

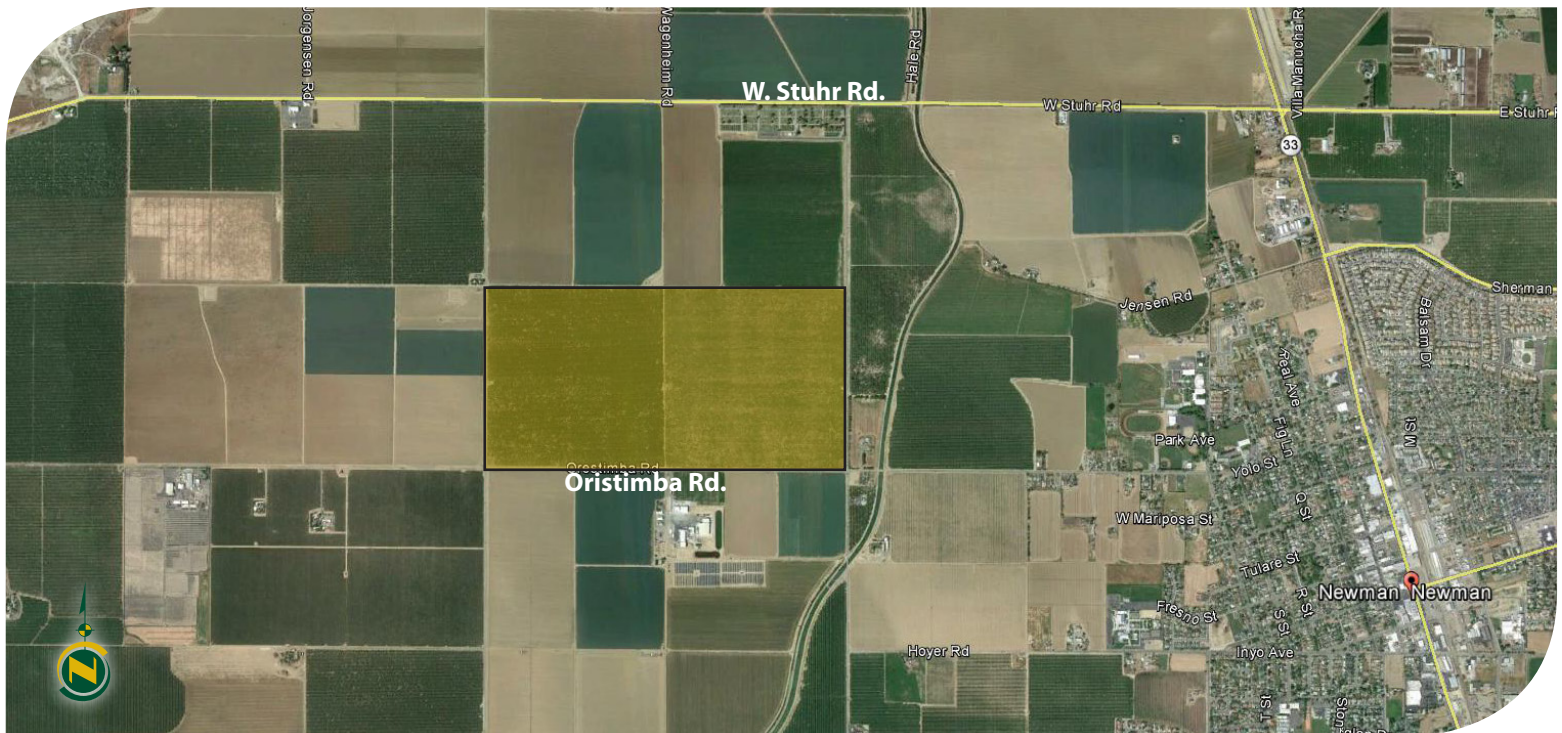


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

#5 Newman Ranch



**Exclusively Presented By:
Pearson Realty**



**314.78± Acres
Stanislaus County, California**

CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



#5 Newman Ranch

314.78± Acres

\$7,441,875

LOCATION:

The subject property is located just to the west of Newman, CA on the NE corner of Orestimba Road and Eastin Road, Newman, CA, Stanislaus County, CA.

DESCRIPTION:

The property is currently planted to both apricots and peaches. There are approximately 157± acres of Patterson apricots planted in 1994± on 19' x 14' centers. There are also 157± acres of young peaches. The young peaches include 22± acres of Starn, 60± acres of Ross and 75± acres of Late Ross. The peaches were planted in 2009 on 17' x 13' spacing. Production is available upon request.

LEGAL:

APN: 026-020-006; 314.78± acres. The Zoning is A-2-40 Exclusive Agriculture and the properties are not located within the Williamson Act contract. The City of Newman GP for residential is adjacent to the subject property along Draper Road.

WATER:

The property is irrigated via three (3) each 75± HP pumps and wells located on the subject property. There is no surface water to the property. All irrigation is via micro sprinkler system.

SOILS:

Vernalis-Zacharias complex 0 to 2 percent slopes
Vernalis clay loam, 0 to 2 percent slopes
Vernalis loam, 0 to 2 percent slopes, rarely flooded
Zacharias gravelly clay loam, 0 to 2 percent slopes

**BUILDINGS/
IMPROVEMENTS:**

None

PRICE/TERMS:

\$7,441,875. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.

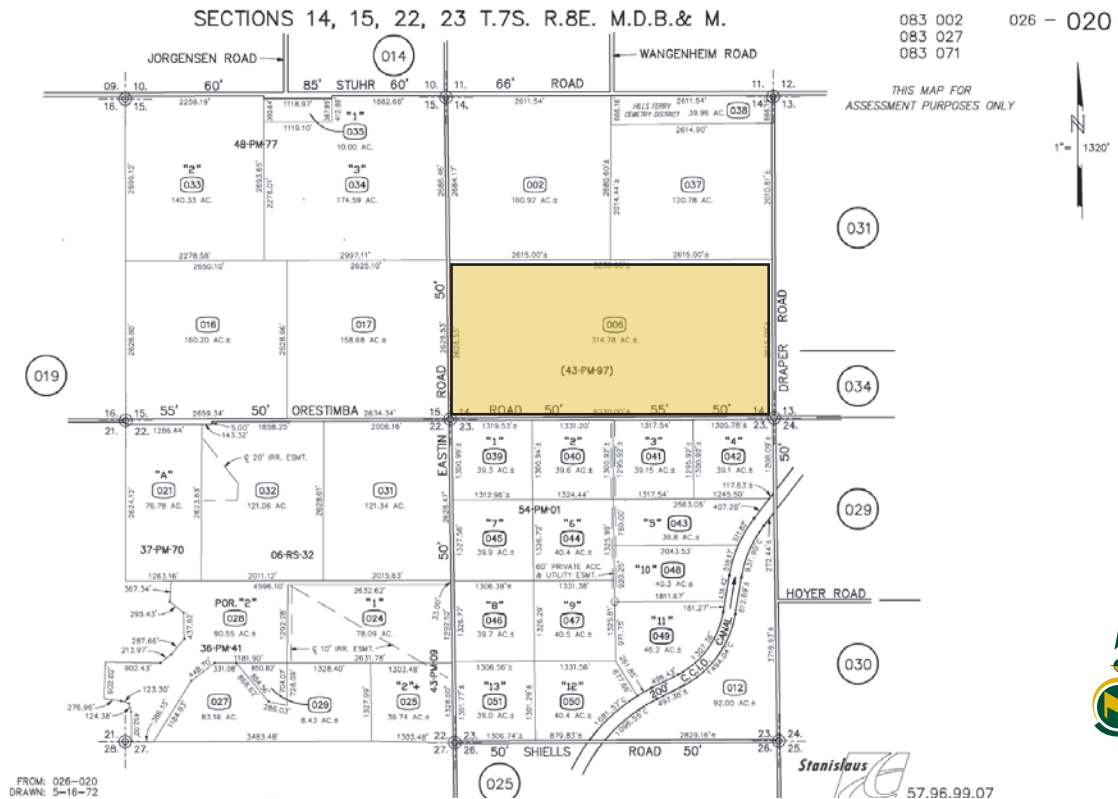




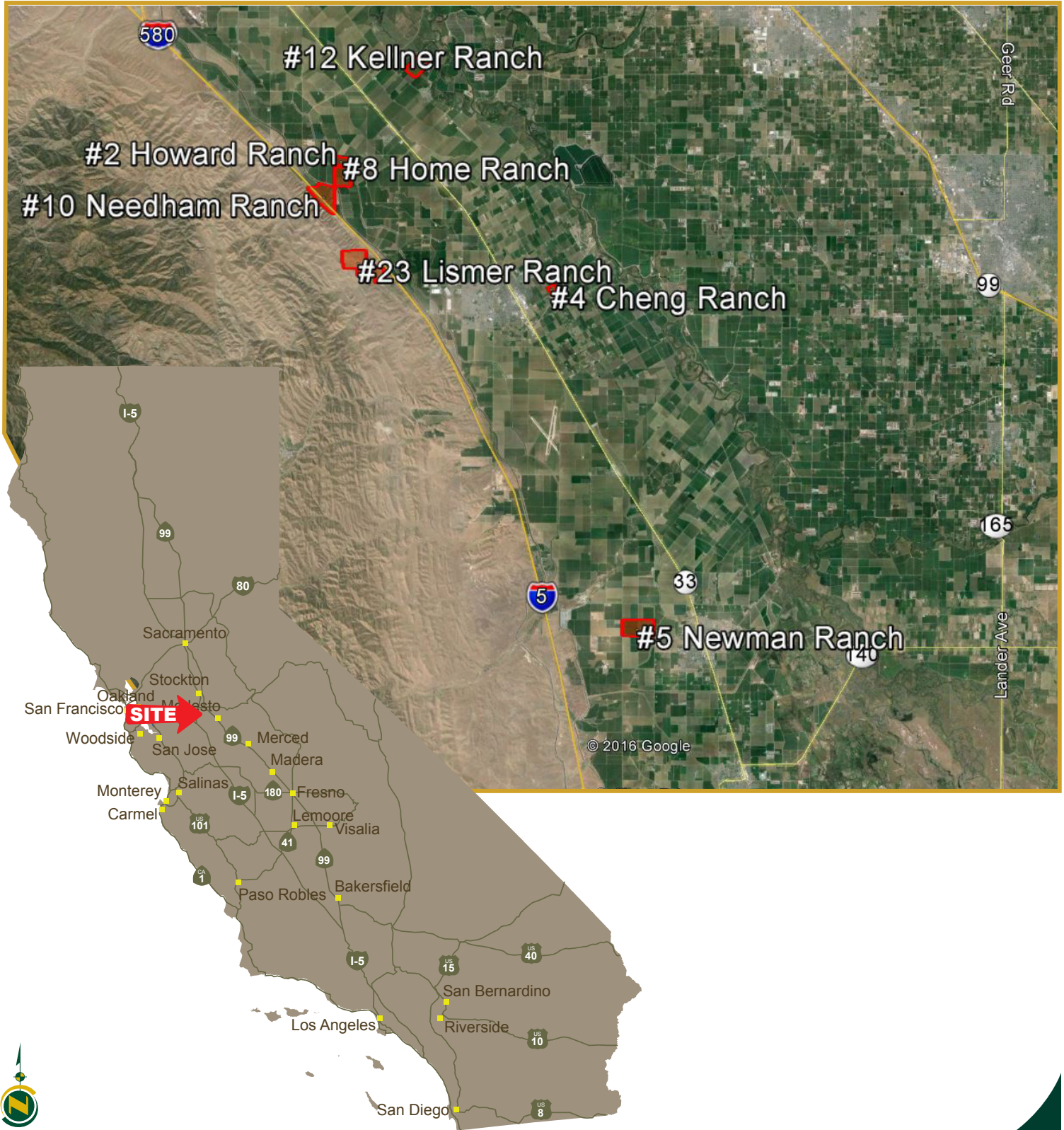
122	Vernalis loam, 0 to 2 percent slopes	Grade 1 - Excellent
125	Vernalis clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
127	Vernalis loam, 0 to 2 percent slopes, rarely flooded	Grade 1 - Excellent
142	Zacharias gravelly clay loam, 0 to 2 percent slopes	Grade 2 - Good



ASSESSOR'S PARCEL MAP



LOCATION



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
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Bakersfield, CA 93301
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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. 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.

