



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

10 Needham Ranch



**Exclusively Presented By:
Pearson Realty**

**265.40± Acres
Stanislaus County, California**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



10 Needham Ranch

265.40± Acres

\$5,573,400

LOCATION:

The subject property is located on both sides of the I-5 corridor. Located at the west side of Needham Road adjacent to the Howard Ranch and Home Ranch. Travel easterly on Howard Road to Starks road south to Needham Road west. The property will be immediately west of the canal. In the event to locate the property to the west of I-5 travel westerly under the I-5 corridor under the Interstate through the ranch on a dirt road dedicated to attain the westerly portion of the ranch. All three ranches, Howard, Home and Needham ranch are collectively adjacent to one another.

DESCRIPTION:

The property is planted to 193± acres of Patterson variety apricots; 80± acres planted in 1993±, 60± acres planted in 1994± and 53± acres planted in 1997±. The Patterson apricots were planted on 19 x 14± spacing. Furthermore, there are also 70± acres of Starn and Late Ross cling peaches planted in 2005± on 17 x 13±.

LEGAL:

APN's: 021-013-018; 12.19± acres, 021-015-002; 70.80± acres, 021-015-023; 40.50± acres; 021-015-024; 40.20± acres, 021-015-025; 40.90± acres, 021-015-026; 60.81± acres. A-2-40 Agriculture Exclusive (40± acre minimum parcel size). The properties are not located in the Williamson Act. Sec's and Portions of 5, 6, 7 & 8 (mainly 7 & 8) T.5 S. R. 7 E. M. D. B. & M.

WATER:

All of the irrigation has been provided via hose pull sprinkler system from a deep pump and well on the property as well as district water from Del Puerto W. D., a federal water district which receives water from the Delta Mendota Canal. There is an additional well 40+/- hp pump and well that is used as the main irrigation for the subject property.

SOILS:

Capay clay, 0 to 2 percent slopes
Vernalis-Zacharian complex, 0 to 2 percent slopes
Zacharias clay loam, 0 to 2 percent slopes
El Solyo silty clay loam, 0 to 2 percent slopes
Stomar clay loam, 0 to 2 percent slopes
Zacharias gravelly clay loam, 2 to 5 percent slopes
Zacharias clay loam, 2 to 5 percent slopes
Calla-Carbona complex, 30 – 50 percent slopes

BUILDINGS:

None

PRICE/TERMS:

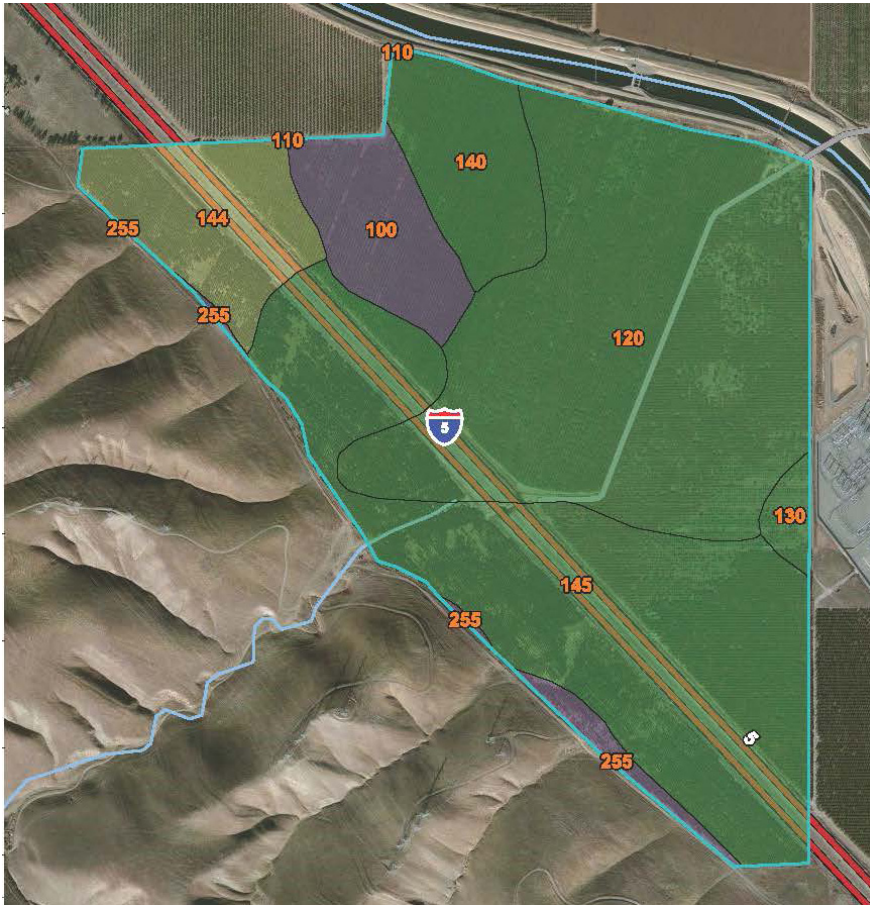
\$5,573,400. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.

**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

SOILS MAP

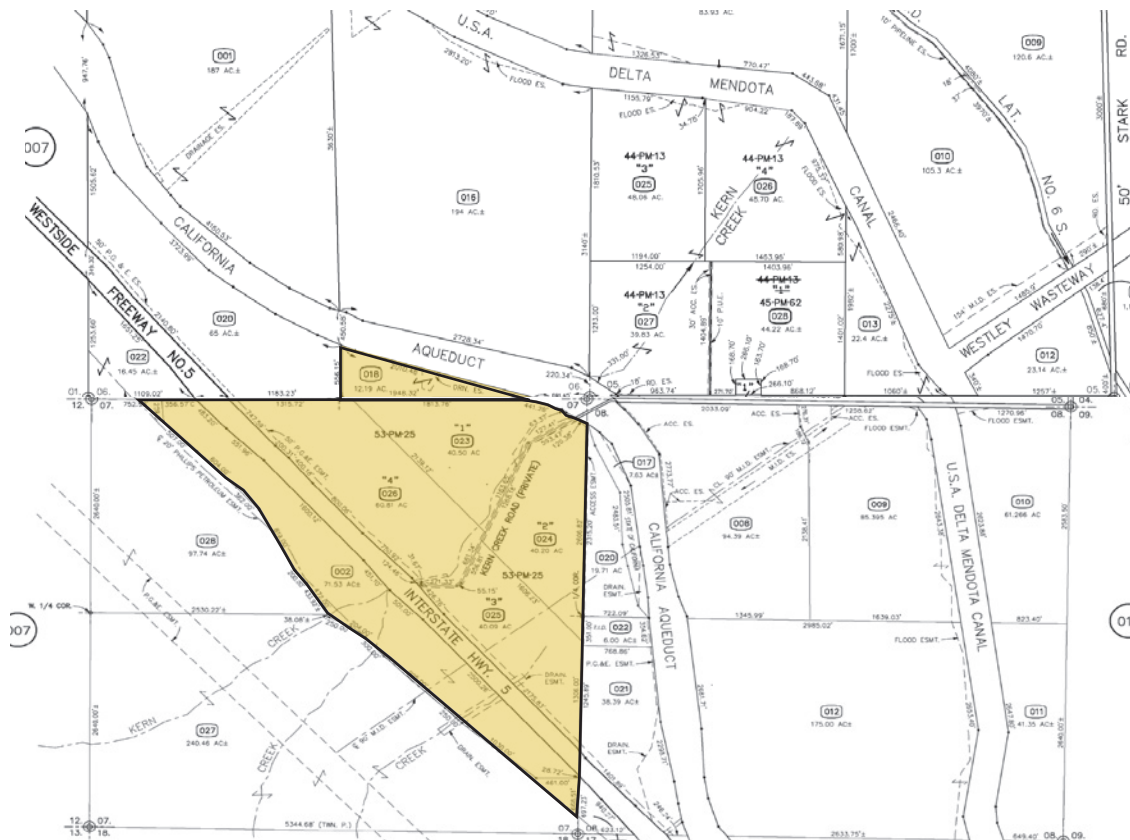
#10 NEEDHAM RANCH - 265.4± ACRES



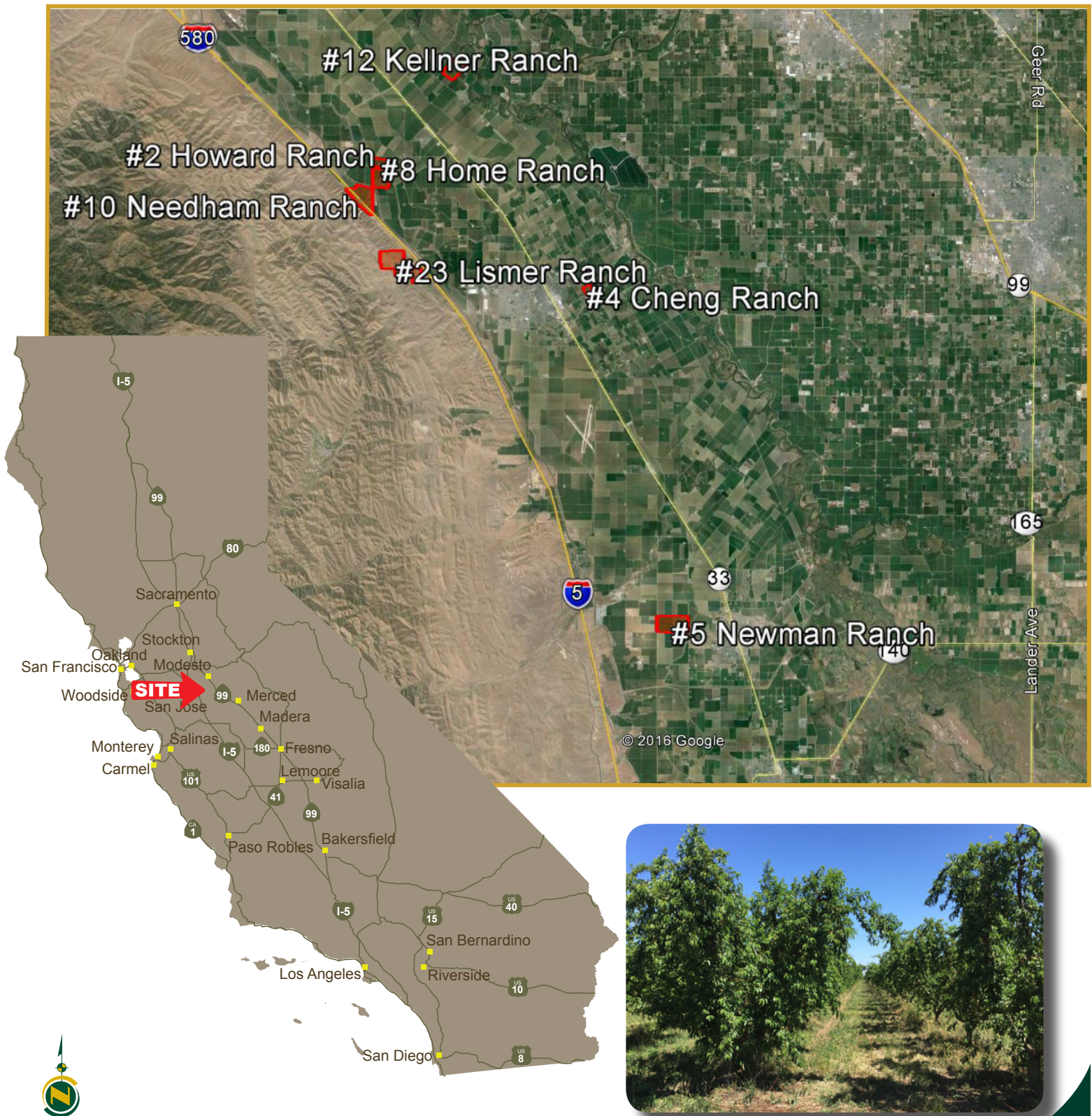
100	Capay clay, 0 to 2 percent slopes	Grade 3 - Fair
110	El Solyo silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
120	Vernalis-Zacharias complex, 0 to 2 percent slopes	Grade 1 - Excellent
130	Stomar clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
140	Zacharias clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
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
255	Calla-Carbona complex, 30 to 50 percent slopes	Grade 3 - Fair



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
559.732.7300

BAKERSFIELD

1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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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.

