

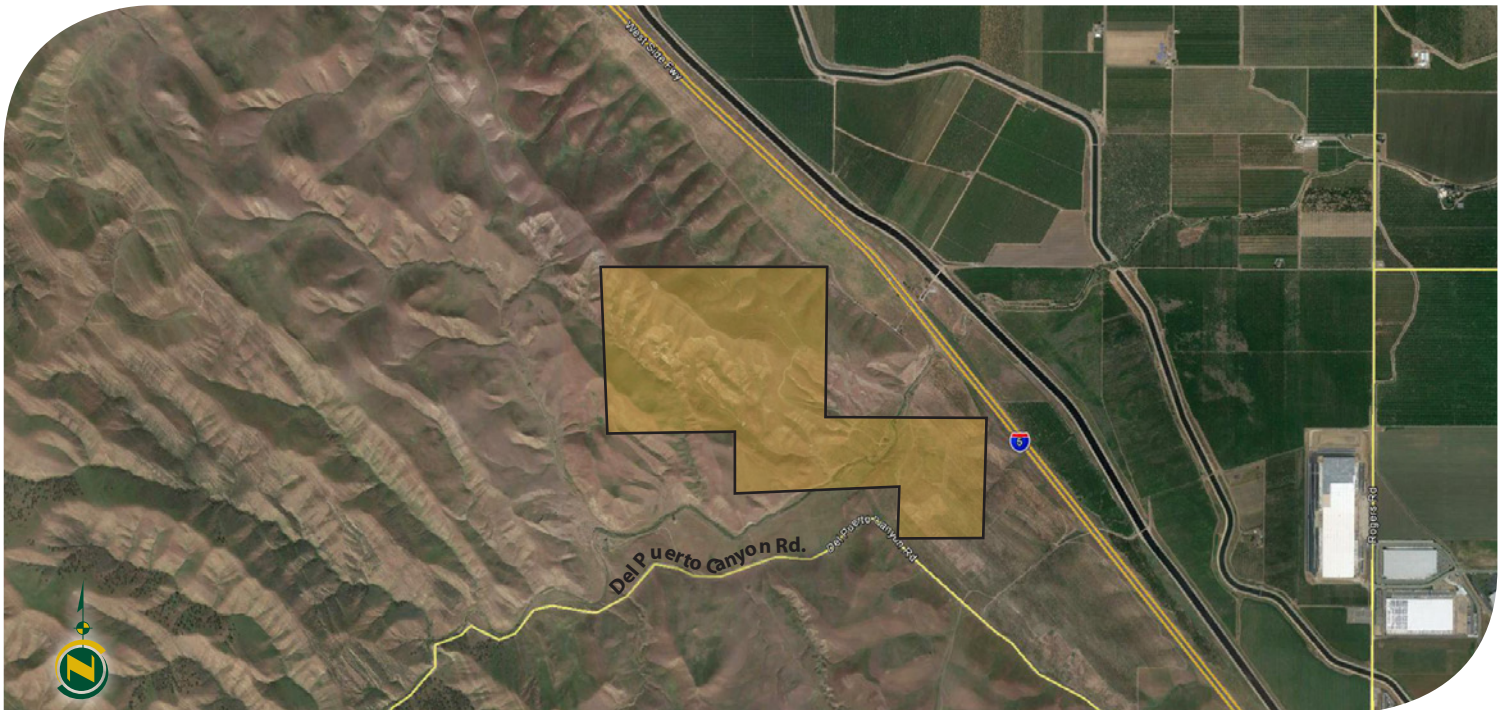


**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

#23 Lismer Ranch



400.00± Acres
Stanislaus County, California

Exclusively Presented By:
Pearson Realty



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



#23 Lismer Ranch

400.00± Acres

\$3,435,000

LOCATION:

The subject property is located west of the I-5 corridor. Directions include west on Sperry Avenue to Del Puerto Canyon Road NW off of Diablo Grande Parkway. The property will be located on the east side of Del Puerto Canyon Road.

DESCRIPTION:

The subject property is approximately 400± acres. There are approximately 50± acres of producing peaches planted in 2009± and spacing of 13' x 17'± for 197± trees per acre. There are also roughly 70± acres of cherries planted in 2009± on 13' x 17' for 197± trees to the acre. There is additional lands out of the balance of the grazing property which may be suitable for additional ground to plant permanent plantings.

LEGAL:

APN's 021-021-004; 80± acres, 021-021-005, 160± acres; 021-021-006, 40± acres; 021-022-001, 32± acres, 021-022-051; 48± acres, 021-022-052; 40± acres. The zoning of the subject property is A-2-40 Exclusive Agriculture 40 acre minimum. The entire property is located within the Williamson Act. The General Plan, per the Seller, calls for residential home sites.

WATER:

The irrigation system is provided by micro sprinkler and the three (3) wells for the property are located off site east of the I-5 corridor on the Sellers property. Per the Seller, the Seller shall provide a pump and well share agreement to supply water to the subject property. The property has all of the appropriate rights to access water from the pipeline supplied from the lower properties pipelined to the subject property.

SOILS:

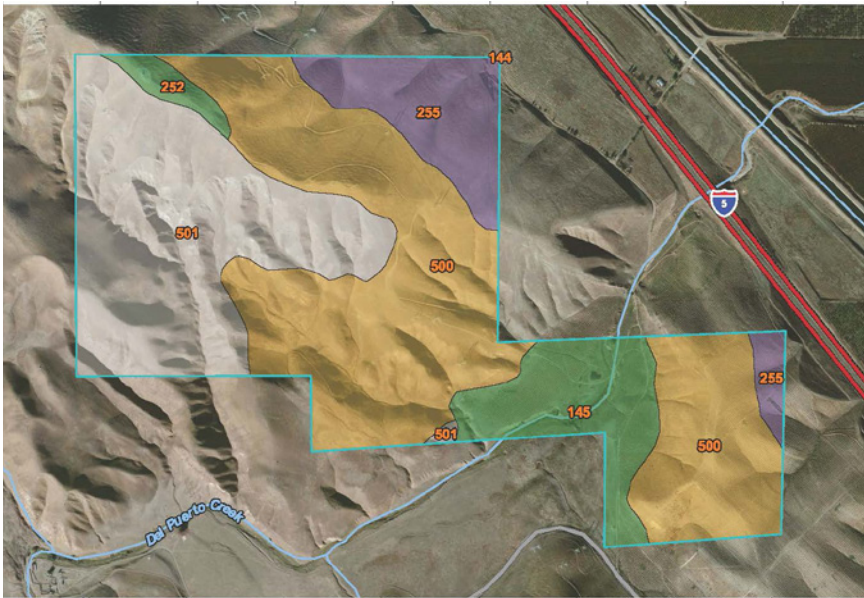
Zacharias gravelly clay loam, 2 to 5 percent slopes
Zacharias clay loam, 2 to 5 percent slopes
Chaqua-Arburua complex, 5 to 8 percent
Calla-Carbona complex, 30-50 percent slopes
Wisflat-Arburua-San Timoteo complex, 30 – 50 percent slopes
Wisflat-Arburua-San Timoteo complex, 50 to 75 percent slopes

**BUILDINGS/
IMPROVEMENTS:**

None

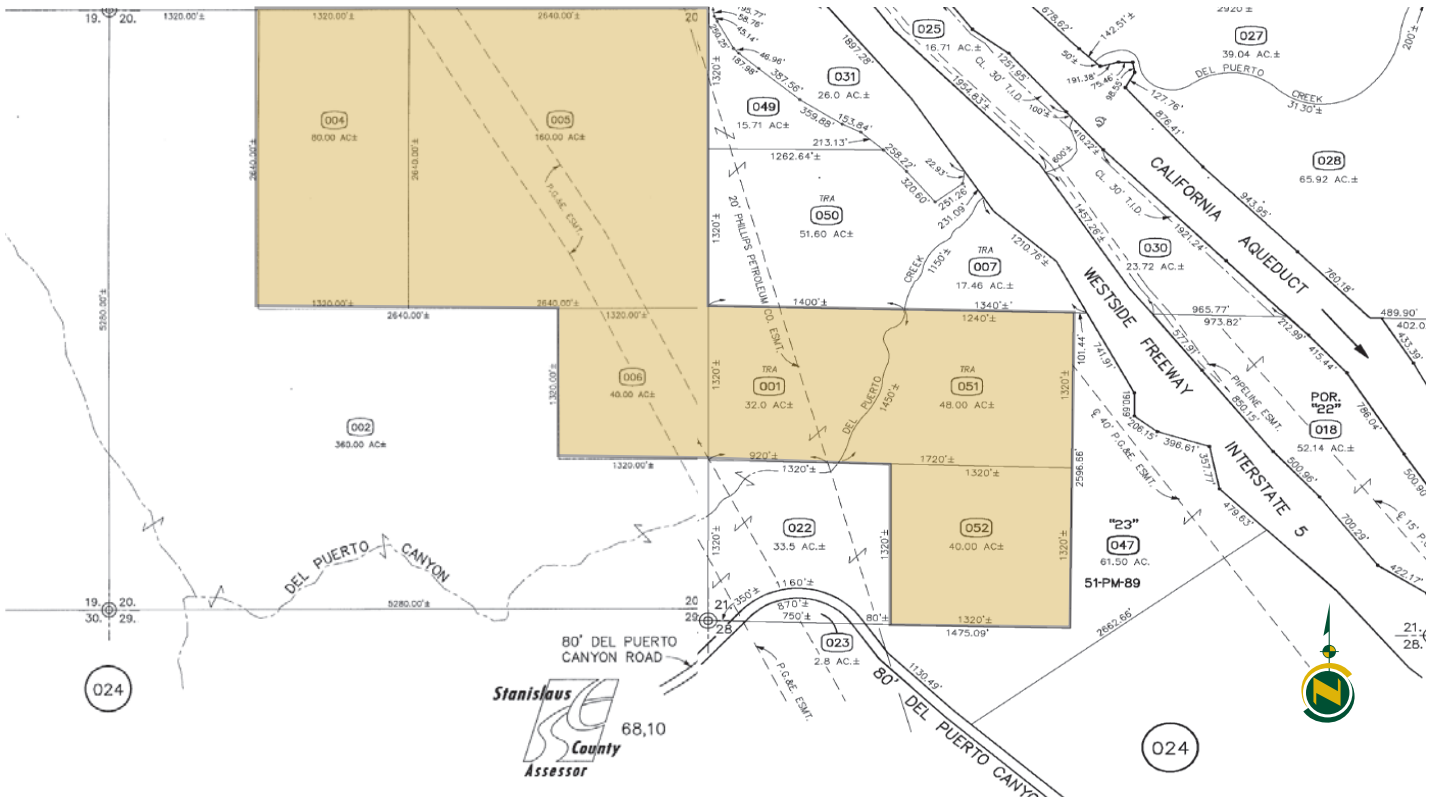
PRICE/TERMS:

\$3,435,000. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.

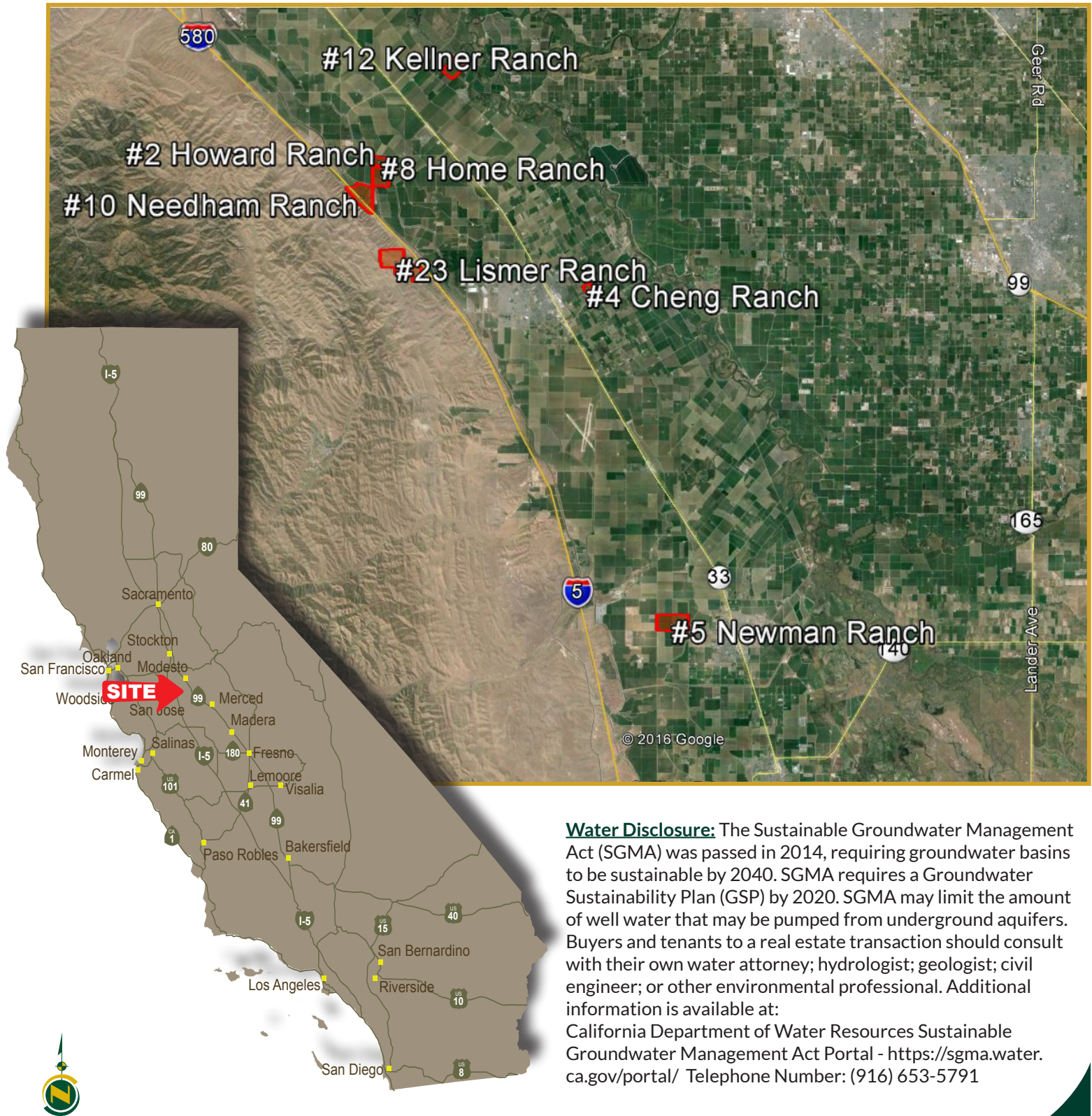


144	Zacharias gravelly clay loam, 2 to 5 percent slopes	Grade 2 - Good
145	Zacharias clay loam, 2 to 5 percent slopes	Grade 1 - Excellent
252	Chaqua-Arburua complex, 5 to 8 percent slopes	Grade 1 - Excellent
255	Calla-Carbona complex, 30 to 50 percent slopes	Grade 3 - Fair
500	Wisflat-Arburua-San Timoteo complex, 30 to 50 percent slopes	Grade 4 - Poor
501	Wisflat-Arburua-San Timoteo complex, 50 to 75 percent slopes	Grade 5 - Very Poor

ASSESSOR'S PARCEL MAP



LOCATION



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

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
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



**PEARSON
REALTY**
AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

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.

