

TUOLUMNE RIVER RANCH

334.10± Acres, Stanislaus County, California

\$15,000,000
(\$44,896/Acre)



- Producing Almonds
- Investment Grade Acquisition
- Modesto Irrigation District
- Riparian Rights
- Irrigation Well & Reservoir



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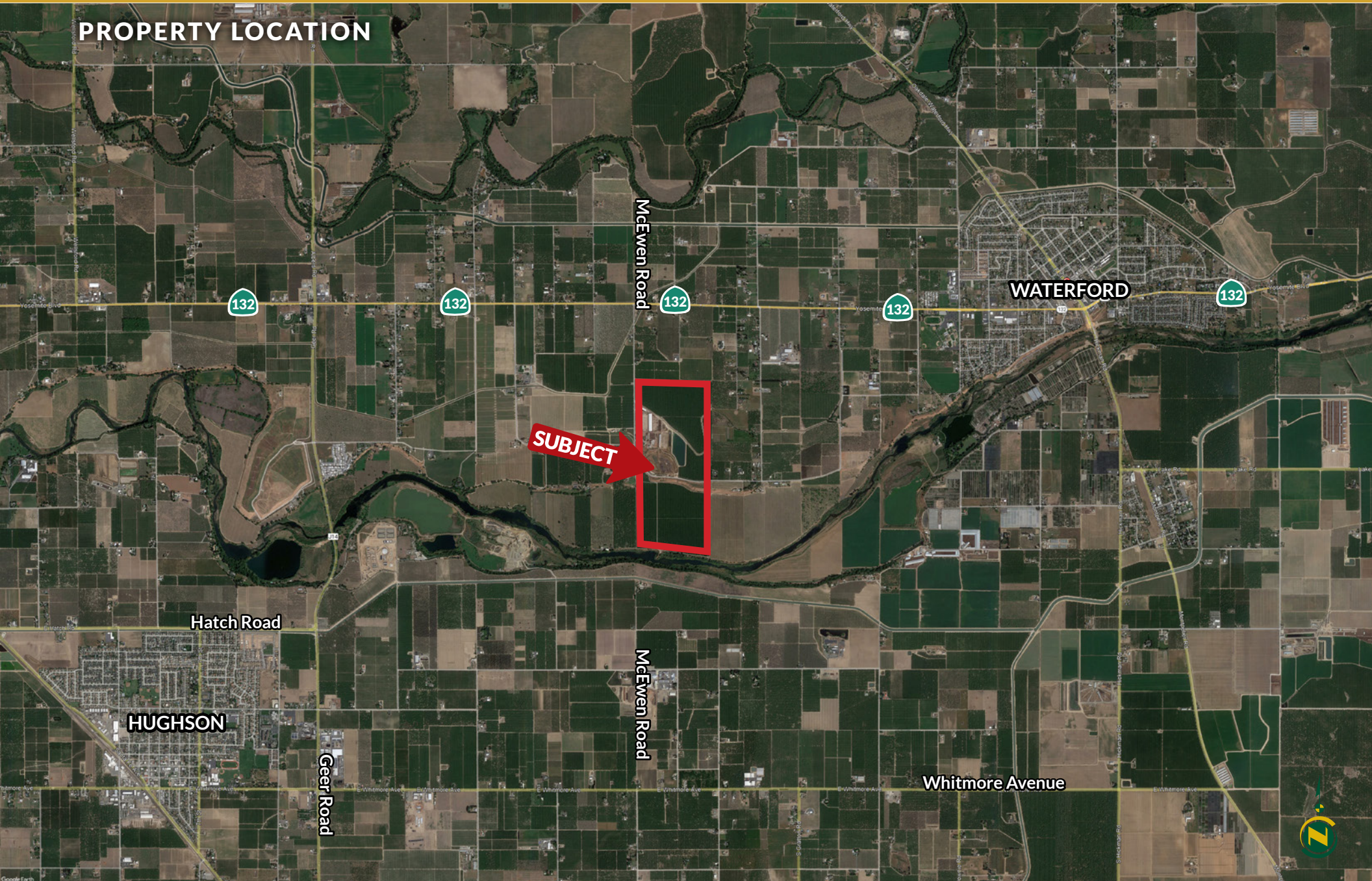


TUOLUMNE RIVER RANCH

334.10± Acres
Stanislaus County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

An exclusive opportunity to purchase an investment grade producing almond orchard and calf ranch. The 334.10± acre property is located in Stanislaus County and consists of 228± net acres of almonds planted in 2016 and 2017. The orchard has been irrigated by a pump and well, Modesto Irrigation District along with Riparian water out of the Tuolumne River that feed a large reservoir. A booster pump at the filter station distributes the water to the trees via fan jet or single line drip. The property is located in the Stanislaus and Tuolumne Rivers Groundwater Basin.

LOCATION

The subject property is located at the Northeast and Southeast corner of McEwen Road and Pellerin Road, 2.5 Miles West of the city of Waterford. The property is on the North Side of the Tuolumne River.

ACREAGE

334.10± Gross Assessed Acres.

LEGAL

Stanislaus County APNs

019-001-001, 019-002-001 and 080-005-004

PLANTINGS

| LOT | ACRES | PARCEL | CROP | VARIETY | PLANTED |
|-------------------------------------|-------|-------------|---------|--|---------|
| A | 120 | 008-005-004 | Almonds | 50% Nonpareil; 25% Monterey; 25% Wood Colony | 2016 |
| B | 130 | 019-002-001 | Almonds | 50% Nonpareil; 25% Monterey; 25% Wood Colony | 2017 |
| Calf Ranch and Reservoir: 84± Acres | | | | | |

WATER/IRRIGATION

- The Tuolumne River Ranch provides water to the orchards by an elaborate irrigation system consisting of 1 deep pump and well, Riparian Water Rights from the Tuolumne River and Modesto Irrigation District that feed an 8± acre reservoir with a booster pump and filter station that supply water to the trees through fan jet sprinkler and single line drip system.
- The calf ranch is supplied water with two ag wells.

ZONING/WILLIAMSON ACT

The Zoning is A240.

The property is within the Williamson Act.

STRUCTURES/IMPROVEMENTS

- 1 Milk Barn • 3 Homes • 3 Hay Barns • 5 Pole Barns for Feed Lot
- 2 Domestic Pump and Wells

PRICE/TERMS

\$15,000,000.00 cash at the close of escrow.

Buyer to reimburse Seller for cultural costs incurred towards the growing 2023 crop through the close of escrow.



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PROPERTY OVERVIEW



Tuolumne River

River Booster Pump

River Filter Station



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PROPERTY OVERVIEW



KEY

 Domestic Well

**Subject lines are approximate*

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CROP MAP

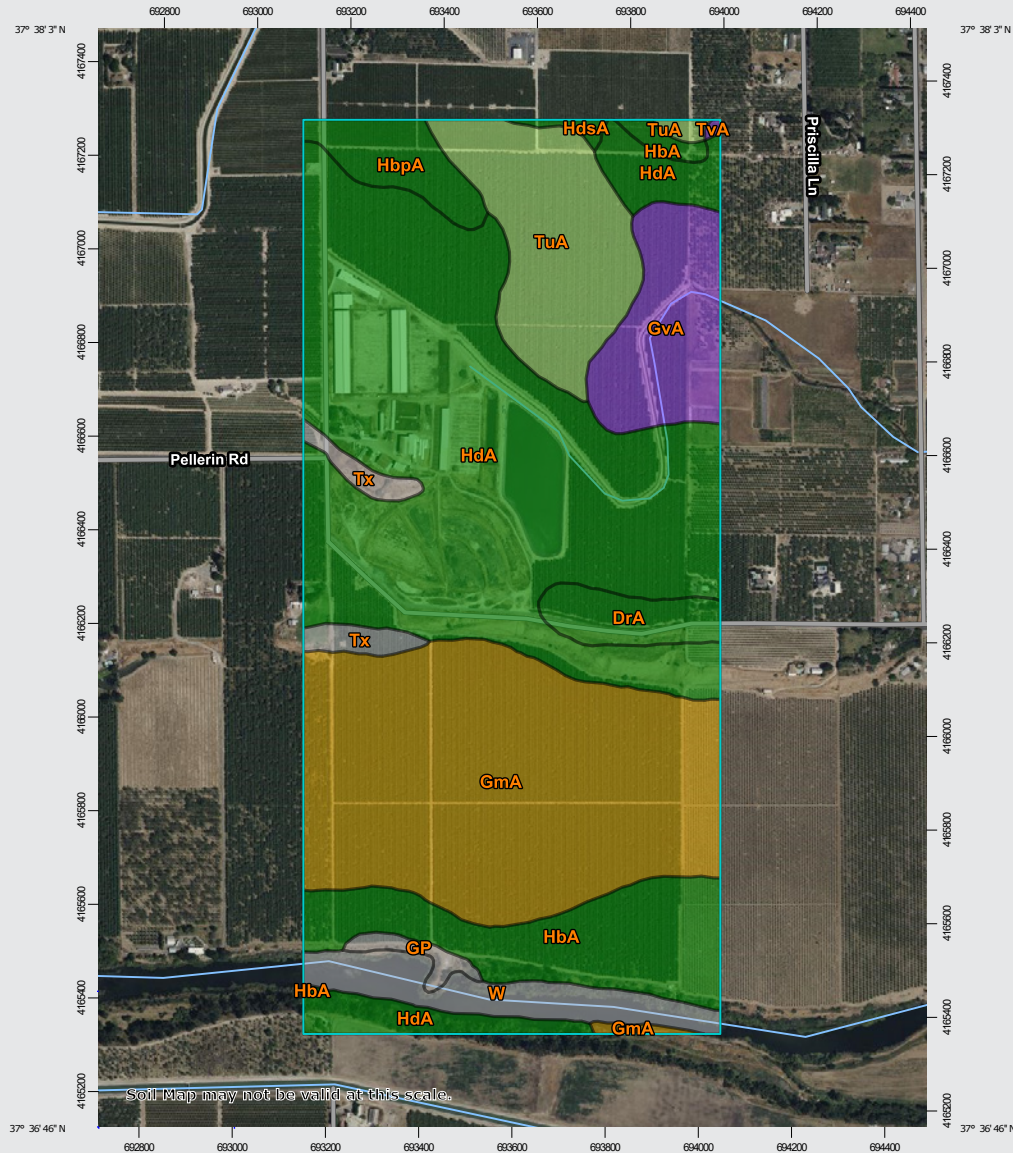


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SOILS MAP



California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating |
|-----------------|---|---------------------|
| DrA | Dinuba sandy loam, 0 to 1 percent slopes | Grade 1 - Excellent |
| GmA | Grangeville very fine sandy loam, 0 to 1 percent slopes | Grade 4 - Poor |
| GP | Gravel Pits | Not Rated |
| GvA | Greenfield sandy loam, deep over hardpan, 0 to 3 percent slopes | Grade 3 - Fair |
| HbA | Hanford fine sandy loam, 0 to 3 percent slopes | Grade 1 - Excellent |
| HbpA | Hanford fine sandy loam, moderately deep over silt, 0 to 1 percent slopes | Grade 1 - Excellent |
| HdA | Hanford sandy loam, 0 to 3 percent slopes | Grade 1 - Excellent |
| HdsA | Hanford sandy loam, deep over silt, 0 to 1 percent slopes | Grade 1 - Excellent |
| TuA | Tujunga loamy sand, 0 to 3 percent slopes | Grade 2 - Good |
| TvA | Tujunga sand, 0 to 3 percent slopes | Grade 3 - Fair |
| Tx | Terrace escarpments | Not rated |
| W | Water | Not Rated |

Totals for Area of Interest

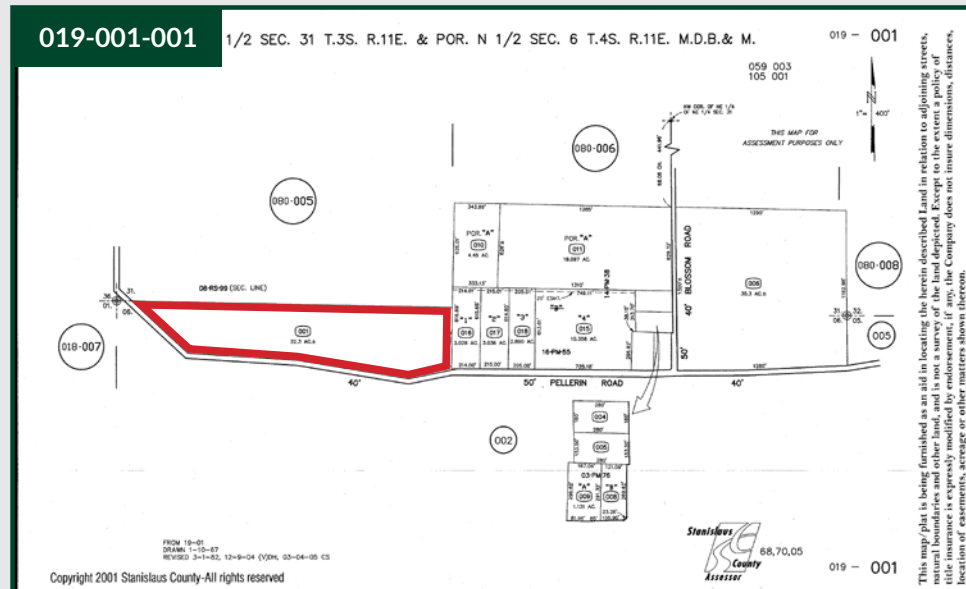
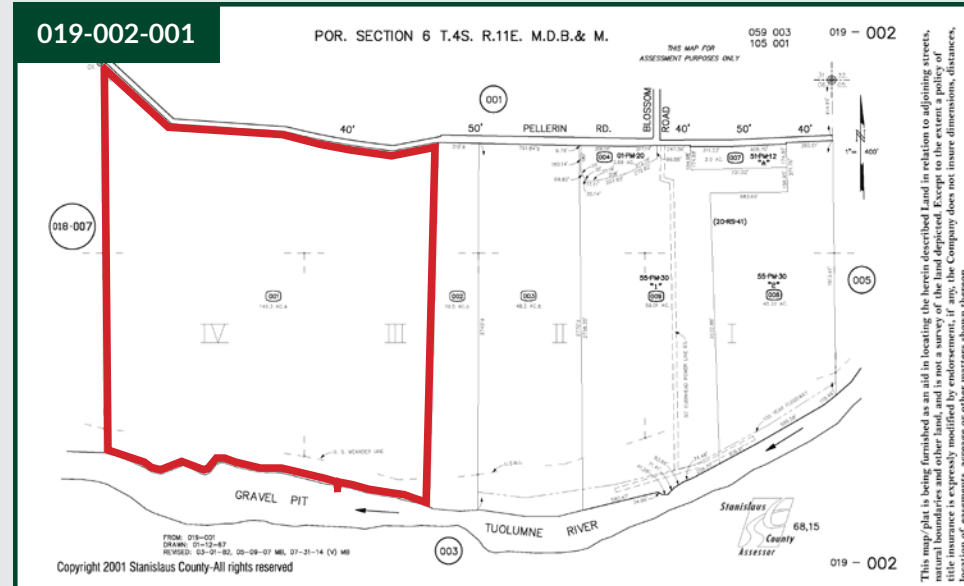
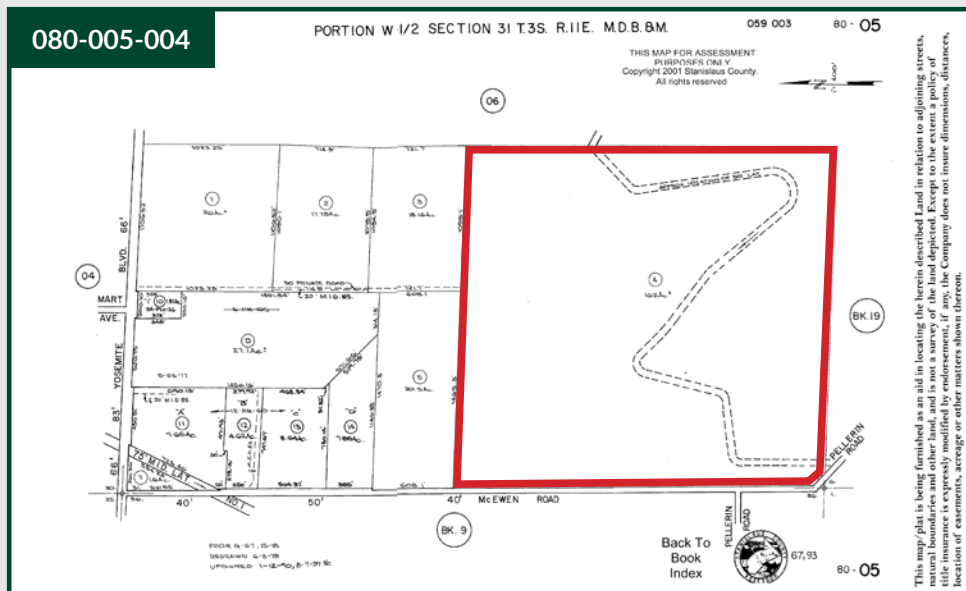


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PARCEL MAPS



PROPERTY PHOTOS



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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.**