



**ELT Ranch Properties, Inc.**  
Agricultural Brokerage Services

## **K&L FARMS ALMOND PROPERTY**

**North Side of Bell Dr., South Side of Longview Ave. and West side of  
Steinberg Rd., West of Atwater, CA**

**Merced County APNs: 056-032-003, 056-032-004, 056-032-006,  
056-032-007, 056-032-008**

**Purchase Price: \$2,615,000**



## **Mature Almonds, MID & Well with 5 Legal Parcels**

**±96.90 Total Assessed Acres with 5 Underlying Legal Parcels and Road Access on Three  
Sides, Devoted to Mature Almonds with Two Sources of Irrigation Water**

**Exclusively Offered By:**

**ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819**

**Randy Edwards, Pres./CEO/Broker CA DRE ID# 01424270 (209) 495-3112 [randy@eltbrokers.com](mailto:randy@eltbrokers.com)**

This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.



**PROPERTY DESCRIPTION:**

**Property Size / Land Use:** ±96.90 total assessed acres (5 legal parcels). Land primarily devoted to 50% Nonpareil, 25% Carmel, 25% Price almonds, planted in 2002, spacing 17'X21' offset (+/-140 TPA). Reported 3-year production average is just over 2,000 meat pounds/acre. Would make excellent sweet potato ranch following eventual orchard removal.

**Structural/Site Improvements:** None.

**Non-Agricultural Influence:** Semi-rural residential.

**Flood Zone Rating:** Flood Zone "X".

**Ag. Preserve Status:** Is enrolled in the Williamson Act.

**Zoning:** A-1, Agriculture, 20-acre minimum parcel size.

**Soils:** (AnA) Atwater sand, 0-3% slopes (Cap. Class 3).

**Irrigation Supply & Distribution:** Merced Irrigation District and supplemental onsite ag well (75HP, 908 gmp) with 60HP booster/filtration station. Orchard irrigated by micro sprinkler or flood systems. Property is within Groundwater Basin 5-022.04 San Joaquin Valley – Merced Subbasin GSA.



**GENERAL SALE TERMS:** All cash to seller. Selling in as is condition. Any growing almond crop value and/or reimbursement of related cultural costs to be handled outside of escrow directly between buyer and seller.

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8408 N. Lander Avenue Hilmar, CA 95324 Phone: 209-634-8215 Fax: 209-634-0765 [www.eltbrokers.com](http://www.eltbrokers.com)



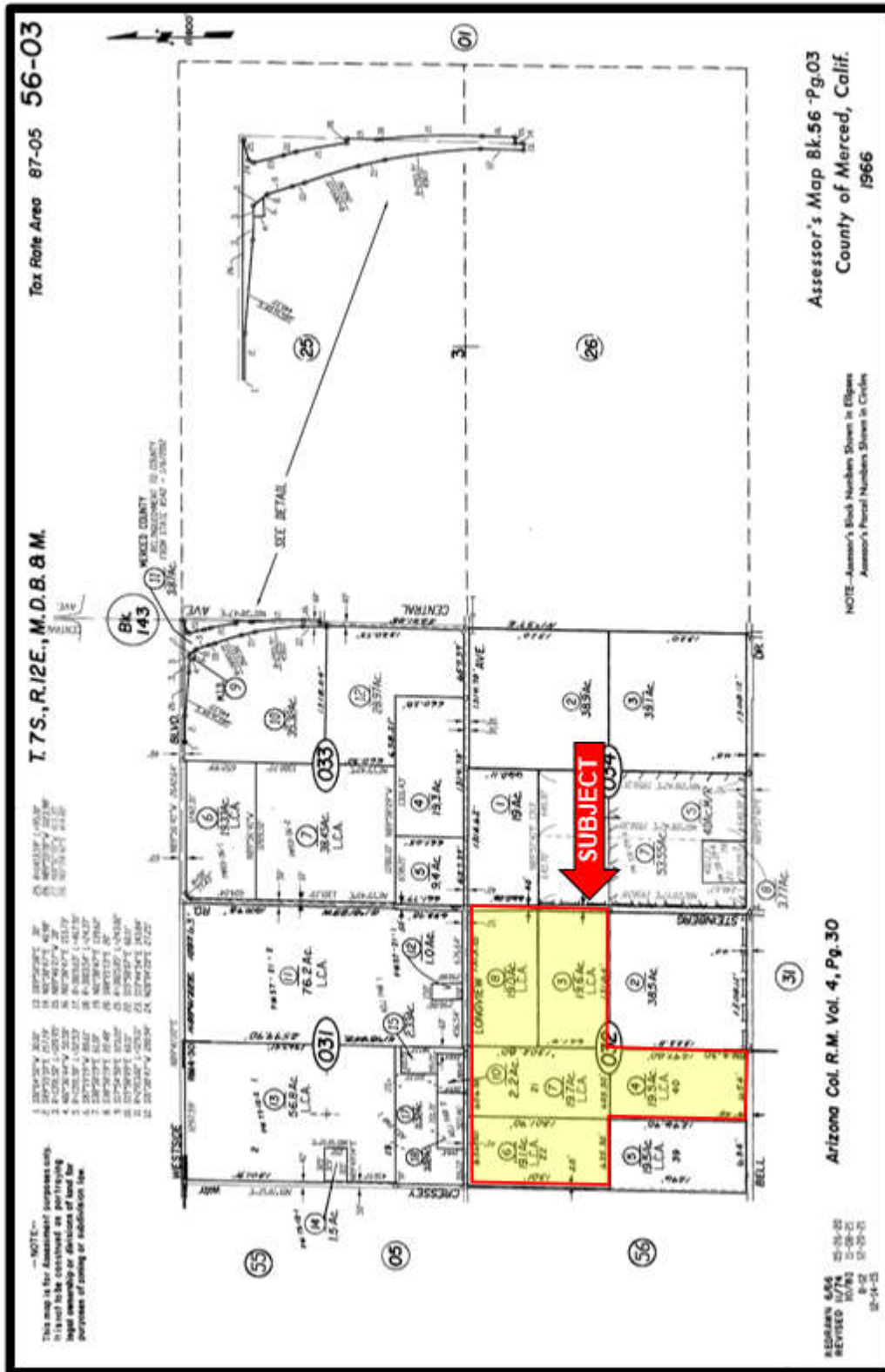
**MARKET AREA LOCATION MAP:**



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ASSESSOR'S PARCEL MAP:

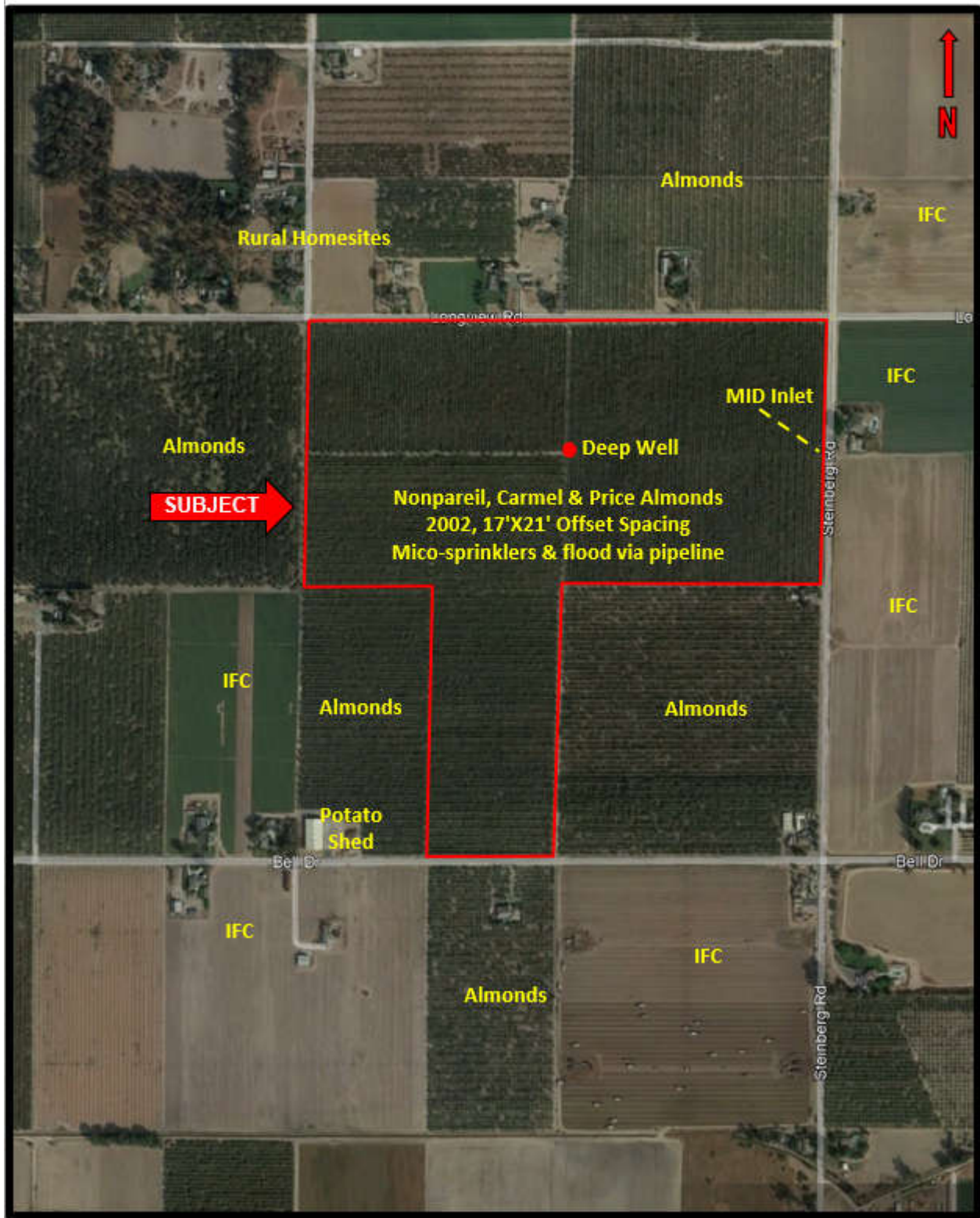


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**SUBJECT AERIAL PLAT MAP:**



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