

KC RANCHES SLWD

610.51± ACRES | FRESNO & MERCED COUNTIES, CALIFORNIA

\$3,950,000

(\$6,470/Acre)



PROPERTY HIGHLIGHTS

- SAN LUIS WATER DISTRICT
- ALMONDS & OPEN LAND
- MULTIPLE FILTER STATIONS & TURNOUTS
- MOSTLY GRADE 1 - EXCELLENT SOILS
- SIGNIFICANT ACREAGE ZONED HIGHWAY INTERCHANGE COMMERCIAL



Independently Owned And Operated
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FRESNO

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VISALIA

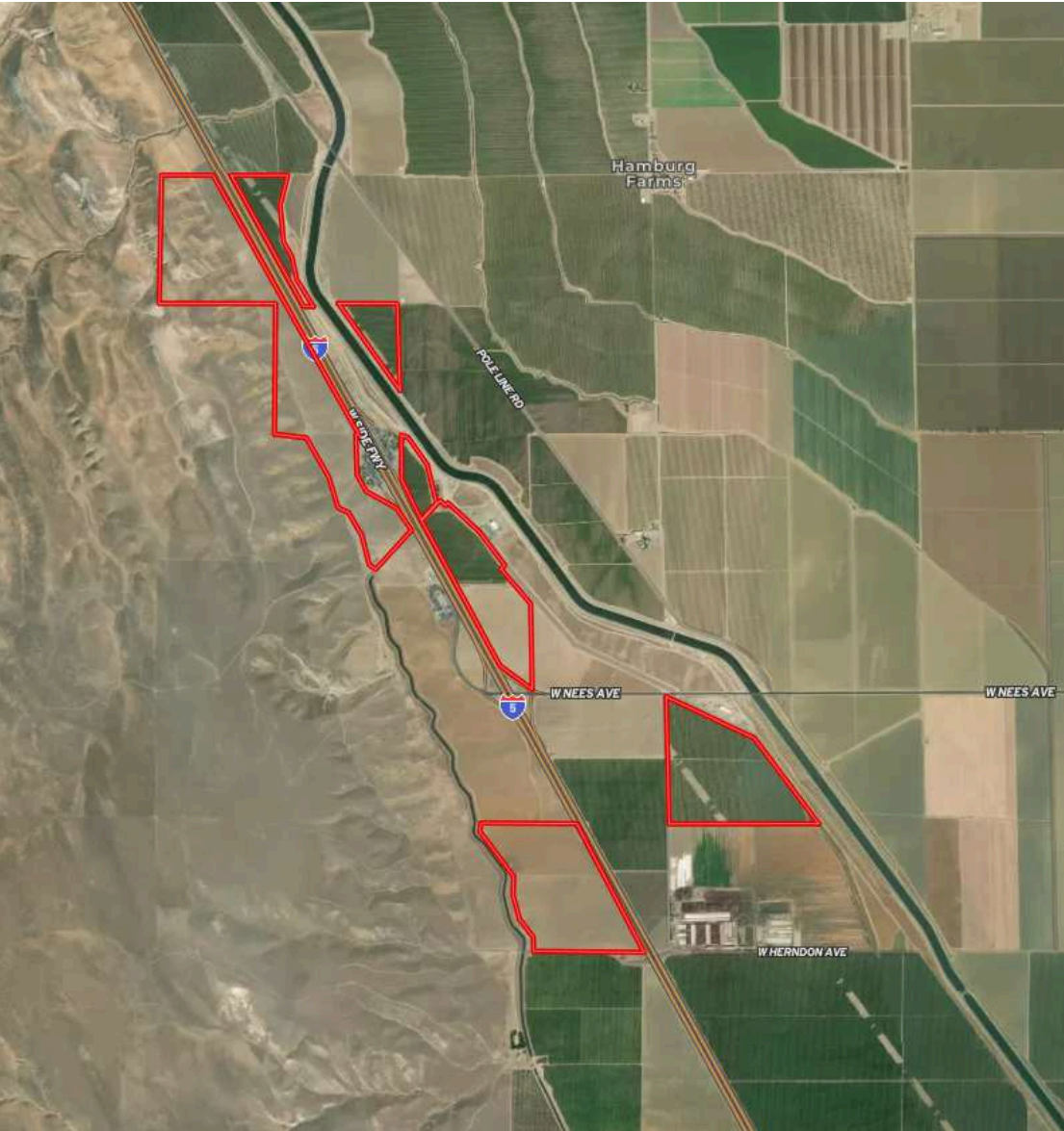
3447 S. Demaree St.
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BAKERSFIELD

4900 California Ave., #210B
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LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 610.51± acre ranch offers a valuable opportunity for current San Luis Water District growers to expand their operations within the district, or for new investors seeking a productive agricultural asset. The property features established almond orchards on grade 1 soils, with potential for further development or diversification into other crops such as pistachios, olives, figs, or row crops. There is also significant room for expansion into additional orchards or alternative commercial uses.

The ranch includes multiple fields, turnouts, and filter stations, providing infrastructure for efficient water management and future crop diversification. Its strategic location near a well-established gas station and rest stop offers convenient access, with excellent connectivity to Interstate 5 via Nees Avenue (easement). This combination of quality soil, existing infrastructure, and accessibility makes the property a versatile and attractive option for growers and investors looking to expand or diversify their agricultural portfolio in California's Central Valley.

LOCATION

The ranches run along the east and west sides of Interstate 5 in Los Banos. Access to the east part of the properties is located off W Nees Avenue.

ZONING

Zone AE (Agricultural Exclusive) and (HIC) Highway Interchange Commercial. The ranches are not enrolled in the Williamson Act.

WATER

540.3± acres are within and receives water from San Luis Water District. There are multiple filter stations & turnouts.

BUILDINGS

None.

PLANTINGS

86± acres of 2007 Butte/Padre almonds

108± acres of 2007 Nonpareil/Monterey/Fritz almonds

416.51± acres of open land

PRICE/TERMS

\$3,950,000 (\$6,470/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the 2025/26 crop.

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

Map unit symbol	Map unit name	Rating
209	Loe Swampy Peaty clay loam, 1 to 9 percent slopes	Grade 1 - Excellent
210	Heavy clay loam, 0 to 9 percent slopes, 60-85 ft	Grade 1 - Excellent
211	Peaty growthy clay loam, 0 to 10 percent slopes	Grade 1 - Good
260	Peaty growthy clay loam, 10 to 85 percent slopes	Grade 1 - Fair
271	Wetland Peaty waterlogged Ashland, 10 to 85 percent slopes	Not Rated
367	Water	Not Rated



PARCEL INFORMATION

LEGAL

Fresno County APNs: 005-100-27 & 39s; 005-120-35s, 49, & 54s

Merced County APNs: 090-170-058, 068, 069, 090, & 093; 090-220-049 & 047



OTHER INFORMATION







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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