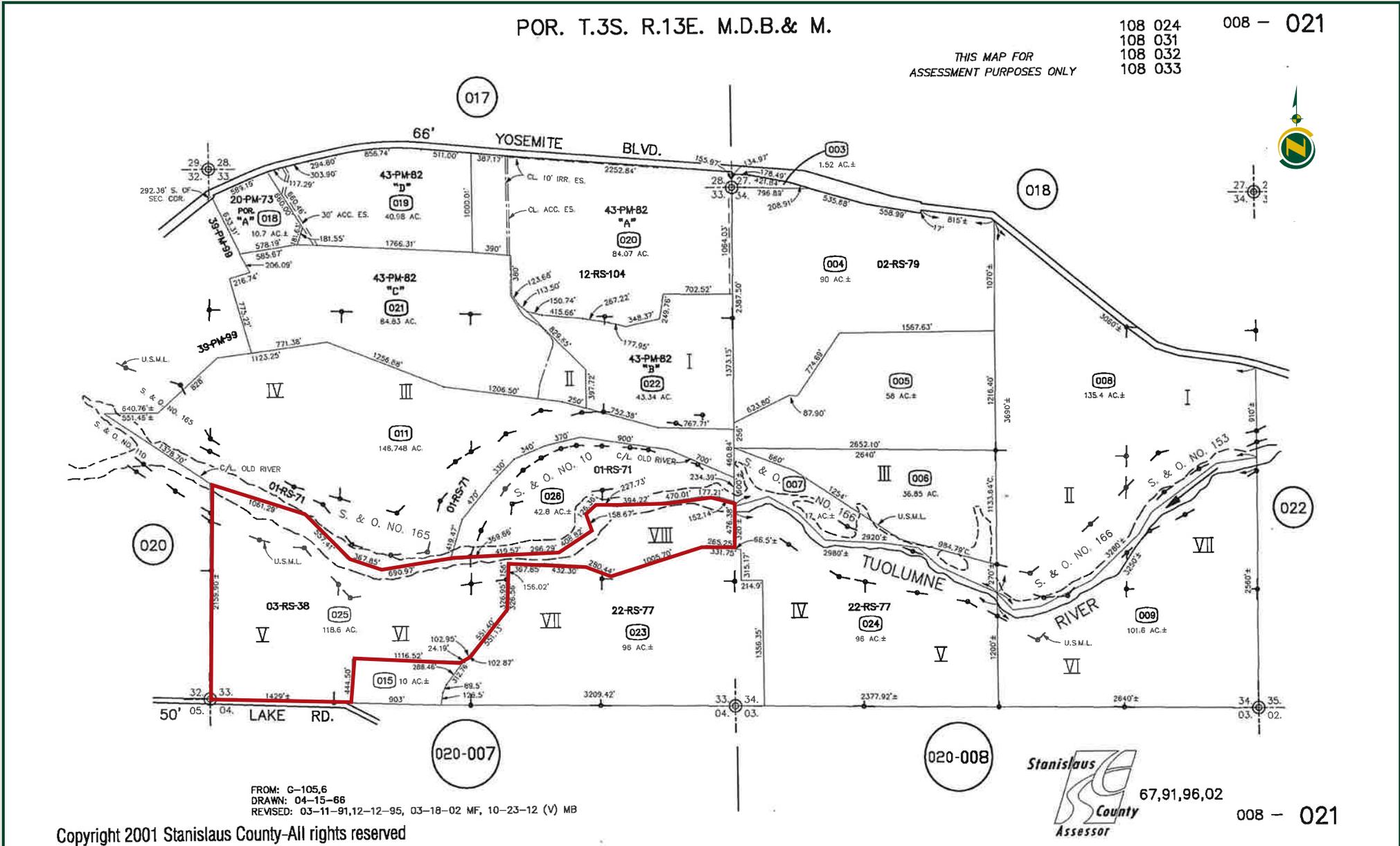


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## PARCEL MAP - RANCH 2 - APN: 008-021-025-000

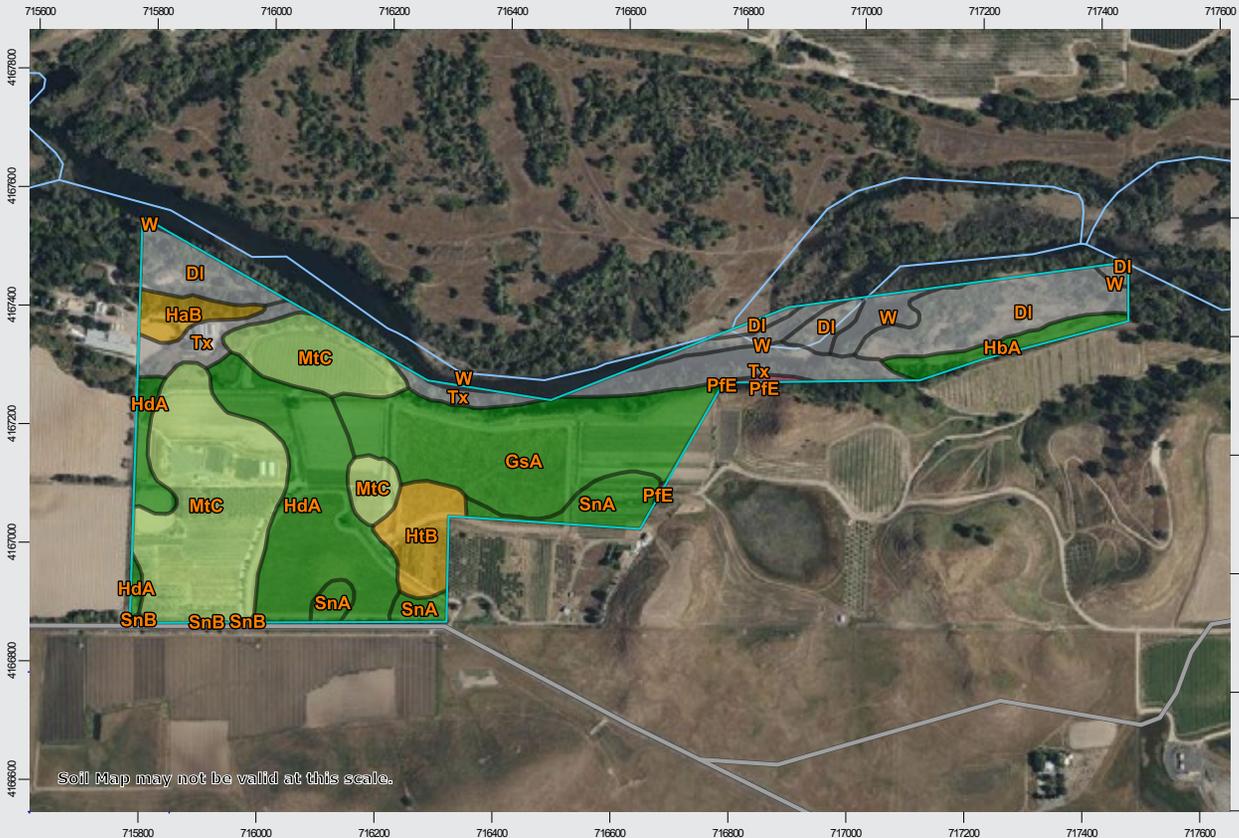


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## SOILS MAP - RANCH 2



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
GsA	Greenfield sandy loam, 0-3% slopes
MtC	Montpellier coarse sandy loam, 8-15% slopes
HdA	Hanford sandy loam, 0-3% slopes
DI	Dredge and mine tailings
Tx	Terrace escarpments
SnA	Snelling sandy loam, 0-3% slopes
HtB	Hopeton clay loam, 3-8% slopes
HaB	Toomes rocky loam, 0-8% slopes
SnB	Snelling sandy loam, 3-8% slopes



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## PROPERTY LOCATION - RANCH 3



Tuolumne River

- 1- Pecan Orchard
- 2- Budwood Orchard
- 3- Seed Orchard - Pecan
- 4- Open Ground
- 5- Pine Seed Orchard

125 HP Variable Speed Drive Pump

Boundary Lines  
are Approximate



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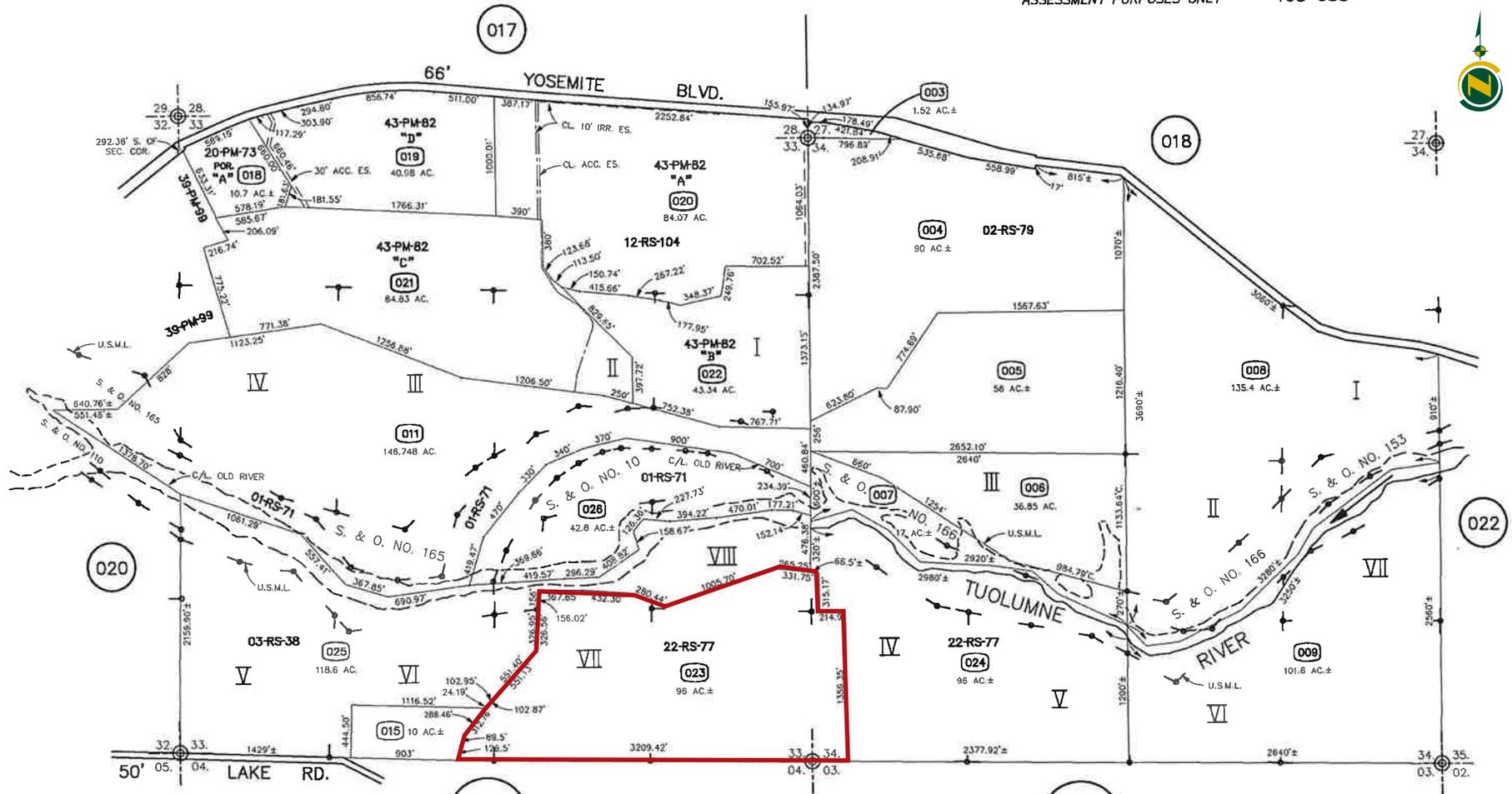
## PARCEL MAP - RANCH 3 - APN: 008-021-023-000

POR. T.3S. R.13E. M.D.B.& M.

108 024  
108 031  
108 032  
108 033

008 - 021

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



FROM: C-105.6  
DRAWN: 04-15-66  
REVISED: 03-11-91,12-12-95, 03-18-02 MF, 10-23-12 (V) MB

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67,91,96,02

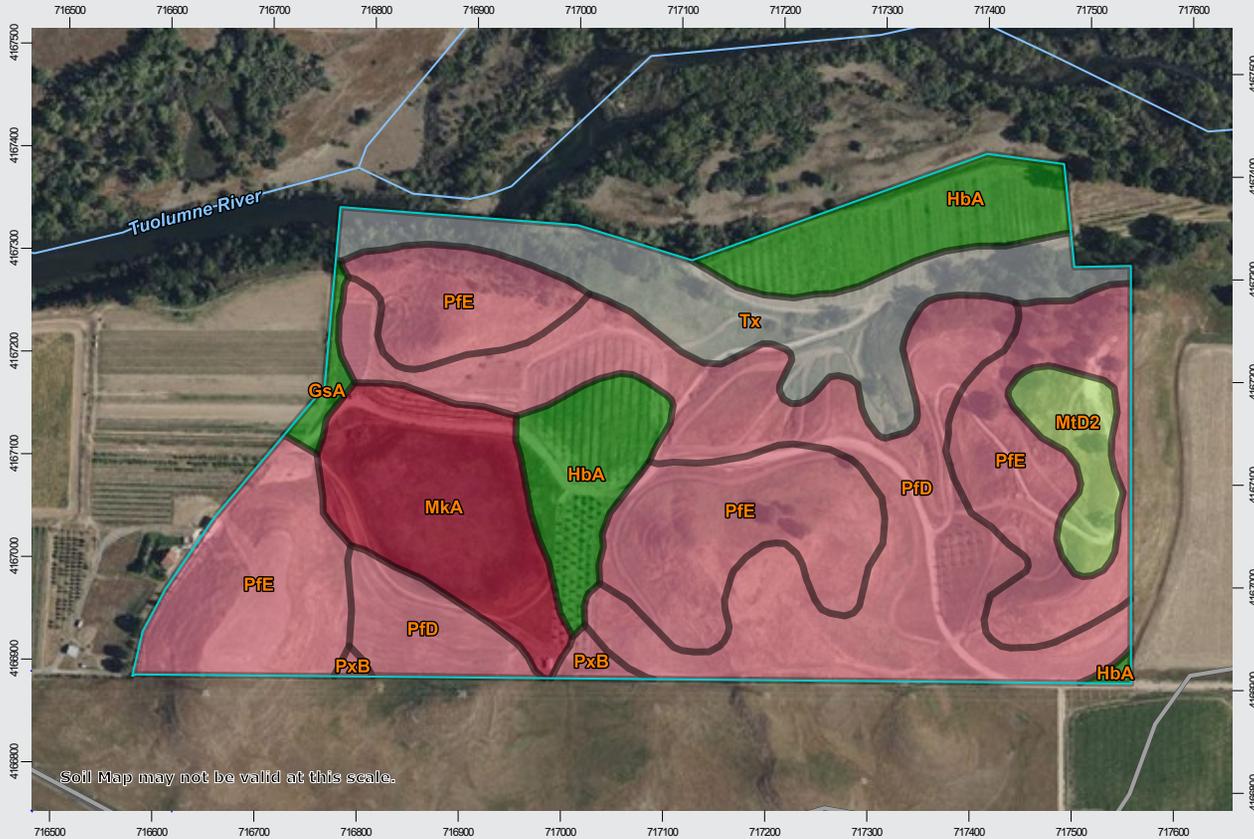
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## SOILS MAP - RANCH 3



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
PfE	Pentz loam, 30-45% slopes
PfD	Pentz loam, 8-30% slopes
Tx	Terrace escarpments
HbA	Hanford fine sandy loam, 0-3% slopes
Mka	Meikle clay, 0-1% slopes
MtD2	Montpellier coarse sandy loam, 15-30% slopes, eroded
GsA	Greenfield sandy loam, 0-3% slopes
PxB	Peters-Pentz complex, 0-8% slopes

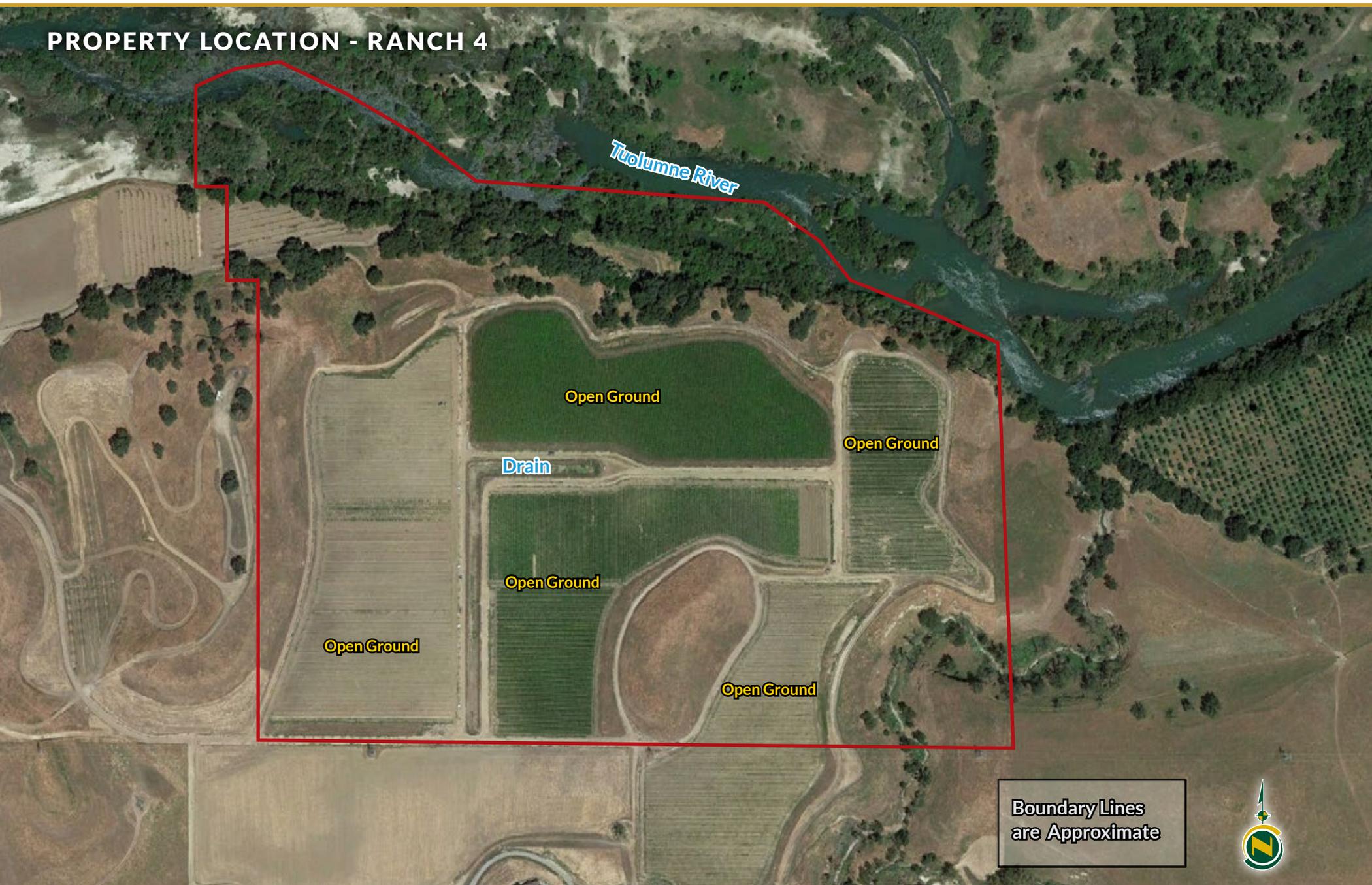


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## PROPERTY LOCATION - RANCH 4



Boundary Lines  
are Approximate



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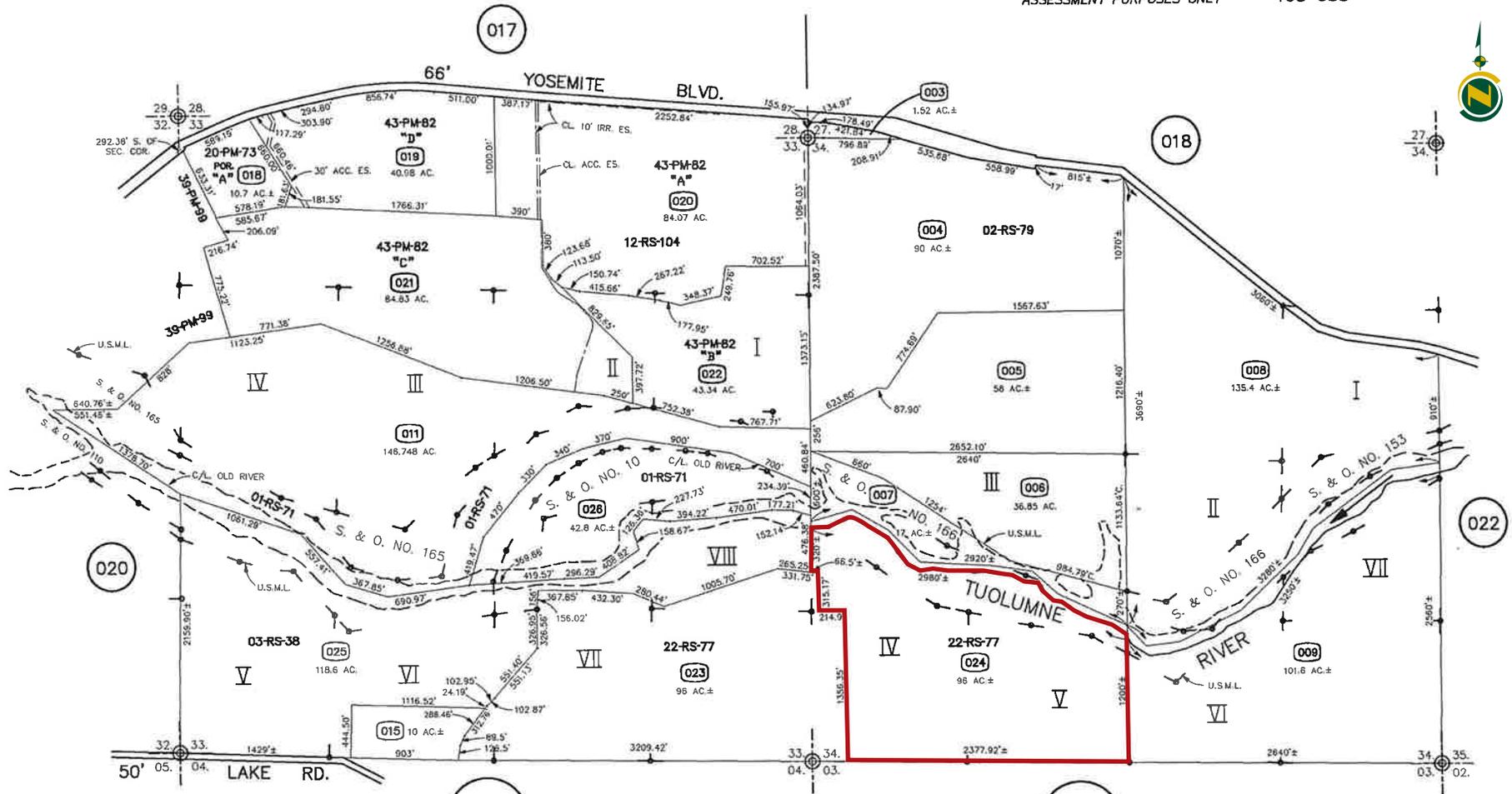
## PARCEL MAP - RANCH 4 - APN: 008-021-024-000

POR. T.3S. R.13E. M.D.B.& M.

108 024  
108 031  
108 032  
108 033

008 - 021

THIS MAP FOR  
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FROM: C-105,6  
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67,91,96,02

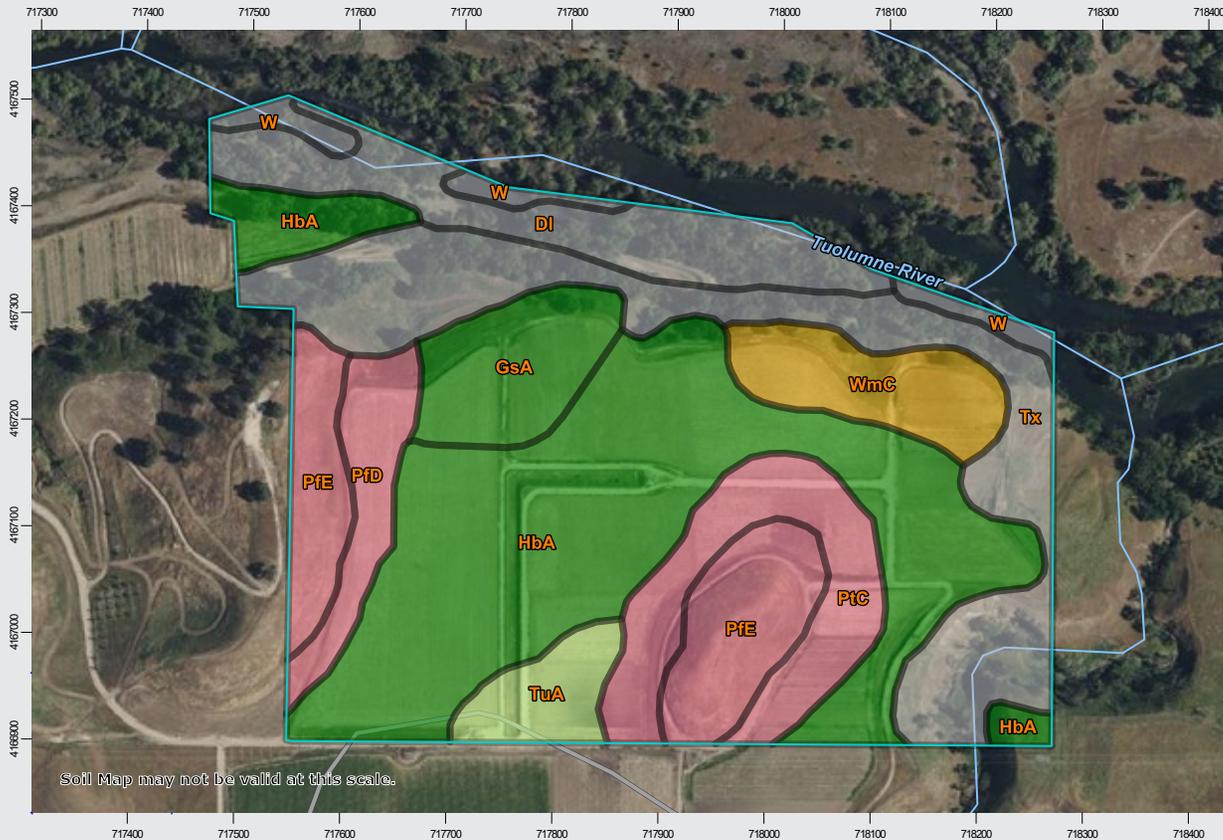
008 - 021

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## SOILS MAP - RANCH 4



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
HbA	Hanford sandy loam, 0-3% slopes
Tx	Terrace escarpments
WmC	Whitney sandy loams, 8-15% slopes
PfE	Pentz loam, 30-45% slopes
DI	Dredge and mine tailings
PtC	Peters clay, 8-15% slopes
GsA	Greenfield sandy loam, 0-3% slopes
WmC	Whitney sandy loams, 8-15% slopes
PfD	Pentz loam, 8-30% slopes
TuA	Tujunga loamy sand, 0-3% slopes
W	Water



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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.**