

LE GRAND AG LAND



142 +/- ACRE LE GRAND AG LAND

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

OFFERED AT: \$1,900,000 (\$13,380/ACRE)

LE GRAND AG LAND

PROPERTY OVERVIEW:

- The property is approximately 142 acres
- 105 +/- acres planted Non-Pareil, Carmel, Monterey, Tokyo on Lovell rootstock
- Orchard removal in process
- Solar system cover approximately 70% of electricity costs
- Large metal shop - approximately 50' X 50'
- Large equipment yard with fuel tanks and storage containers

WATER SOURCES:

- Two sources of water. 2 AG Wells and both parcels are eligible for Merced Irrigation District SOI water. The pumping station for the SOI water is on the Northeast corner.
- MID Canal runs along the North border of the property with the turn-out pump connected to the canal at the Northeast corner.

SOLAR SYSTEM:

- Solar System generates 154.38 kW and is leased through Farm Credit Leasing. The lease is a 10 year term with 8 years remaining. Covers approximately 70% of electricity costs.

PUMP & WELL SUMMARY

Description	Well #4	Well #5
Horse Power	125 HP	200HP
Pumping Water Level (ft.)	241	375
Standing Water Level (ft.)	178	175
Reported Yield ("GPM")	1,163	1,312
Acre Feet/Day	5.1	5.8
Total Acre Feet	617	696

LE GRAND AG LAND OVERHEAD



LE GRAND AG LAND | PROPERTY INFORMATION

DESCRIPTION

142 Total Acres

Planted in 1989

In the process of orchard removal

Non-Pareil, Carmel, Monterey & Tokyo

Lovell Rootstock

22' X 16' spacing

SOILS:

Predominantly - Keyes Gravelly Loam, Raynor Clay, Redding Gravelly Loam, and Keyes-Pentz Gravelly Loam

UTILITIES:

Pacific Gas & Electric

LOCATION

Property is located between Santa Fe Ave and S. Cunningham Rd in Le Grand. Approximately 1 mile North of Le Grand and 12 miles Southeast of Merced.

LEGAL

Merced County APN's:

068-010-028

068-230-004

WATER, IRRIGATION

This property is eligible to receive 1.0 AF of (more when available) Merced Irrigation District (via a 10 year contract)"SOI" surface water.

The Solar System generates 154.38 kW covering approximately 70% of electricity costs - significantly helping th costs of irrigation.

The Merced Irrigation District has made available partial to full allocation of MID SOI surface water for 25+ years with the exception of 2014-2015.

SGMA - For more information regarding GSP implementation in the Merced Groundwater Basin, please visit mercedgroundwater.org (MIUGSA-specific) and mercedsgma.com (basin-wide).



LE GRAND AG LAND

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.



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 AG Land is available for \$1,900,000.

TERMS:

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

SHOWN BY APPOINTMENT ONLY.

DO NOT ENTER THE PROPERTY.



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Property Video Link

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





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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