

BALLICO RANCH

MERCED COUNTY, CALIFORNIA



106.9 ± Acres

Walnut and Almond Ranch

FOR MORE INFORMATION:

Bokides-Hesseltine
Real Estate Company

Douglas van den Enden
(209) 606-3684
doug@bhrec.net

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MERCED COUNTY, CALIFORNIA



106.9 ± Acres Walnut and Almond Ranch

- Merced River Frontage with Riparian Water Rights
- Chandler/Hartley/Tulare Walnuts
- Dual Line & Micro Sprinkler Irrigation
- Nonpareil/Carmel/Independence Almonds

FOR MORE INFORMATION:

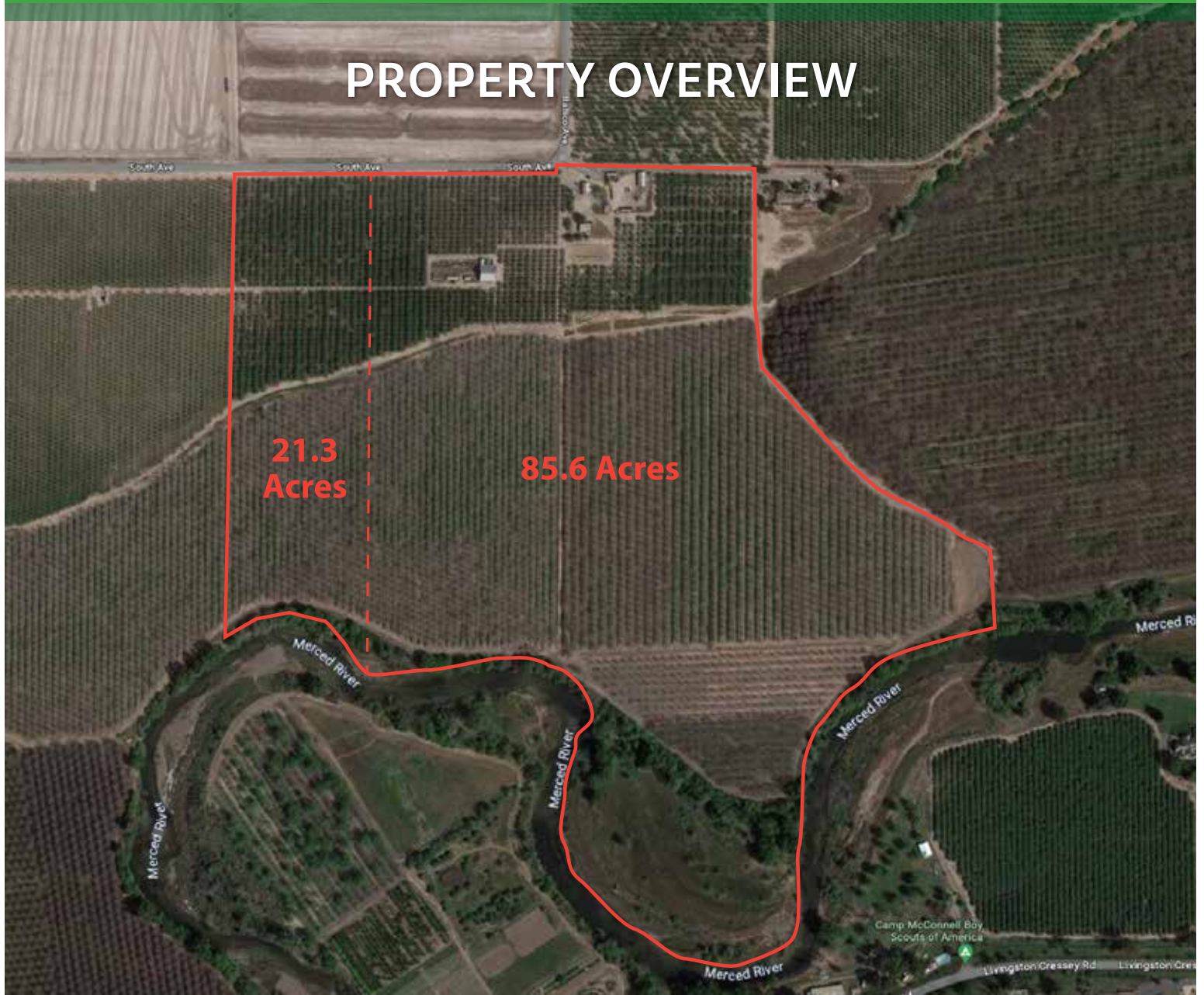
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PROPERTY OVERVIEW



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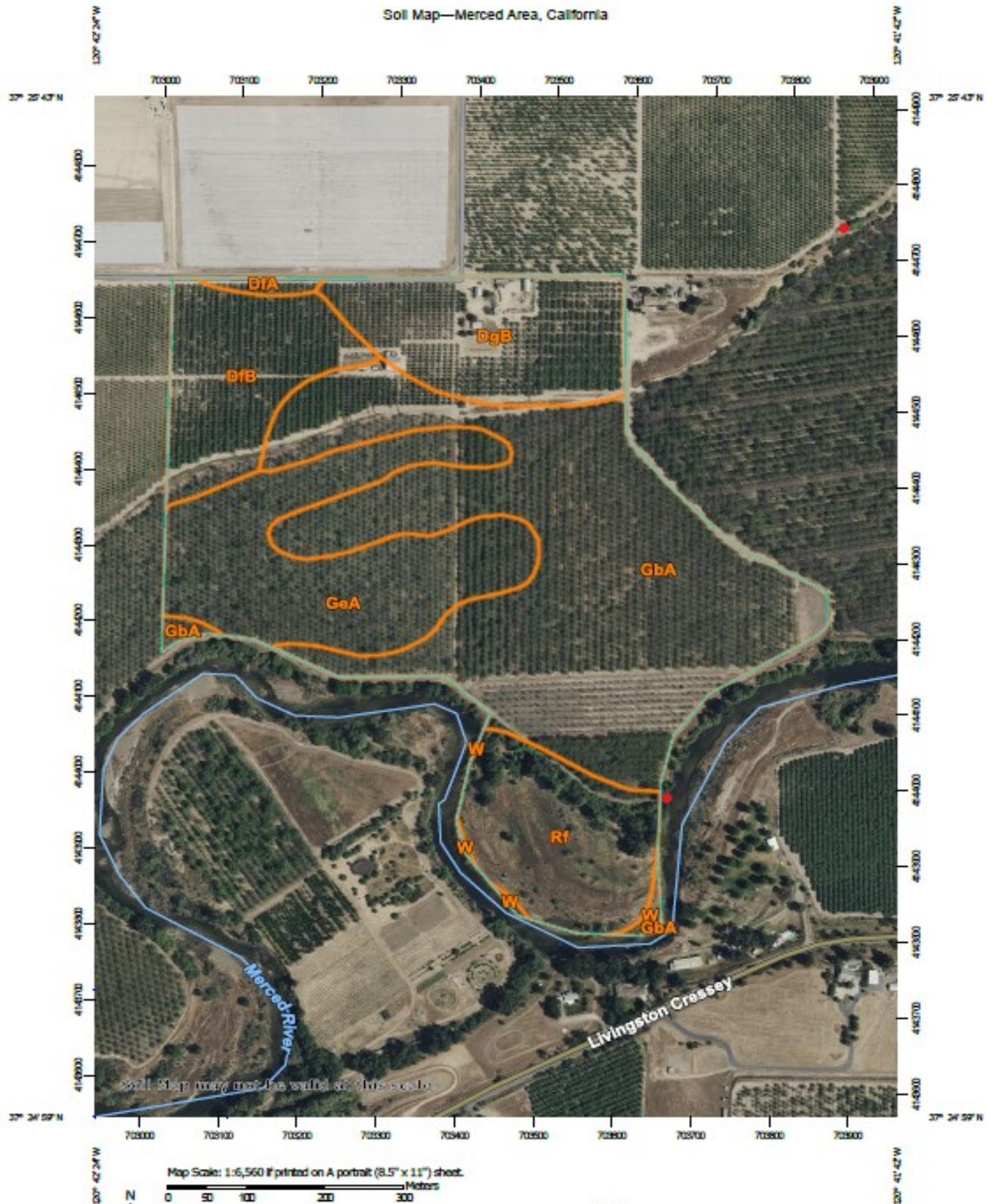
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BALLICO RANCH

106.9 ± ACRES

SOILS MAPS

Soil Map—Merced Area, California



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SOILS MAPS LEGEND

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
DtA	Delhi sand, 0 to 3 percent slopes, MLRA 17	0.7	0.7%
DtB	Delhi sand, 3 to 8 percent slopes, MLRA 17	11.3	10.7%
DgB	Delhi sand, silty substratum, 3 to 8 percent slopes	13.5	12.7%
GbA	Grangeville loam, 0 to 1 percent slopes	47.5	44.7%
GeA	Greenfield sandy loam, deep over hardpan, poorly drained variant, 0 to 1 percent slopes	20.4	19.3%
Rf	Riverwash	12.2	11.5%
W	Water	0.6	0.5%
Totals for Area of Interest		106.2	100.0%



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106.9 ± ACRES

PLANTING RECORDS



WALNUTS 61.8 ACRES

YEAR PLANTED	ACRES	VARIETY
1977	7.6	Hartley/Franquette
1994	28.7	Chandler/Tulare
2008	25.5	Chandler

ALMONDS 22.8 ACRES

YEAR PLANTED	ACRES	VARIETY
2004	5.9	Nonpareil/Carmel
2014	11.2	Nonpareil/Carmel
2015/2016	5.7	Independence

BALLICO RANCH

106.9 ± ACRES

PRODUCTION RECORDS



WALNUTS 61.8 ACRES

CROP YEAR	VARIETY	POUNDS
2020	Chandler/Hartley/Tulare/Franquette	275,611 lbs.
2021	Chandler/Hartley/Tulare/Franquette	259,374 lbs.
2022	Chandler/Hartley/Tulare	214,675 lbs.

ALMONDS 22.8 ACRES

CROP YEAR	VARIETY	POUNDS
2020	Nonpareil/Carmel/Independence	19,920 lbs.
2021	Nonpareil/Carmel/Independence	18,571 lbs.
2022	Nonpareil/Carmel/Independence	21,380 lbs.

BALLICO RANCH

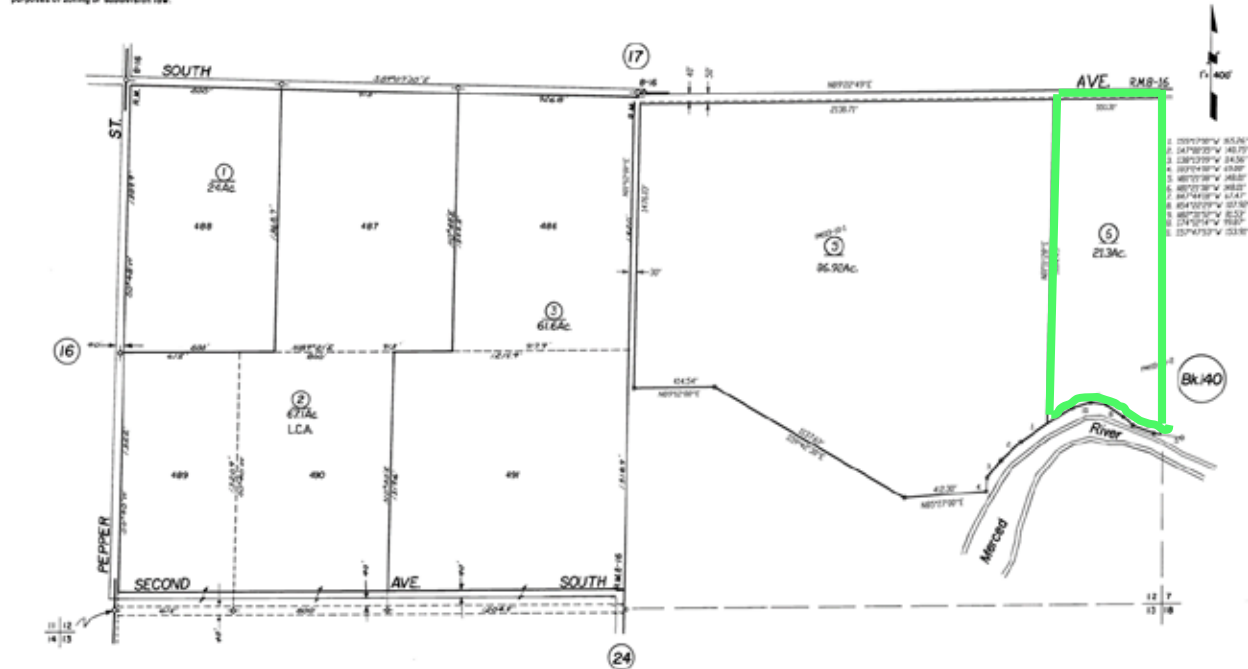
106.9 ± ACRES

PARCEL MAPS

NOTE -
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

POR. S 1/2 SEC. 12, T. 6 S., R. 11 E., M. D. B. & M.

Tax Rate Area 62-06 46-18
62-15

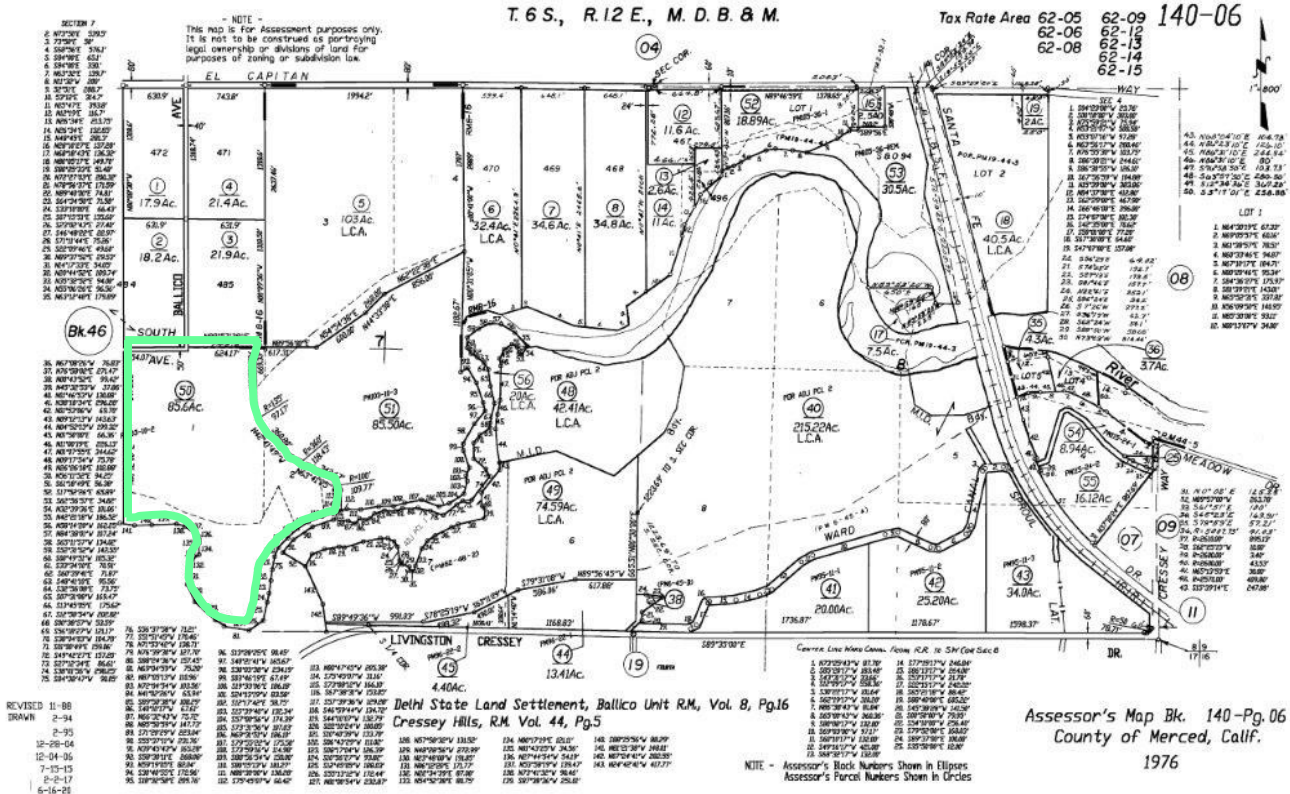


REDRAWN 2/91
12-30-90
12-04-90

Delhi State Land Settlement, R.M. Vol. 8, Pg. 16

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 46-Pg. 18
County of Merced, Calif.
1981



REVISED 11-88
DRAWN 2-94
2-94
12-30-90
12-04-90
7-13-91
6-18-92

Delhi State Land Settlement, Ballico Unit R.M., Vol. 8, Pg. 16
Cressey Hills, R.M. Vol. 44, Pg. 5

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 140-Pg. 06
County of Merced, Calif.
1976

BALLICO RANCH

106.9 ± ACRES

PROPERTY INFORMATION

PROPERTY LOCATION:

Location: 11875 South Ave, Ballico, CA 95303.
South of Highway 99 from the town of Turlock, approx.
6 miles exit South Avenue in Delhi east 5 miles, Property
is on south side of Ballico Avenue

LEGAL:

Two Parcels in Merced County
APN 046-180-006, 140-060-050
The property has an easement with adjacent landowner
for access from main entrance to their property.

ZONING:

General A-1 agriculture, Property is not in the Williamson Act

BUILDING AND IMPROVEMENTS:

Home built in the 1950's. Approximately 900±Sq Ft.
2 bedrooms 1 bath. Currently used for storage.
Plans available for remodel.

Barn 2,400 ±Sq Ft. Used as a milk barn with
concrete pads extending beyond entrance. Roof
updated in 2010. Lockable storage added in 2015.
2 portable covers for parking equipment.

Garage/Shed approximately 800 ±Sq Ft.
Concrete floor and shelving.

Covered parking 1,000 ±Sq Ft. for equipment storage

Small tuff shed with 100±Sq Ft.

Owned septic system.

Owned domestic well.

PLANTINGS:

Two Parcels Totaling 106.9± acres

61.8 Acres - Primarily Chandlers with small acreage of
Hartley and Tulare

22.8 Acres - Nonpareil/Carmel with small acreage of
Independence

WATER AND IRRIGATION INFORMATION:

Water rights are available for this property from the
Merced River. River pump used prior to 1932.
Family owned for over 90 years.

River pump is 25HP lift pump connected to 60HP booster
pump (installed new 2022) and 4 sand media filters.

Can run irrigation for complete farm. Almonds and 25
acres of walnuts on micros. Balance of walnuts on flood.
Flood irrigation is run on lift pump only.



BALLICO RANCH

106.9 ± ACRES

PROPERTY INFORMATION



GENERAL DESCRIPTION:

Prime central valley location on the beautiful Merced River. A producing farm in a park like setting. Nearly one mile of river frontage including 6 acres of virgin river bottom land. Enjoy the wildlife this property affords, great blue heron, wood ducks, quail, red tail hawks, fox, and not to mention multiple species of fish.

A classic home site on the top side of the property overlooks most of the farm and the river bottom. Build a two story house and enjoy panoramic views of surrounding farmland, the snow covered Sierras and the costal mountains. The homesite includes producing fruit and citrus trees, plus table grapes.



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TERMS & SHOWING INSTRUCTIONS



106.9 ± Acres Walnut and Almond Ranch

\$4,596,700

(43,000.00/Acre)

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