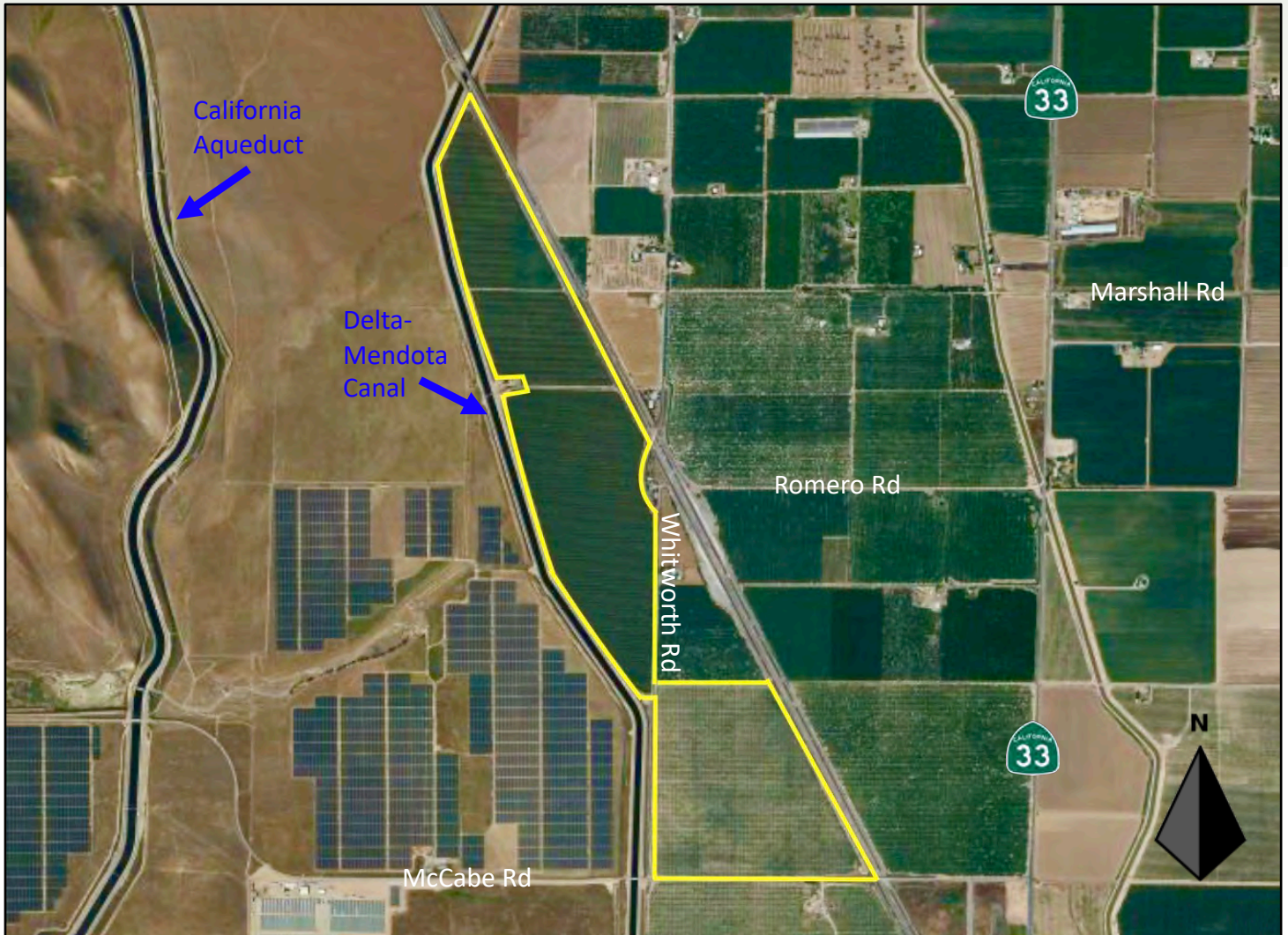


348.4 Acres of Almonds



Size: The property is approximately 348.4 acres.

Location: The property is located 1.4 miles north of Santa Nella along the west side of Interstate 5 in Merced county.

Water: The property is in the Del Puerto Water District. The district charges a per acre assessment fee of \$51 per acre. The 2024 rates for water are \$62 per acre foot. The allocation as of June 1, 2024, is 40%. Some recycled water is available at \$185 per acre foot. The property also has a supplemental deep well.

APN: The Merced County Assessors Parcel numbers are 069-220-023, 069-220-052, 069-220-053, 069-220-055, 069-240-016, and 070-100-019. This property is not in the Williamson Act.

Use: The property is currently planted to almonds.

Zoning: The property is zoned agriculture, A-1 General Agriculture.

Price: **\$11,497,200** or **\$33,000 per acre**

KEVIN H. DONLON
Land Broker
DRE 01378612

OFFICE ADDRESS
310 N 2nd Street
Patterson, CA 95363

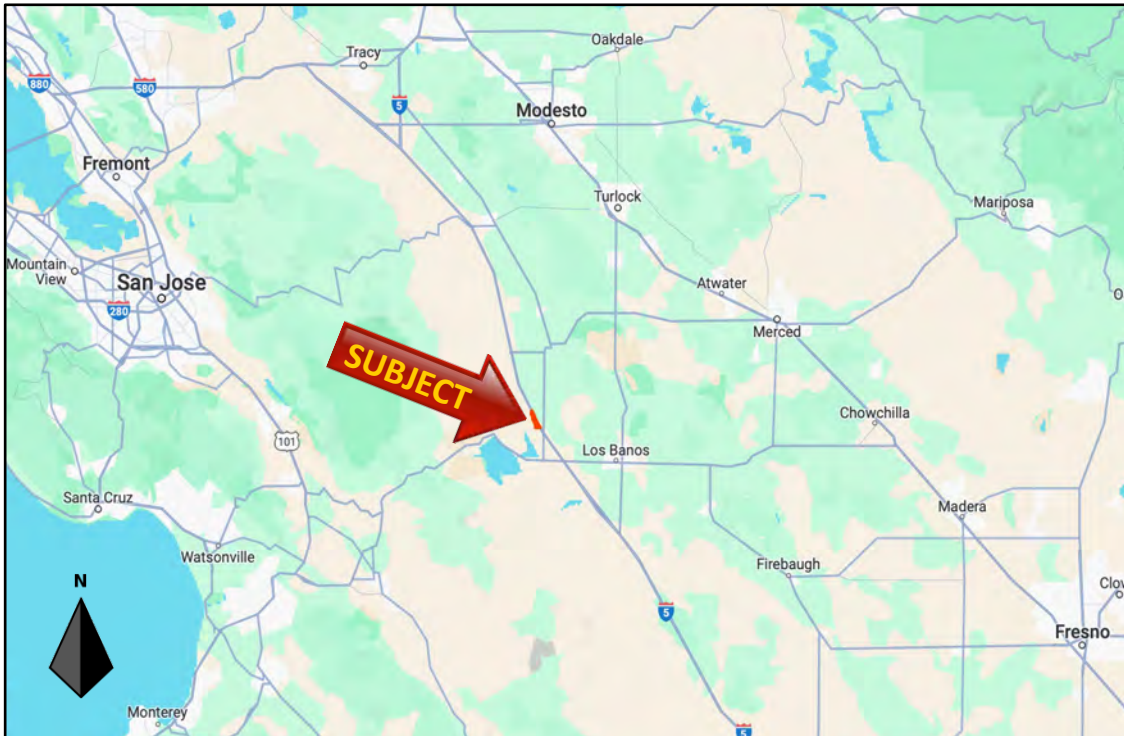
Phone (209) 892-8543
Fax (209) 892-2871
Email kevin@donlonrealty.com

**Donlon
Realty**



Property Location

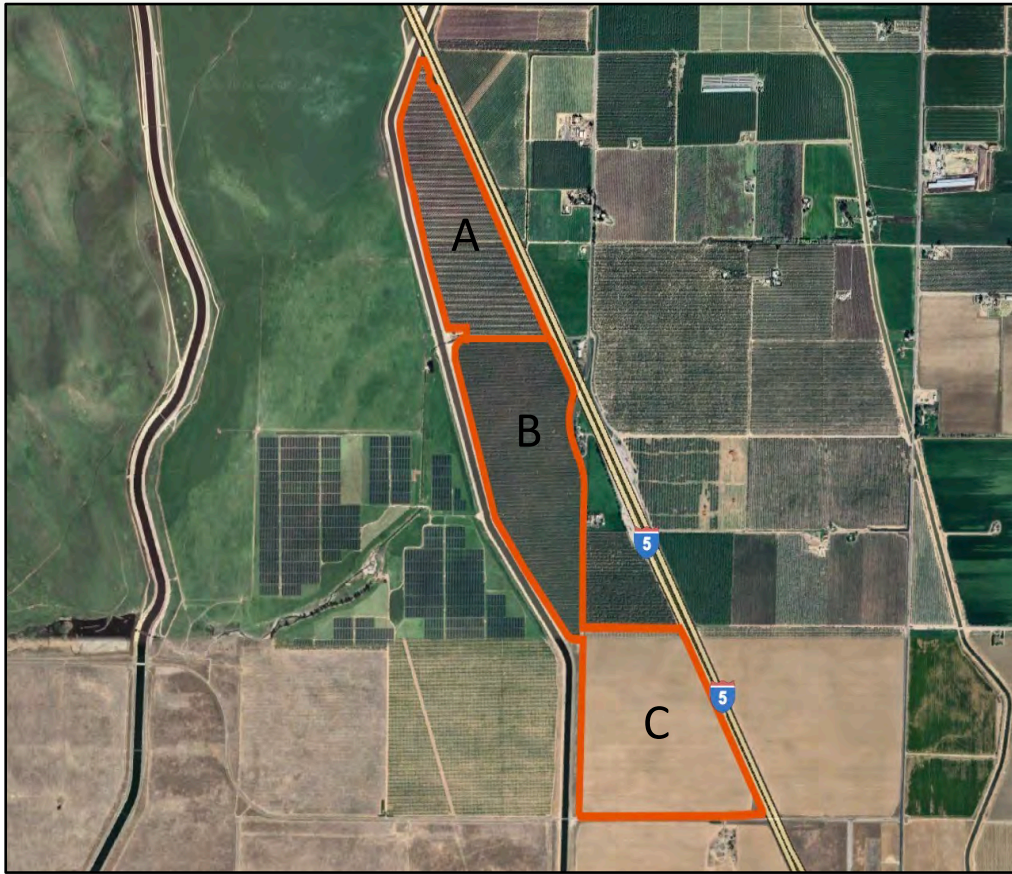
The property is in Merced County.



The table below shows the distance from the property to a few cities in California.

City	Miles
San Jose	75.3
Modesto	38.7
Fresno	83.2
Bakersfield	175

Field Map & Production Data



Field	Acreage	Variety	Year Planted	2022 lbs. per acre	2023 lbs. per acre
A	211	Nonpareil (50%)	2011	1,649	382
		Butte (25%)			
		Fritz (25%)			
B		Nonpareil (50%)	2007		
		Fritz (50%)			
C	137	Nonpareil (50%)	2019	892	1,392
		Monterey (50%)		1,354	1,064

Photos



Photos



Photos



Soils

The United States Geological Survey (USGS) and Natural Resource Conservation Service (NRCS) have classified the soils for this property with the following soil types: Anela gravelly loam, Damluis clay loam, Los Banos variant gravelly sandy clay loam, Stanislaus clay loam, and Woo clay loam. The chart below shows the map unit symbol which corresponds to the map below. The storie index rating measures the quality of the soil based on fertility, texture, depth, slope and drainage. The best possible score is 100.

Map Unit Symbol	Soil Type	Acres in Ranch	Storie Index Rating
106	Anela gravelly loam	19.3	60
161	Damluis clay loam	30.7	95
210	Los Banos variant gravelly sandy clay loam	6	70
253	Stanislaus clay loam	154.2	90
277	Woo clay loam	138.2	95

