



LE GRAND ALMOND ORCHARD



425 +/- ACRE LE GRAND ALMOND ORCHARD

1 S. CUNNINGHAM RD., LE GRAND, CA 95333

OFFERED AT: \$6,950,000 (\$16,353/ACRE)

LE GRAND ALMOND ORCHARD OVERVIEW

PROPERTY OVERVIEW:

- Property is 425+/- acres
- 348 acres dedicated to high-yield almonds, featuring Nonpareil, Monterey & Shasta varieties
- RoPak, Viking & Cornerstone Rootstock
- Plant spacing 22' X 14'
- 3 AG Wells
- Solar System

WATER SOURCES:

- 3 AG Wells with a combined 4,447 GPM
- Up to date irrigation management system with data collection including weather station and automated moisture sensory.
- In-line filtration systems with micro-sprinkler distribution and delivery pumping systems.

THIS LE GRAND ALMOND ORCHARD is in its prime producing years with many more years of production and income ahead. 425 total acres-Approx. 348 acres of young high producing almonds. Nonpareil, Monterey, Shasta varieties. Multiple blocks, 3rd to 8th leaf. This ranch has 3 AG Wells with a Solar System that covers approx. 70% of the irrigation power costs. In-line filtration systems, micro-sprinklers & delivery pumping systems. 3 legal parcels. Few properties available offer the tremendous farm investment potential as this excellent young orchard property.

AG WELL AND PUMP SUMMARY

Description	Well #1	Well #2	Well #3
Horse Power	200 HP	125 HP	125 HP
Pumping Water Level (ft)	241	201	262
Standing Water Level (ft)	174	172	197
Reported Yield (GPM)	2,129	1,419	899
Acre Feet per Day	9.4	6.3	4.0
Total Acre Feet	1,129	753	477



Block Description

AIRSTRIP/BLOCK 3

72 Acres
Non-Pareil/Monterey
RoPak Rootstock
Planted in 2016
22 X 14 Spacing

AIRSTRIP/BLOCK 4

78 Acres
Non-Pareil/Monterey
RoPak Rootstock
Planted in 2018
22 X 14 Spacing
AG Well #2

98 ACRES

98 Acres
Non-Pareil/Monterey
Viking Rootstock
Planted in 2020
22 X 14 Spacing

SHASTA

100 Acres
Shasta Variety
RoPak/Cornerstone
Planted in 2021
22 X 14 Spacing
Solar System
AG Well #1

52 ACRES

52 acres
AG Well #3

LE GRAND ALMOND ORCHARD | PROPERTY INFORMATION

AIRSTRIP/BLOCK 3

72 Acres - Almonds
Non-Pareil/Monterey
RoPak Rootstock
Planted in 2016
22 X 14 Spacing

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RoPak Rootstock
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AG Well #2

98 ACRES

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Non-Pareil/Monterey
Viking Rootstock
Planted in 2020
22 X 14 Spacing

PREDOMINATE SOILS -

Porterville Clay, 0 to 3% slopes
Raynor Clay, 0 to 3% slopes
Raynor Cobbly Clay, 3 to 8% slopes
Raynor Cobbly Clay, 0 to 3% slopes
Keyes-Pentz Gravelly Loam, 0 to 8% slopes

SHASTA

100 Acres - Almonds
Shasta Variety
RoPak/Cornerstone
Planted in 2021
22 X 14 Spacing
Solar System
AG Well #1

52 ACRES

52 Acres
AG Well #3

WATER, IRRIGATION

Water: 3 AG Wells with new bowls, columns, tubes, and shafts. Irrigation has an in-line filtration system with micro-sprinklers, and pumping systems.

UTILITIES

PG&E electricity & Solar System.

SOLAR SYSTEM

Producing 272.24 kW, covering approximately 70% of the annual costs. The solar system is leased through Farm Credit Leasing. 10-year term with 8 yrs remaining.

LOCATION

1 Cunningham Rd., Le Grand, CA 95333

LEGAL

Merced County APN'S:
067-010-033
067-060-018
068-010-026

LE GRAND ALMOND ORCHARD | PRODUCTION

Heritage Nut Farms YOY Field Run

Sum of Received Weight Grower	Field	Variety	Crop Year		YOY Change	YOY Change
			2023	2024	Pounds	%
Heritage Nut Farms	98	Monterey	174,380	332,960	158,580	91%
		Nonpareil	124,672	284,080	159,408	128%
		Shasta	157,220	371,540	214,320	136%
	98 Total		456,272	988,580	532,308	117%
	Airstrip	Monterey	300,060	458,900	158,840	53%
		Nonpareil	292,900	498,760	205,860	70%
	Airstrip Total		592,960	957,660	364,700	62%
Grand Total			1,049,232	1,946,240	897,008	85%

EQUIPMENT:

Equipment is not included in the sale of the property

TAXES AND ASSESSMENTS:

In the Williamson Act

PRELIMINARY TITLE REPORT:

Available

MINERAL RIGHTS:

To be conveyed with fee title

ZONING:

A-1 General Agriculture



SALE TERMS:

All cash at close of escrow.

Le Grand Almond Orchard is available for \$6,950,000.

TERMS:

Offers to be submitted to Listing Broker with Proof of Funds or Qualifying Letter from lender attached.

SHOWN BY APPOINTMENT ONLY.



MARCUS HANEY

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The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

LE GRAND ALMOND ORCHARD

Located in Merced County - The perfect setting for productive farmland



Merced County provides the perfect setting for productive farmland. It sits in the heart of the San Joaquin Valley, also known as the Central Valley, approximately 92 miles west of Yosemite National Park and 73 miles east of Monterey Bay. Farms in this region thrive in the semi-arid climate, with hot, dry summers and mild, wet winters. The Merced River, San Joaquin River, and multiple creeks, deliver Sierra snowmelt water throughout the region. Farms have good access to water from multiple irrigation districts: Merced, Turlock, Central California, and 11 additional sources.

Neighborhood Analysis:

The subject property is located in a rural area southwest of Merced in Merced County. The subject's market area is defined as agricultural properties in Merced County.

Physical Considerations:

The main transportation route in the market area is State Highway 99, which is a major north-south route linking northern and southern California. The main east-to-west route of transportation is State Highway 140, as well as various county-maintained roads. Merced County maintains paved secondary roads serving the needs of local agriculture. Typical land uses in this area primarily consist of almond orchards, irrigated cropland and scattered dairies and poultry

facilities. Typical crops in this area primarily consist of truck crops and dairy feed crops. Permanent plantings are common to this area and have proven to be successful. The terrain is mostly level and is often laser-leveled for irrigation development.

Soils in this area are generally clay loams, which are conducive to many field crops and permanent plantings with property drainage techniques. The climate is typical to the San Joaquin Valley and is supportive of row crops and permanent plantings. Most agricultural properties in this area are located within Merced Irrigation District, which provides adequate irrigation water. However, some properties rely solely on pumped groundwater and in-district properties are often supplemented by pump and well water. Groundwater of adequate quantity and quality can typically be found in this area.

Economic Considerations:

Farms in the area consist of both rural home sites/part-time farms and larger, commercial-sized farms. As of 2020, Merced County was ranked as the fifth top agricultural county in California with a total value of \$3,568,105,000 in agricultural income. Merced County's top commodities, as of 2020, were milk, almonds, chickens, sweet potatoes, cattle and calves, vegetables, corn silage, tomatoes, nursery products and eggs. **

Governmental Considerations:

Governmental jurisdiction over properties in the subject's market area rests with Merced County. The County enforces zoning of the land with the majority of the immediately surrounding area being zoned for agriculture with a minimum parcel size of 20 acres. Merced County participates in the Williamson Act, which limits the assessed value to the capitalized value of the farm/ranch income in exchange for keeping the land in agricultural uses for 10 years, the term of which renews automatically on an annual basis.

**Source: California County Agricultural Commissioners' Reports Crop Year 2019-2020

ALMOND INDUSTRY

California's top valued agricultural export commodity continues to be almonds. California produces about 80% of the world's almond supply and almost 100% of the domestic supply.

Merced County is one of the five top producers of milk/cream, cheese, sweet potatoes, figs, cantaloupes, fresh market tomatoes, honey, almonds, cotton, sugar beets, eggs/chickens, turkeys, cattle/calves, pasture, silage, corn, honey and hay in the nation.







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. This property is located in the Merced Groundwater Basin.

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



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