



Merced Co Tier 1 Compost Facility



±158 Acres | Tier 1 Compost Facility | Almond Orchard | Merced County

CALIFORNIA LAND & HOME BY KELLER WILLIAMS

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Executive Summary

California Land & Home is pleased to present a unique opportunity to acquire approximately **158 acres of agricultural real estate in Merced County, California**, improved with an established, operating **Tier I manure composting facility** and approximately **116 acres of producing almonds**.

The property presents a rare combination of agricultural land, an established compost operation, business assets, customer and supplier relationships, equipment, compost inventory, and producing permanent plantings.

Merced County records identify **Conditional Use Permit No. 3720** for the establishment of a **manure storage and composting facility** on APN 074-140-009. Historical County records also reference subsequent modifications to the CUP, including Modification No. 98004.

In 1998, Modification No. 98004 authorized an increase in manure/compost storage from **12,000 cubic yards to 60,000 cubic yards**. The historical storage authorization is separate and distinct from the facility capacity identified in subsequent Water Board documentation.

The facility is currently operating and producing compost primarily for direct sale to **farmers and landscape contractors**.

The 2021 Central Valley Regional Water Quality Control Board documentation identifies the operation as a **Tier I manure composting facility** with a stated **total facility capacity of 12,500 tons, equivalent to approximately 25,000 cubic yards**. The Water Board documentation also references an approximately 36-acre facility footprint, a detention pond, and a groundwater monitoring program utilizing three monitoring wells.

In addition to the compost operation, approximately **116 acres are planted to almonds**, including approximately 16.3 acres of younger, approximately 7th-leaf plantings, with the balance consisting of mature orchards estimated by the seller to be approximately 20+ years old.

The entire property is contained within one legal parcel, identified as APN 074-140-009, and is zoned **A-1 (General Agricultural)**, and is located within the **Merced Subbasin**. Sandy Mush Mutual Water Company and groundwater from an on-site deep well serves as the property's water sources and supplies both the almond orchard irrigation system and compost operation.

The offering includes the real estate, compost business, applicable permits and entitlements associated with the operation, included equipment, and approximately \$500,000 in seller-estimated finished and in-process compost inventory.

Detailed business financial information may be made available by the seller to qualified buyers in connection with an acceptable offer and subject to seller requirements.

Investment Highlights

- Approximately 158 acres in Merced County, California
- APN 074-140-009
- One legal parcel
- A-1 (General Agricultural) zoning
- Established and currently operating manure compost facility
- Documented Tier I Water Board enrollment for manure composting
- Water Board documentation states 25,000-cubic-yard total on-site facility capacity with no annual limit
- Merced County Conditional Use Permit No. 3720 established for a manure storage and composting facility
- Approximately 36-acre facility footprint - can be increased to 50-acre facility per MM 98004
- Compacted compost operating surface
- Stormwater retention/detention pond
- Three groundwater monitoring wells
- Certified truck scale
- Modular office building
- Gated commercial truck access
- Three-phase electrical power
- Established compost customer base
- Direct compost sales to farmers and landscape contractors
- Established manure supplier relationships
- Approximately \$520,000 in seller-estimated equipment value
- Approximately \$500,000 in seller-estimated finished and in-process compost inventory
- Approximately 116 acres of producing almonds
- Six individual almond orchard blocks
- Approximately 16 acres of 7th-leaf almonds
- On-site deep agricultural well
- Micro-drip irrigation
- Seller financing may be considered with a substantial down payment, subject to seller approval and terms

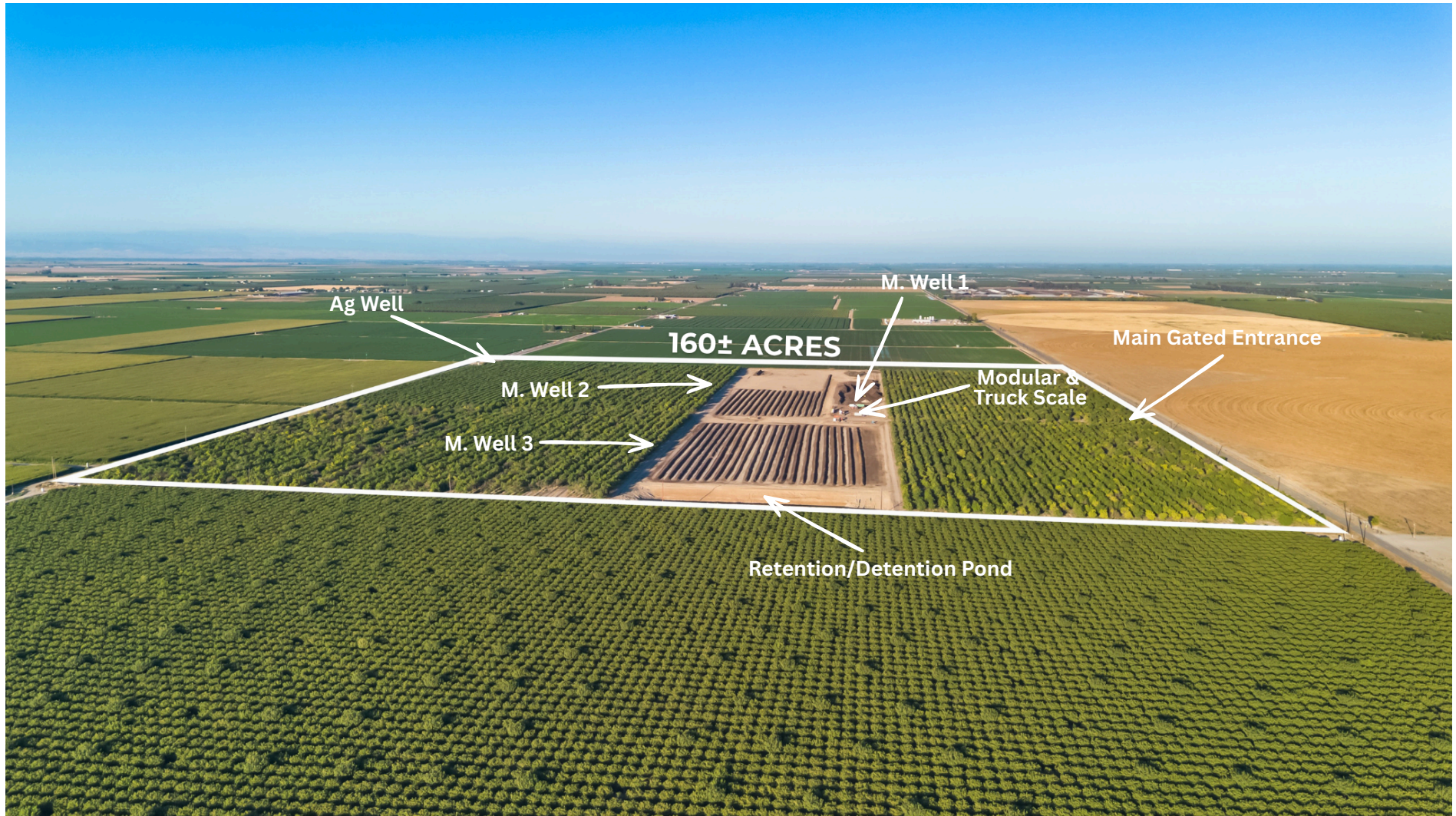
Merced Co Compost Facility

1510 W Washington Way, El Nido, CA



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Aerial View



Merced Co Compost Facility

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Compost Facility

The property includes an established and currently operating manure composting facility with a documented operating history spanning more than three decades.

Merced County records identify Conditional Use Permit No. 3720 for the establishment of a manure storage and composting facility on APN 074-140-009. The County record also references subsequent modifications to the CUP.

In 1998, Modification No. 98004 authorized an increase in manure/compost storage from 12,000 cubic yards to 60,000 cubic yards.

The original 1997 Report of Composting Site Information documents the property's historical use for manure composting and describes a windrow composting process utilizing cow manure and other materials associated with the composting process. The report also documents historical commercial sales of finished compost to farmers and landscape contractors.

Current operations continue to produce and sell compost directly to agricultural customers and landscape contractors.



Compost Facility Features

- Operating manure compost facility
- Tier I Water Board enrollment for manure composting
- 12,500-ton / 25,000-cubic-yard stated total facility capacity per 2021 Water Board documentation
- Approximately 36-acre facility footprint with potential to increase to a 50-acre facility
- Historical CUP authorization for up to 60,000 cubic yards of manure/compost storage
- Compacted operating surface
- Windrow composting operation
- Retention/detention pond
- Three groundwater monitoring wells
- Groundwater protection monitoring program
- On-site groundwater supply
- Certified truck scale
- Modular office building
- Gated commercial truck access
- Three-phase electrical service
- Included compost processing equipment



Regulatory & Permit Overview

The compost operation is subject to regulatory oversight by Merced County and the Central Valley Regional Water Quality Control Board.

Merced County Land-Use Entitlement

Merced County records identify Conditional Use Permit No. 3720 for the establishment of a manure storage and composting facility on APN 074-140-009. The property is identified as A-1 zoning in the County permit record.

Historical County documentation also includes Modification No. 98004, which authorized an increase in manure/compost storage from 12,000 cubic yards to 60,000 cubic yards and contains additional conditions associated with the operation.

Central Valley Regional Water Quality Control Board

The June 23, 2021 Notice of Applicability issued by the Central Valley Regional Water Quality Control Board identifies El Nido Site 1 as covered under the Revised General Waste Discharge Requirements for Commercial Composting Operations as a Tier I facility that composts manure.

The supporting Water Board memorandum states that the facility:

- Is approximately 36 acres
- Composts manure obtained from various dairies
- Has a stated total facility capacity of 12,500 tons, equivalent to 25,000 cubic yards
- Utilizes a stormwater detention pond
- Is subject to an approved Groundwater Protection Monitoring Plan
- Utilizes three groundwater monitoring wells

The Water Board documentation also establishes monitoring and reporting requirements associated with the operation.

Regulatory & Permit Overview

Important Capacity Distinction

The 60,000-cubic-yard figure referenced in historical Merced County CUP documentation relates to authorized manure/compost storage. The 12,500-ton / 25,000-cubic-yard figure referenced in the 2021 Water Board documentation is identified as the facility's total facility capacity.

These figures represent different regulatory measurements and should not be interpreted interchangeably.

Regulatory Documentation Available

- Merced County record for Conditional Use Permit No. 3720
- Modification No. 98004 to CUP No. 3720
- Minor Modification to CUP 3720
- 1997 Report of Composting Site Information
- 2021 Central Valley Regional Water Quality Control Board Notice of Applicability
- Groundwater Protection Monitoring documentation
- Water Board NOA
- CalRecycle EA Notification Permit
- CalRecycle EA Notification 2024
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Prospective buyers should independently verify all permits, entitlements, regulatory approvals, current compliance status, operating conditions, capacity limitations, feedstock restrictions, and change-of-ownership/operator requirements with the appropriate regulatory agencies.

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Compost Business & Inventory

BUSINESS

The offering provides an opportunity to acquire not only the underlying agricultural real estate and compost facility infrastructure, but also an existing operating compost business.

The operation currently produces finished compost for direct sale to:

- Farmers and agricultural operations
- Landscape contractors

The business has an established customer base that is intended to transfer as part of the sale. The operation also has established relationships with manure suppliers and local livestock/dairy operations that currently provide feedstock to the facility.

Seller has expressed willingness to stay on as a consultant to ease transition period.

Possible to retain 2 existing employees to run the orchard and compost facility.

Detailed books and financial records are not included in the public marketing package. The seller has indicated that financial information may be made available to qualified prospective buyers in connection with an acceptable offer and subject to seller requirements.

INVENTORY

The offering includes approximately \$500,000 in seller-estimated compost inventory.

Inventory consists of a combination of:

- Finished, sale-ready compost
- Compost currently being processed
- Rate Sheet and Compost Analysis Sheet available upon request
-



Inventory quantity, quality, marketability and value are subject to buyer inspection and independent verification.

Equipment Included

Equipment	Quantity	Seller-Estimated Value
Case Tractors	2	\$160,000
Hitachi 180 Loaders	2	\$200,000
Water Truck	1	\$75,000
Compost Tilling Machines	2	\$85,000
TOTAL VALUE		\$522,000

The buyer is not expected to assume any equipment leases or liens associated with the included equipment. Ownership and lien status are subject to verification through escrow and buyer due diligence.

The seller may consider an offer that excludes or separately negotiates certain equipment and/or inventory; however, the real estate and operating compost business are intended to be sold together.

±116 Acres Producing Almonds

In addition to the compost operation, the property includes approximately 116 acres of producing almond orchards consisting of six individual blocks.

Block	Approx. Acres	Varieties	Approx. Age
Block 1	21.3	Nonpareil / Fritz / Price	20+ Years
Block 2	16.3	Nonpareil / Monterey	7th leaf
Block 3	16.2	Nonpareil / Fritz / Price	20+ Years
Block 4	16.3	Nonpareil / Fritz	20+ Years
Block 5	21.4	Nonpareil / Price / Fritz	20+ Years
Block 6	24.5	Nonpareil / Fritz / Price	20+ Years
Total	116		

Almond Production History

Blocks 1, 3-6						
Variety	Net Acres	Pounds				
		2022	2023	2024	2025	4-Yr Avg
Nonpareil		105,654	84,382	83,787	68,427	
Fritz		60,886	54,713	54,175	35,176	
Price		29,436	25,075	24,025	16,471	
Total planted acres	99					
Total lbs		195,976	164,170	161,987	120,074	160,552
Total lbs/ac		1,980	1,658	1,636	1,213	1,622
Block 2						
Variety	Net Acres	Pounds				
		2022	2023	2024	2025	2-Yr Avg
Independence		not in production	not in production	9,691	22,340	
Total planted acres	16.3					
Total lbs		0	0	9,691	22,340	16,016
Total lbs/ac		0	0	595	1,371	983

Water & Irrigation

10-Year Surface Water Agreement

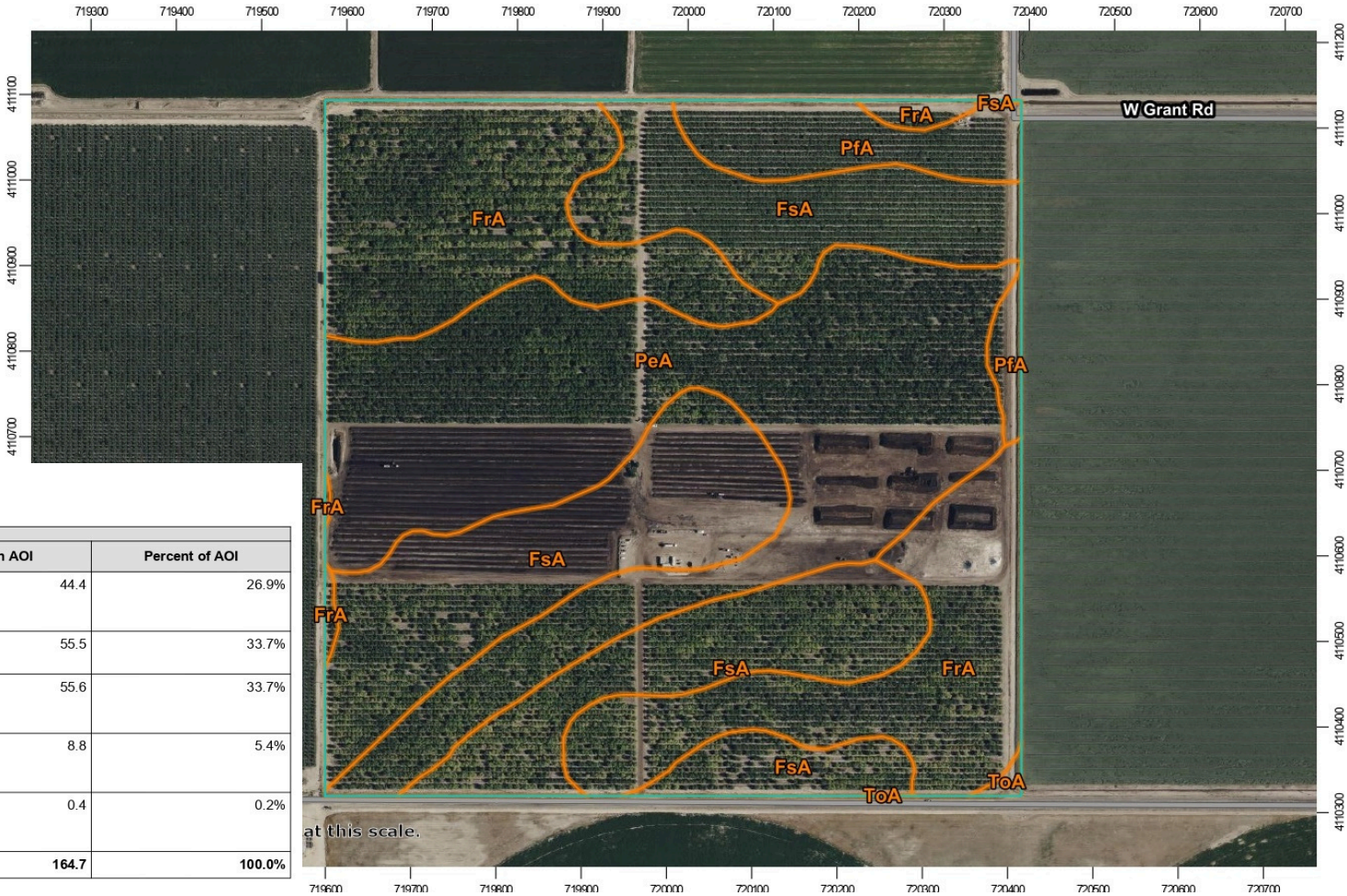
- Surface water is provided by Sandy Mush Mutal Water Company (SMMWC) who has a 10-year agreement with Merced Irrigation District (MID)
- Agreement began 2021 and runs through 2031
- 5-year extensions on the agreement will be negotiated between SMMWC and MID
- For questions regarding Sandy Mush Mutual Water Company please contact Betty Lindeman at (209)829-9870

AG Well - 1.7.2024 Myers Pump Test

- Electric 30 HP pump
- 487 gpm
- standing water @ 97 feet



Soil

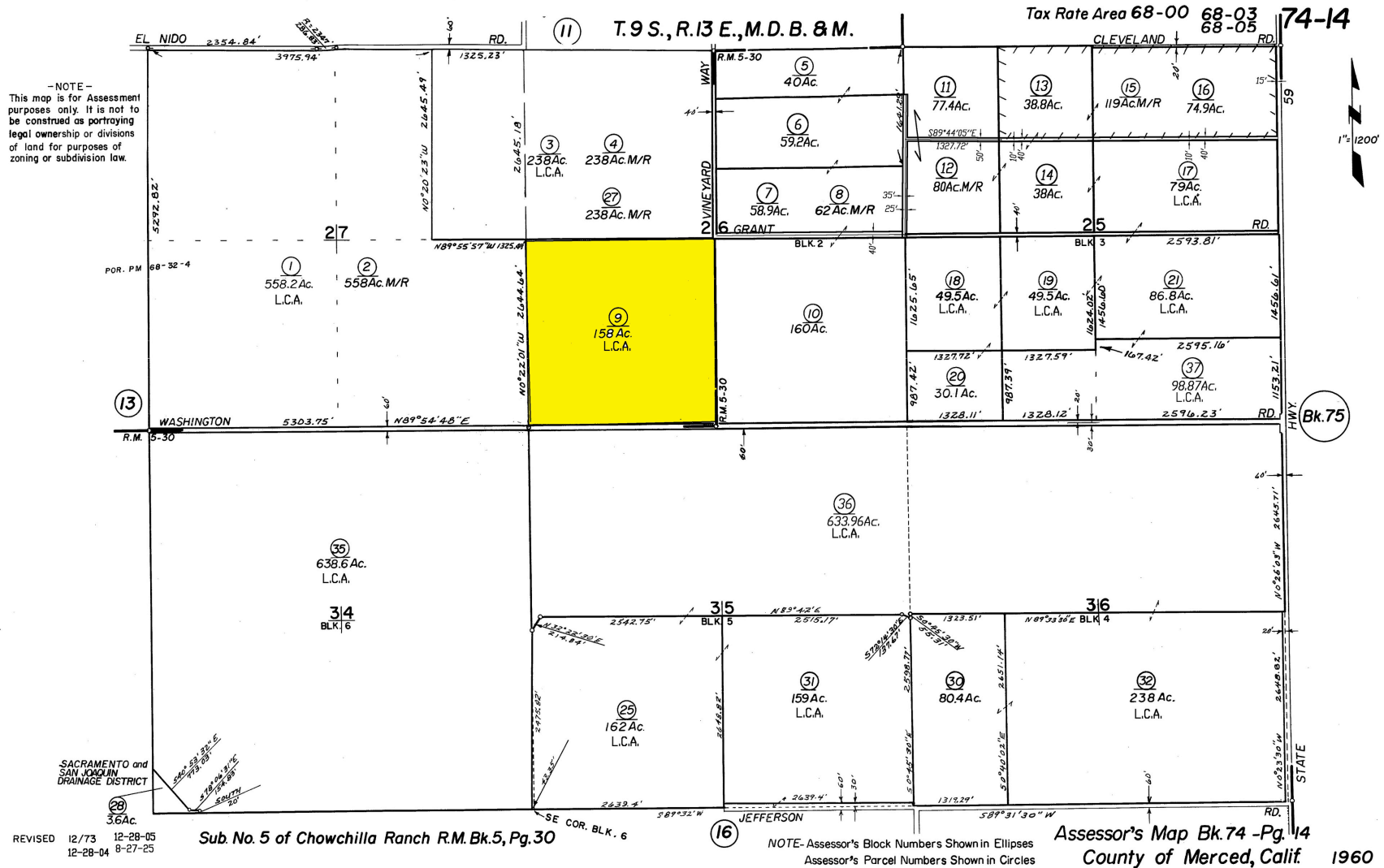


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	44.4	26.9%
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	55.5	33.7%
PeA	Pachappa sandy loam, slightly saline-alkali, 0 to 1 percent slopes	55.6	33.7%
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	8.8	5.4%
ToA	Traver fine sandy loam, moderately saline-alkali, 0 to 1 percent slopes	0.4	0.2%
Totals for Area of Interest		164.7	100.0%

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Parcel Map



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Photos



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Webpage

*A custom marketing page can be viewed at
www.californialandandhome.com/1510-washington*



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Brokerage

At California Land and Home, our mission is to connect the hardworking farmers and ranchers in our community with investors and individuals who share the same appreciation for this way of life. We understand the unique challenges and opportunities that come with farm and ranch properties, and we are well-equipped to address them.

Our team is composed of experienced professionals who have an in-depth understanding of the local real estate market, with a particular focus on farm and ranch properties. We bring a wealth of knowledge to the table, allowing us to provide you with accurate valuations and advice tailored to your specific property.

California Land and Home is not just your average real estate agency. We are a full-service brokerage, committed to guiding you through every step of the buying or selling process. Whether you're seeking your dream ranch property or looking to market your land, we handle it all.

We know that every client and property is unique. That's why we offer a personalized approach to meet your individual goals. We take the time to understand your needs and preferences, ensuring a smooth and successful transaction.