

WARNERVILLE 606

606.11± acres
Stanislaus County, CA

\$16,700,000
(\$27,552 per acre)

Additional Improvements



- Large block of producing almonds - (4) varieties
- 2,200± s/f & 800± s/f homes currently rented
- Solar panel sites - (1) assumable lease & (1) owned
- (2) Irrigation wells & OID lift pump
- Dual line and Micro Sprinkler irrigation
- Desirable Almond Growing Area

EXCLUSIVELY PRESENTED BY:



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AGRICULTURAL PROPERTIES

CA DRE# 00020875

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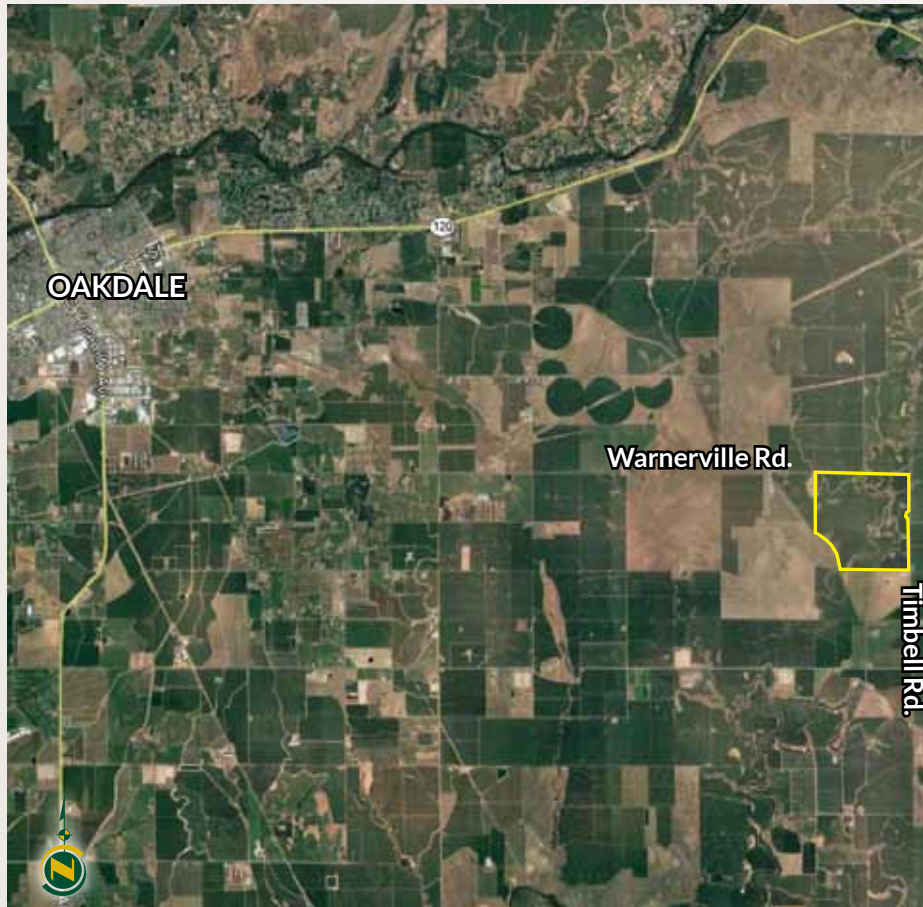
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LOCATION

From Oakdale, California travel south on Albers Road to Warnerville Road and then west for 6± miles. The subject property is located south of Warnerville Road and west of Tim Bell Road. The property is approximately 7 ½ miles east of the city of Oakdale.



PROPERTY DETAILS

DESCRIPTION: Warnerville 606 offers an opportunity to purchase a large block of producing almonds located in a desirable location of Stanislaus County. The subject property consists of four contiguous parcels of 10th leaf almonds, totaling 606.11± gross assessed acres and net planted to a total of 505± acres. The ranch includes two residential rental homes and two 1± acre fenced solar panel sites to offset the electrical costs of the agricultural wells.

LEGAL: Stanislaus County APN's: 011-005-064, 065, 066 & 073. Located in Section 30, T.2S., R.12 E. M.D.B.& M.

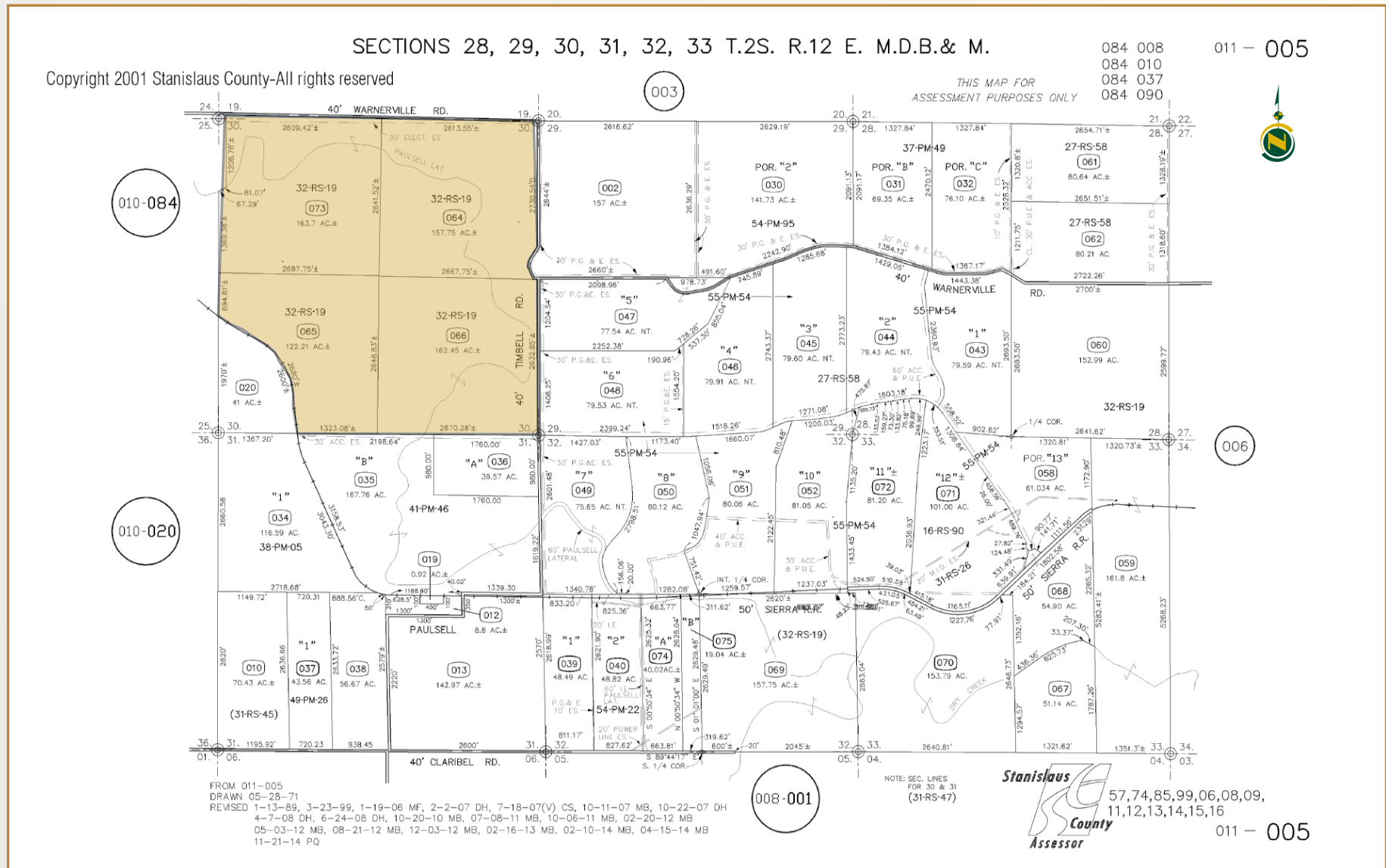
WATER: 90± acres are within Oakdale Irrigation District, while the remaining 414± are subordinate to O.I.D. There are two irrigation wells, (1) 400HP turbine pump and well at 450± depth that provides 2,400± GPM, and (1) 400 HP at 400± depth providing 2,300± GPM. The orchards are irrigated by both dual line drip and micro-sprinklers. The service line lift pump from the O.I.D. canal provides 2,500± GPM with 10 sand media filtration tanks.

Additional Improvements: The seller is currently developing a 5± acre reservoir to pull Class I water from Oakdale Irrigation District at class 1 rates for irrigation water storage. Reservoir can hold 49± acre feet of water supply.

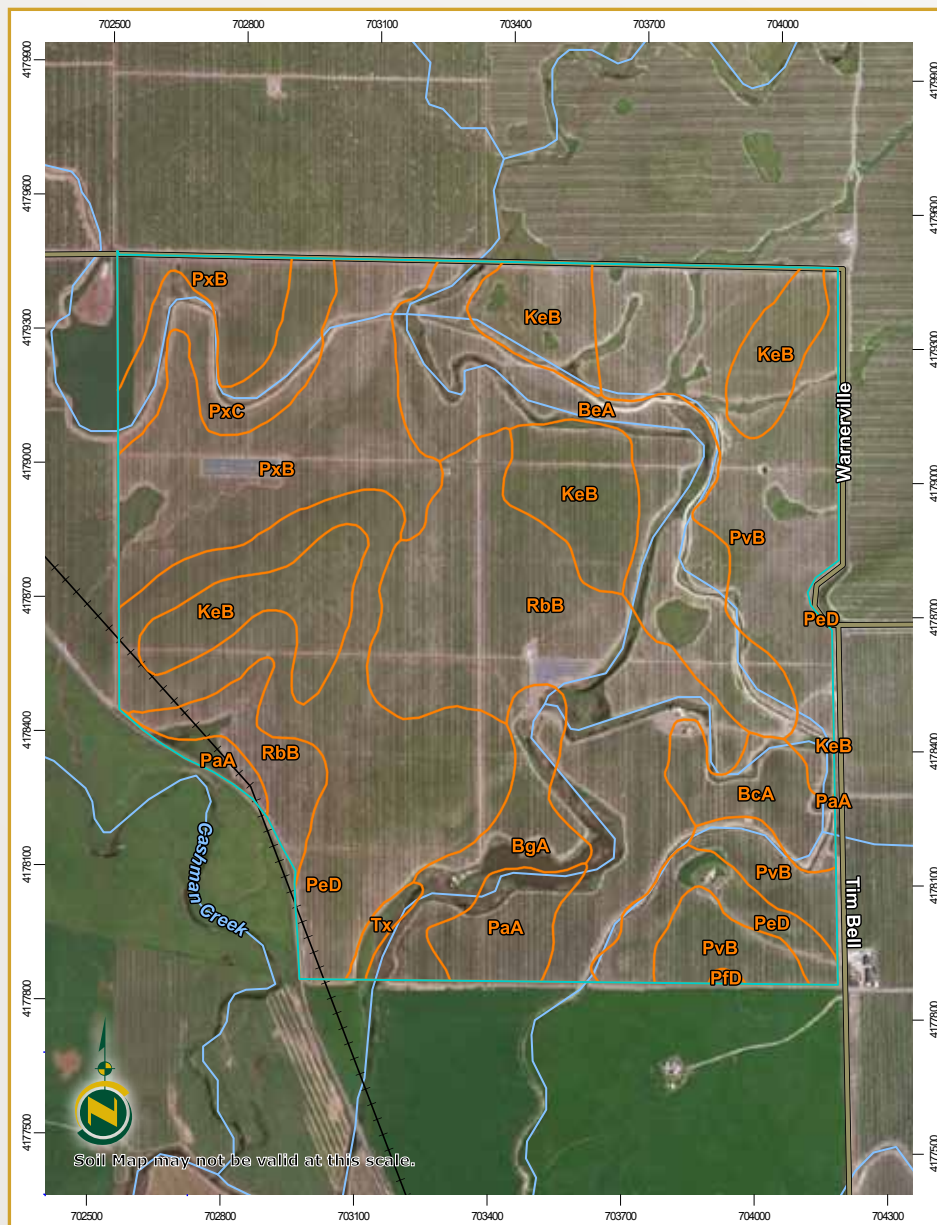
PRICE/TERMS: \$16,700,000 (\$27,552±/acre) cash at the close of escrow. Sale contingent upon Buyer assuming the existing MetLife loan associated with the subject property. Buyer to reimburse Seller for cultural cost in addition to the purchase price for the 2022 crop.



ASSESSOR'S PARCEL MAP



SOILS



LEGEND

BoA = Bear Creek clay loam

BeA = Bear Creek gravelly clay loam, channeled

BgA = Bear Creek gravelly loam

KeB = Keyes cobbly clay loam

PaA = Paulsell clay

PeD = Pentz gravelly loam

PfD = Pentz loam

PvB = Peters cobbly clay

PxB = Peters-Pentz complex

PxC = Peters-Pentz

RbB = Raynor cobbly clay

Tx = Terrace escarpments

PLANTINGS / WELLS

PLANTINGS: 10th leaf almonds with varieties consisting of 50% Nonpareil, 25% Monterey, 12.5% Wood Colony, and 12.5% Aldrich.

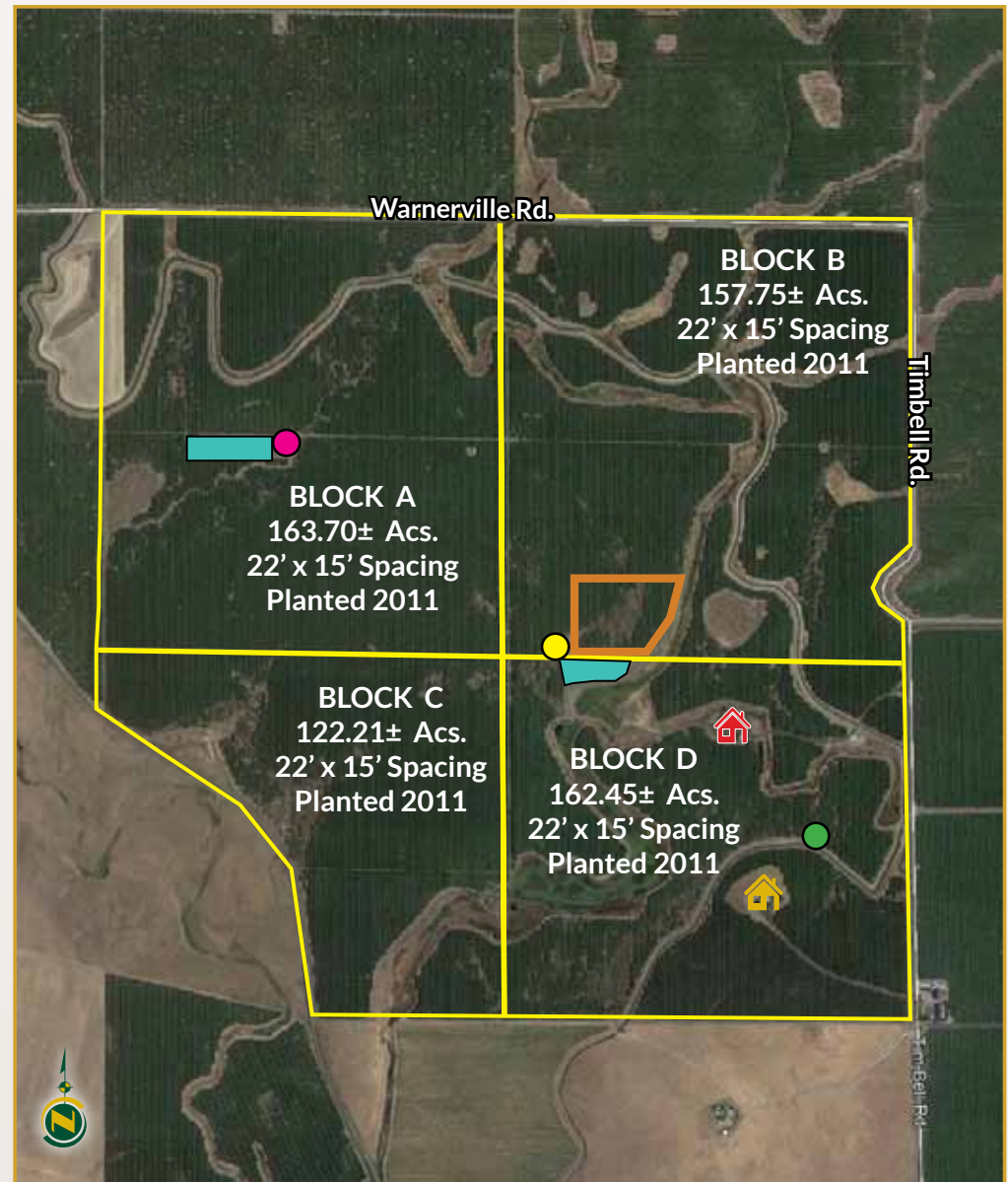
PRODUCTION: Under new management, production on a two year average is 2,320± lbs./acre.

Well	HP	Natural Gas/Elec.	GPM*
DW1	400	Electric	2,400±
DW2	400	Electric	2,300±
Provided by Lift Pump for O.I.D. Canal			2,500±
TOTAL:			7,200 ±



LEGEND

- Deep Well #1 (sand media filtration system)
- Deep Well #2
- O.I.D. Lift pump (sand media filtration system)
- Reservoir in Development
- Solar Panel Sites
- 🏠 800± s/f home
- 🏠 2,250± s/f home



PROPERTY PHOTOS



WARNERVILLE 606

606.11 ± acres
Stanislaus County, CA



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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

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.