



Real Estate Internet Network

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FRESNO ROAD ALMOND RANCH

ACREAGE: 418 ACRES MORE OR LESS

PRICE: \$13,650,000.00

LOCATION: 5465 FRESNO ROAD, LEGRAND, CA 95333

ZONING: A-1

SOILS: THE MAJORITY OF THE PROPERTY CONSISTS OF MADERA FINE SANDY LOAM WITH SMALLER PORTIONS CONSISTING OF WYMAN LOAM AND SAN JOAQUIN SANDY LOAM. HISTORICALLY THESE SOILS HAVE PROVEN TO BE SUITABLE FOR ALMOND PRODUCTION.

WATER: THERE ARE 8 IRRIGATION WELLS DISTRIBUTED THROUGHOUT THE PROPERTY. HORSE POWER RANGES FROM 50 HP TO 125 HP. PUMP TESTS TAKEN IN 2010, 2011 & 2012 INDICATE A COMBINED TOTAL IN EXCESS OF 6000 GALLONS PER MINUTE.

IRRIGATION: THE PUMPING SYSTEM IS INTEGRATED THROUGHOUT THE RANCH. WATER CAN BE DISTRIBUTED TO ANY PLACE FROM 6 WELLS. 6 OF THE PUMPS HAVE PREASURE BOWLS, THE MAJORITY OF THE ORCHARD IS IRRIGATED BY MICRO SPRINKLERS. THIS IS A FIRST CLASS IRRIGATION SYSTEM INCLUDING PRESSURE SENSING REGULATORS THAT ARE CAPABLE OF BALANCING PRESSURE AND VOLUME. IN ADDITION TO THE MICRO SYSTEM THERE IS A CONCRETE PIPELINE FLOOD IRRIGATION SYSTEM FOR FLOOD IRRIGATION.

CROPS: THE PROPERTY IS PLANTED TO ALMONDS. PRODUCTION HAS BEEN VERY CONSISTENT AND PRODUCTION RECORDS ARE AVAILABLE TO QUALIFIED BUYERS.

IMPROVEMENTS: 1 SINGLE FAMILY RESIDENCE APPROXIMATELY 1760 SQUARE FEET 3 BEDROOM 2 BATH CONSTRUCTED IN 1988. APPROXIMATE 3600 SQUARE FOOT SHOP AND

IMPROVEMENTS: 1 SINGLE FAMILY RESIDENCE APPROXIMATELY 1760 SQUARE FEET 3 BEDROOM 2 BATH CONSTRUCTED IN 1988. APPROXIMATE 3600 SQUARE FOOT SHOP AND EQUIPMENT BUILDING WITH APPROXIMATELY 2000 SQUARE FEET OF THE 3600 SQUARE TOTAL BEING ENCLOSED THE REMAINDER IS OPEN ON ONE SIDE FOR EASE OF ACCESS FOR EQUIPMENT STORAGE.

COMMENTS: THE OFFERING OF THIS PROPERTY PROVIDES A UNIQUE OPPORTUNITY TO ACQUIRE A QUALITY ALMOND ORCHARD. ORCHARDS OF THIS TYPE SELDOM COME UPON THE MARKET. THE PROPERTY HAS HAD EXCELLENT CARE AND MANAGEMENT. THE IRRIGATION SYSTEM IS VERY WELL LAID OUT AND HAS ALL THE REQUIRED TOOLS TO MAKE THE SYSTEM HIGHLY EFFICIENT. THE 2014 ALMOND CROP IS NOT INCLUDED WITH THE SALE HOWEVER THE CROP MAY BE NEGOTIABLE AT THE TIME OF SALE PROVIDED TERMS AND CONDITIONS ARE SATISFACTORY TO SELLER. SHOULD ALMOND CROP TRANSFER TO BUYER, BUYER WILL BE REQUIRED TO REIMBURSE SELLER FOR CULTURAL EXPENSE INCLUDING CROP INSURANCE. 2014 CROP IS COMMITTED UNDER CONTRACT WITH BLUE DIAMOND EXCHANGE AND MINTURN NUT COMPANY.

1031 EXCHANGE: THE BUYER IS TO COOPERATE WITH THE SELLER SHOULD THE SELLER OPT TO CONDUCT A 1031 EXCHANGE. SAID EXCHANGE SHALL BE CONDUCTED WITHOUT COST TO BUYER AND WITHOUT DELAY OF CLOSE OF ESCROW.

ASSESSORS PARCEL NUMBERS: 068-120-069, *068-120-070, 068-120-038, 068-120-092, 068-120-093, 068-120-091, 068-120-094, 068-120-090, 068-120-095, 068-120-089, 068-250-037, 068-250-023. A PORTION OF *APN 068-120-070 43.5 ACRES WILL BE ACQUIRED BY ONE OF THE OWNERS AND IS NOT PART OF THIS OFFERING. A PARCEL DIVISION MUST BE COMPLETED PRIOR TO CLOSE OF ESCROW.

ATTACHMENTS: SOIL MAP

ASSESSORS PARCEL MAP

AIREAL PHOTO

PROPERTY PHOTOS

LIST OF ALMOND VARIETIES RELATIVE TO FIELD LOCATION

TREE VARIETIES BY FIELD NUMBER:

- #1. 65 acres, 1/3 MONO, 1/3 BUTTE, 1/3 RUBY, PLANT DATE 1986, 25'x22', 79 trees to the acre
- #2. 56 acres, ½ NONPAREIL, ¼ CARMEL, ¼ ALDRICH, PLANT DATE 2013, 22'x18', 110 trees to the acre
- #3. 11 acres, ½ NONPAREIL, ½ CARMEL, PLANT DATE 1989, 20'x 24', 91 trees to the acre
- #4. 31 acres, 1/3 MONO, 1/3 BUTTE, 1/3 RUBY, PLANT DATE 1997, 25'x22', 79 trees to the acre
- #5. 42 acres, ½ NONPAREIL, 1/2 CARMEL, PLANT DATE 1992, 25'x20', 87 trees to the acre
- #6. & # 8. 46.1 acres, ½ NONPAREIL, ¼ CARMEL, ¼ KAHL SOLD AS MONTEREY, PLANT DATE 1996
24'x20', 91 trees to the acre
- #7. & #9. & #10. 56.32 acres, ½ BUTTE, ¼ LIVINGSTON, ¼ PADRE, PLANTED 1996, 24'x20', 91 trees to the
acre
- #11. 36.94 acres, ½ BUTTE, ¼ LIVINGSTON, ¼ PADRE, PLANTED 1999, 24'x22', 83 trees to the acre
- # 12. 41.23 acres, ½ NONPAREIL, ¼ CARMEL, ¼ TOKYO, PLANTED 2005, 24'x17', 107 trees to the acre

ALL FIELDS ARE PLANTED WITH BRIGHT HYBRID ROOT STOCK WITH THE EXCEPTIONS OF 7, 9 AND 10 WHICH ARE PLANTED ON NEMAGARD ROOTSTOCK.

3 YEAR AVERAGE PRODUCTION IS 2,792 MEAT POUNDS PER ACRE PER THE GROWER SUMMARY FROM MINTURN HULLER.

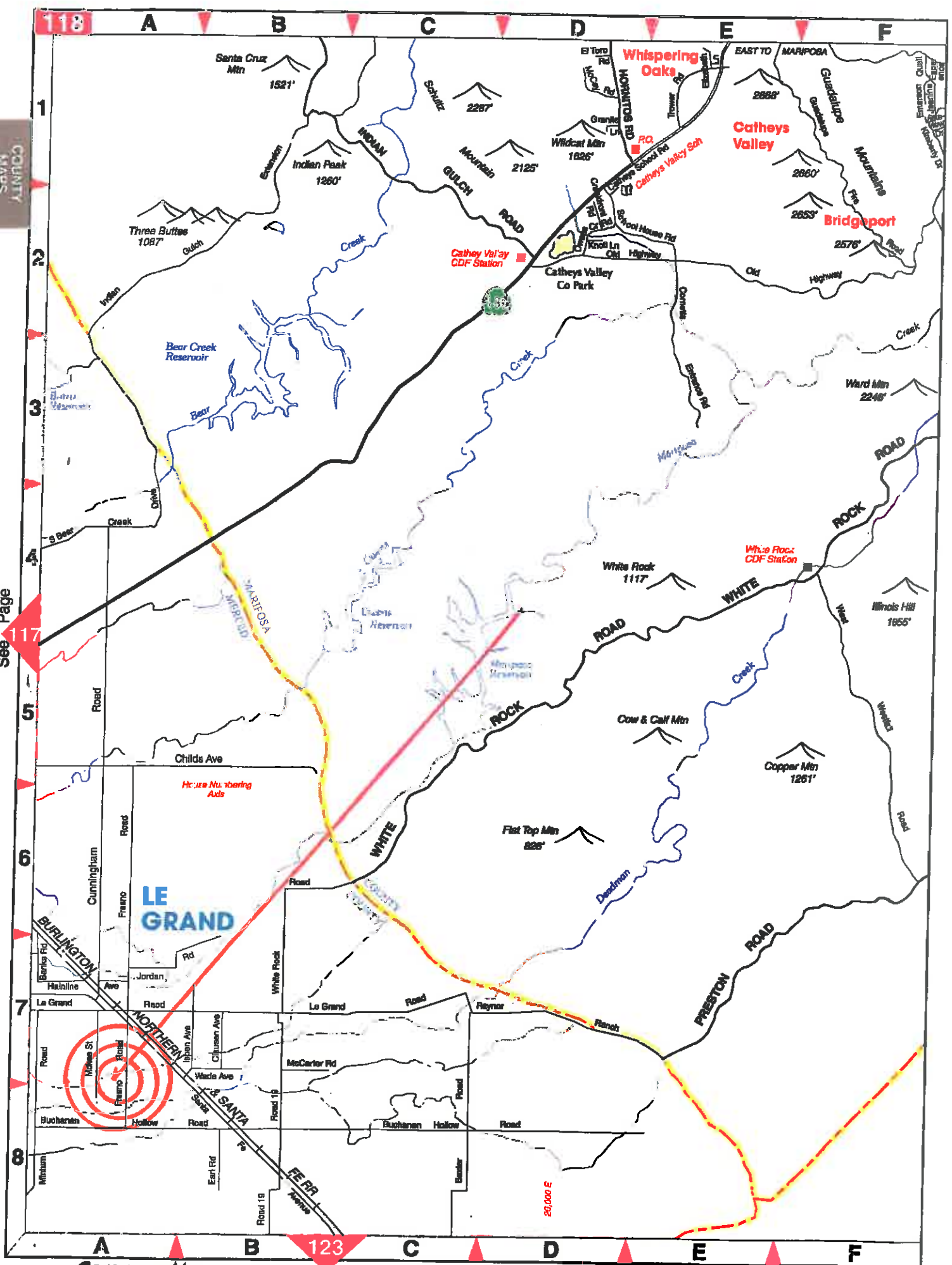




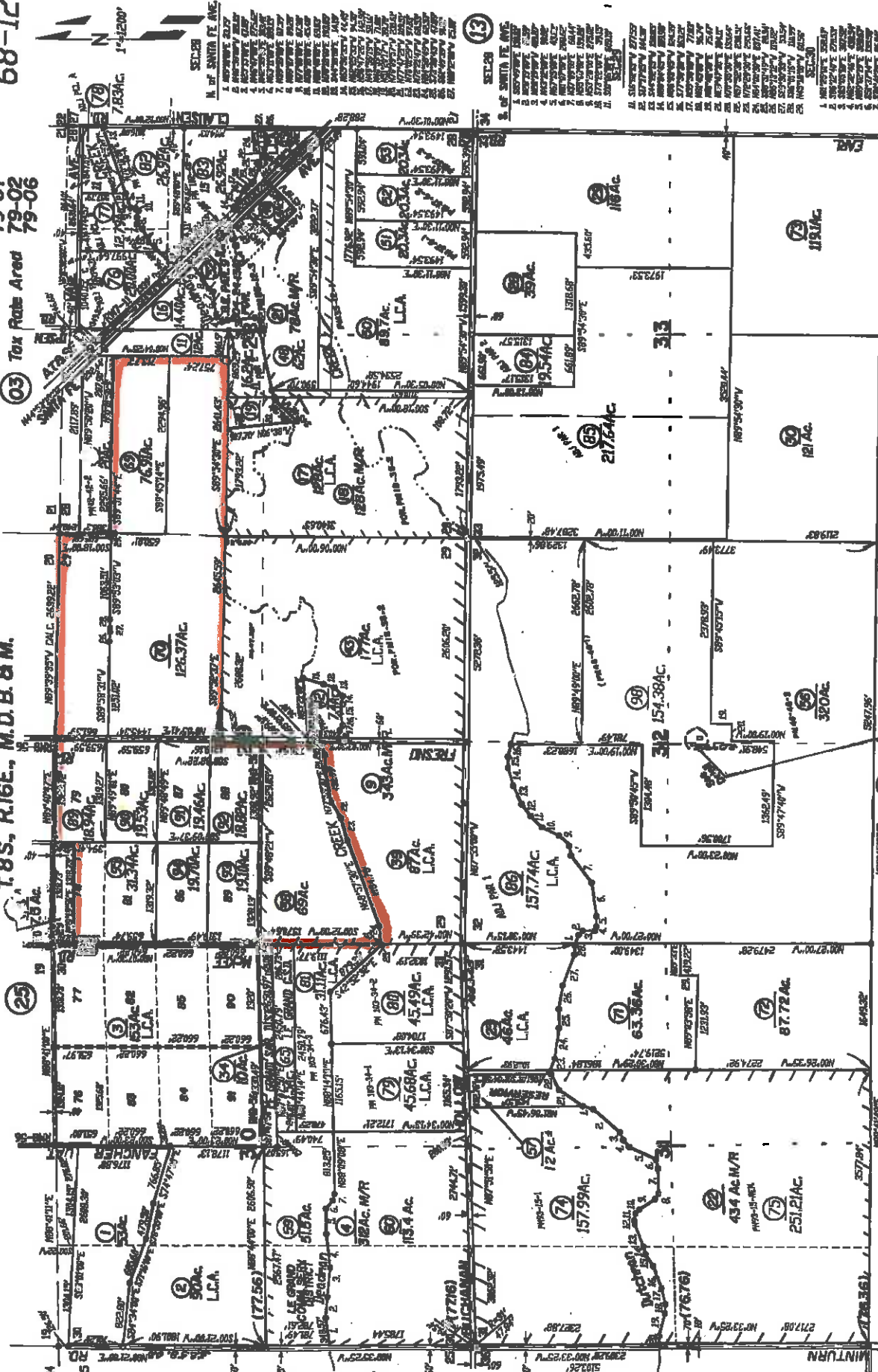


SAVY ALPINO

See Page 117



NOTE - This map is for Assessment purposes only. It is not to be construed as conveying legal ownership or divisions of land for purposes of zoning or subdivision law.



Bk. 67

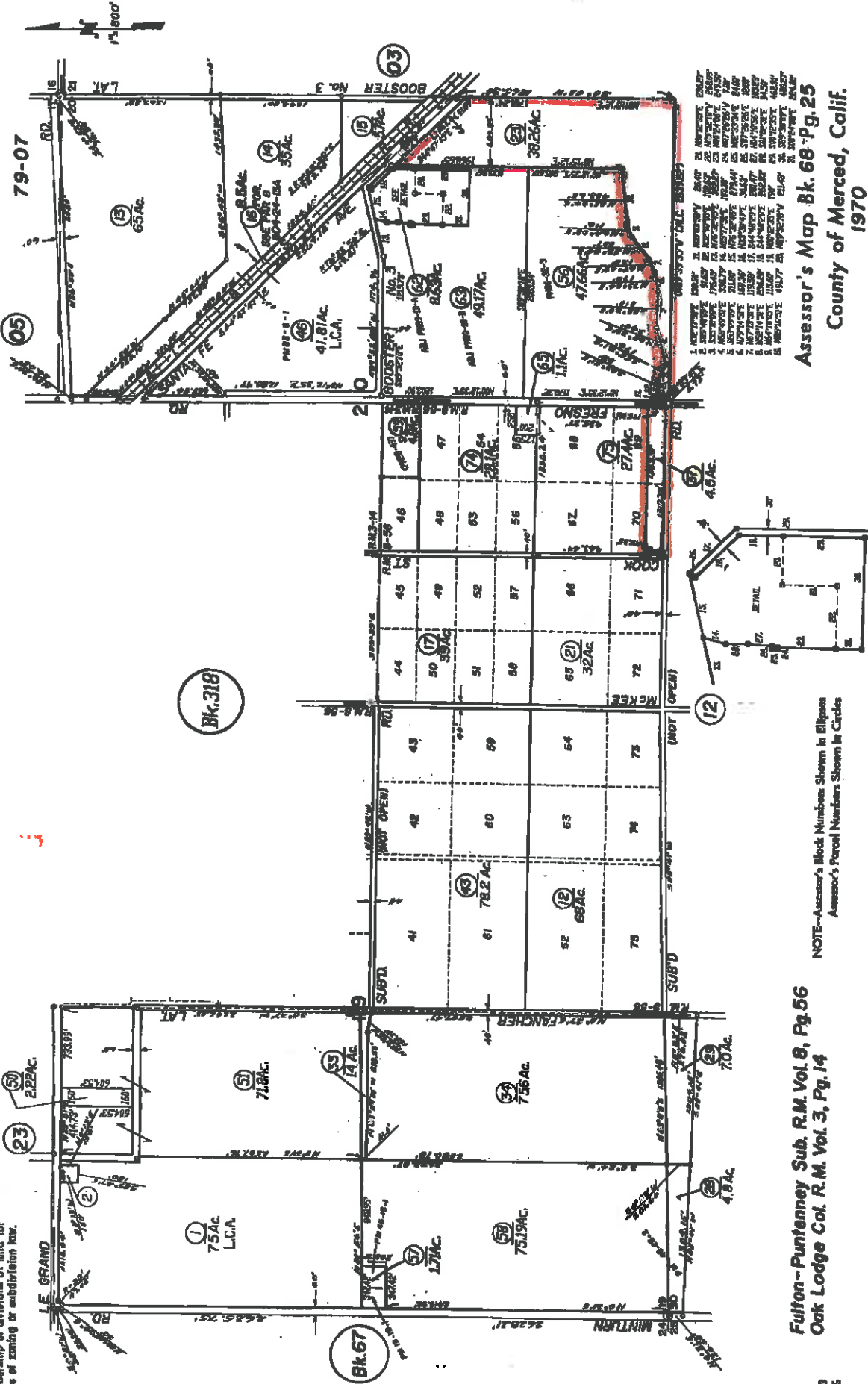
Fulton-Puntenney Sub R.M. Bk. 8 Pg. 56
Le Grand Col. No. 1 R.M. Bk. 7 Pg. 11

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

SEE Pg. 1
2675-244

79-01
79-02
79-06

-NOTE-
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Assessor's Map Bk. 68-Pg. 25
County of Merced, Calif.
1970

NOTE--Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Fulton-Puntenney Sub. R.M. Vol. 8, Pg. 56
Oak Lodge Col. R.M. Vol. 3, Pg. 14

JUNE 1-70
FILED 9-56
7-01
12-01
12-15-03
12-20-06

USDA United States
Department of
Agriculture



NRCS

Natural
Resources
Conservation
Service









































A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Merced Area, California



February 8, 2014

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

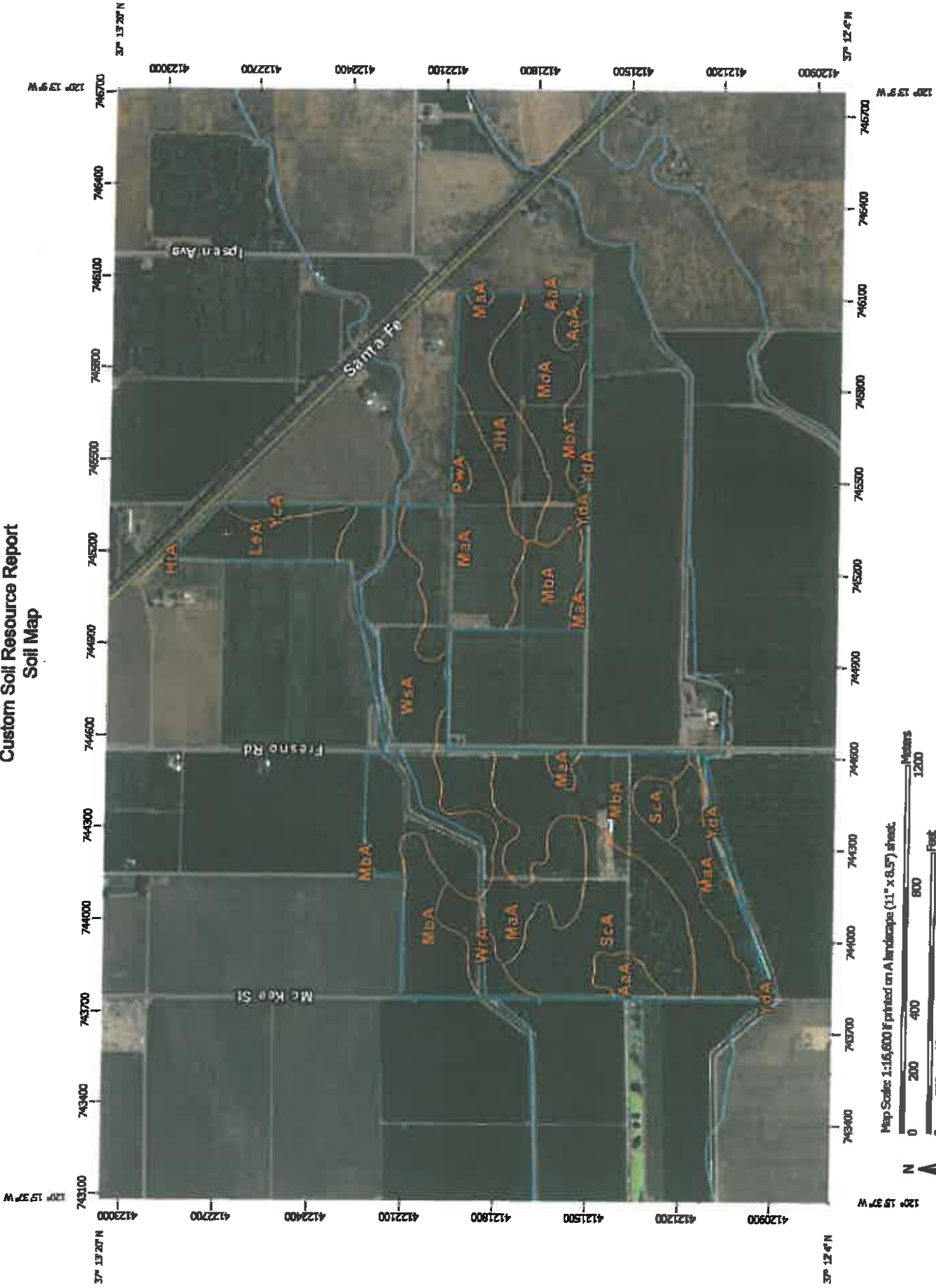
Soil Survey Area: Merced Area, California
 Survey Area Data: Version 8, Dec 10, 2013

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 12, 2010—Jun 15, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report
Soil Map



Map Scale: 1:16,600 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Custom Soil Resource Report

Map Unit Legend

Merced Area, California (CA648)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
3HA	Hopeton clay loam, 0 to 3 percent slopes	27.3	6.4%
AaA	Alamo clay, 0 to 1 percent slopes	9.3	2.2%
HtA	Honcut silt loam, 0 to 1 percent slopes	0.0	0.0%
LaA	Landlow silty clay loam, 0 to 1 percent slopes	18.1	4.2%
MaA	Madera fine sandy loam, 0 to 3 percent slopes	96.7	22.7%
MbA	Madera loam, 0 to 1 percent slopes	94.6	22.2%
MdA	Madera sandy loam, 0 to 3 percent slopes	32.7	7.7%
PwA	Porterville clay, 0 to 3 percent slopes	1.7	0.4%
ScA	San Joaquin sandy loam, 0 to 3 percent slopes	52.4	12.3%
WrA	Wyman loam, 0 to 3 percent slopes	10.6	2.5%
WwA	Wyman loam, deep over hardpan, 0 to 3 percent slopes	72.3	17.0%
YcA	Yokohi loam, 0 to 3 percent slopes	3.4	0.8%
YdA	Yolo loam, 0 to 1 percent slopes	7.0	1.6%
Totals for Area of Interest		426.1	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas