

EL NIDO RANCH

EL NIDO, CA

OFFERED AT:
\$15,000,000



477.4 ASSESSED ACRES

- ✓ ALMONDS
- ✓ 3 CONTIGUOUS PARCELS
- ✓ 7 WELLS 4 BOOSTER PUMPS AT STATIONS

EXCLUSIVELY PRESENTED BY:

JASON DURJAVA, ALC
CENTURY 21 MM #0183865

**18+ YEARS OF AG LAND SALES
EXPERIENCE**



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EL NIDO, CA

MERCED COUNTY



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A map of California showing major cities, highways, and parks. A red pin marks Merced. The map includes labels for cities such as Sacramento, San Francisco, San Jose, Modesto, Fresno, and Los Angeles. Major highways like I-5, I-805, I-880, and I-205 are shown. National Forests like Stanislaus and Yosemite are also labeled. A red pin is placed on Merced, indicating its location relative to other major cities and geographical features.

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PROPERTY DETAILS

DESCRIPTION:

The Subject property is 477.4 acres comprised of 3 contiguous parcels. Currently planted to almonds, ages range from 13 years old to newly planted.

418.9 ac +/- planted to Almonds

30 ac +/- Turkey grow out sheds

LOCATION:

Located on the Northwest corner of W. Jefferson Rd. and Highway 59 El Nido, CA 95317.

LEGAL:

Merced County, CA Parcels

074-140-030	80.4 Assessed Acres
074-140-031	159 Assessed Acres
074-140-032	238 Assessed Acres

ACCESS:

Property has multiple accesses, by two different public paved roads. Internal access is dirt roads, with critical access areas having gravel and sand.

ZONING:

A-1 Agriculture

WILLIAMSON ACT:

The subject property is under contract pursuant to the California Land Conservation Act of 1965. (Williamson Act)

Parcel 074-140-030, 80.4 ac is excluded. (where growout sheds are located)

WATER:

The property has access to 2 sources of water, the first being through 7 deep wells and 4 booster pumps located at stations.

The entirety of the ranch is interconnected and the water from existing wells can be moved to any portion of the ranch for irrigation purposes. (Source 1)

Second source, Merced Irrigation District water by way of diversion weir and pumping station. (Subject to MID availability)

IRRIGATION SYSTEM:

The property is irrigated by micro sprinklers (342 ac +/-) & double line drip. (76.9 ac +/-)

In addition to micro sprinklers and drip system, the property has the ability to flood irrigate 100% of planted acres with a concrete pipeline system.

Infrastructure in place to receive secondary water from Merced Irrigation District. (Subject to MID availability)

UTILITIES:

Provided by PG&E with multiple meters, capable of high power demand.

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BUILDING IMPROVEMENTS:

- (1) Mobile home (double wide)
- (2) Shipping containers
- (10) Turkey grow out sheds, currently leased by Foster Farms. (lease expires Dec. 2019)

SOILS:

According to the Web Soil Survey of the United States Department of Agriculture's Natural Resource Conservation Service, the ranch is composed of Pachappa sandy loam series and Fresno loam series.

PLANTINGS:

The subject property is planted to 418.9 ac +/- of Almonds. The details of the plantings are contained in the following chart.

ALMONDS			
BLOCK	VARIETY	ACRES	PLANT DATE
E-1	Independence	76	1/2/17
E-2	Monterey 50% NonPareil 50%	35	2/1/14
E-3	Monterey 50% Carmel 50%	37.6	2/1/06
E-4	Monterey 50% NonPareil 50%	77.6	2/1/14
E-5	Monterey 50% NonPareil 50%	87.2	1/1/19
E-6	Monterey 50% Carmel 50%	39.3	2/1/06
E-7	Monterey 50% NonPareil 50%	66.2	1/1/19

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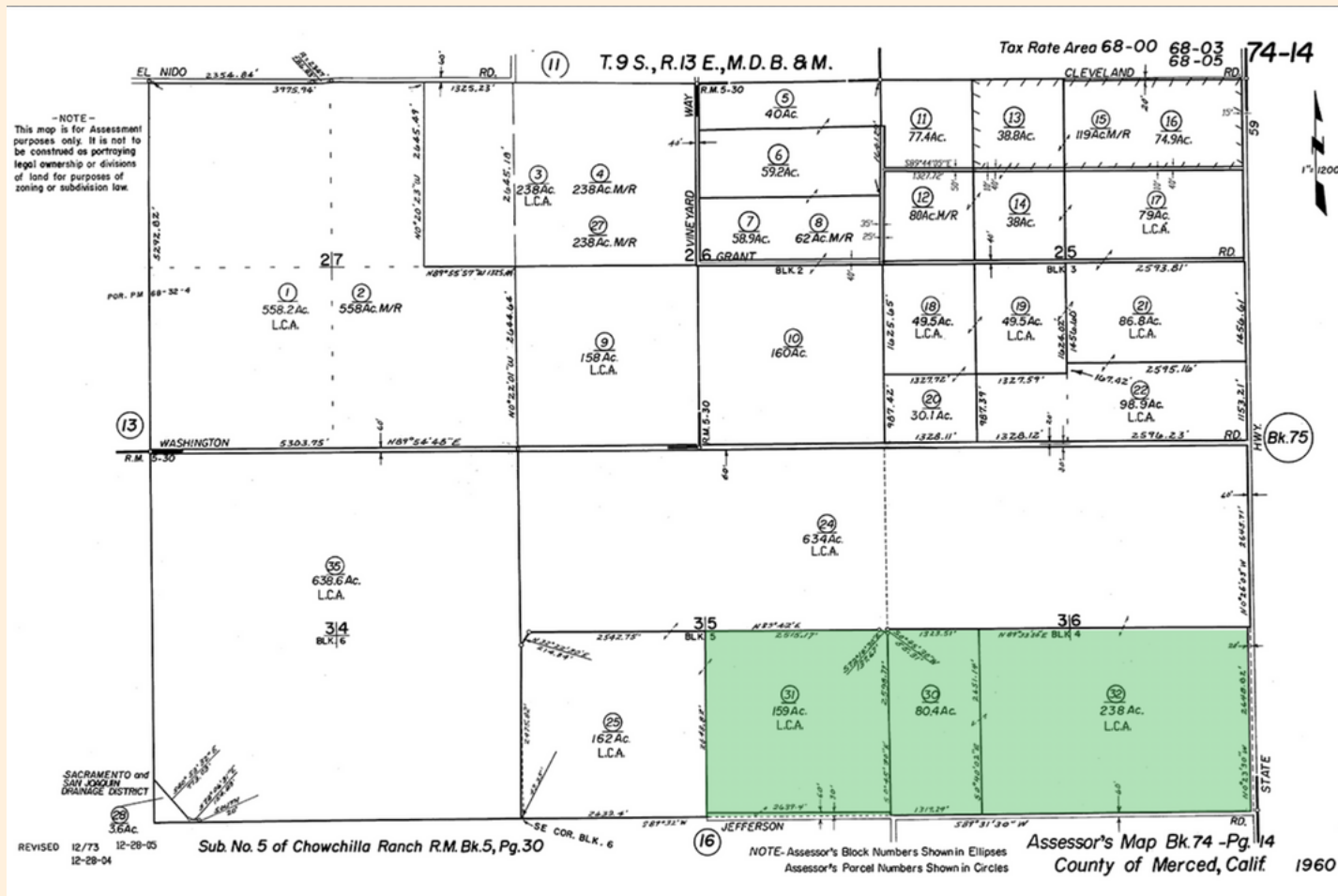
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It's our nature

APN MAP



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477.4 ACRES

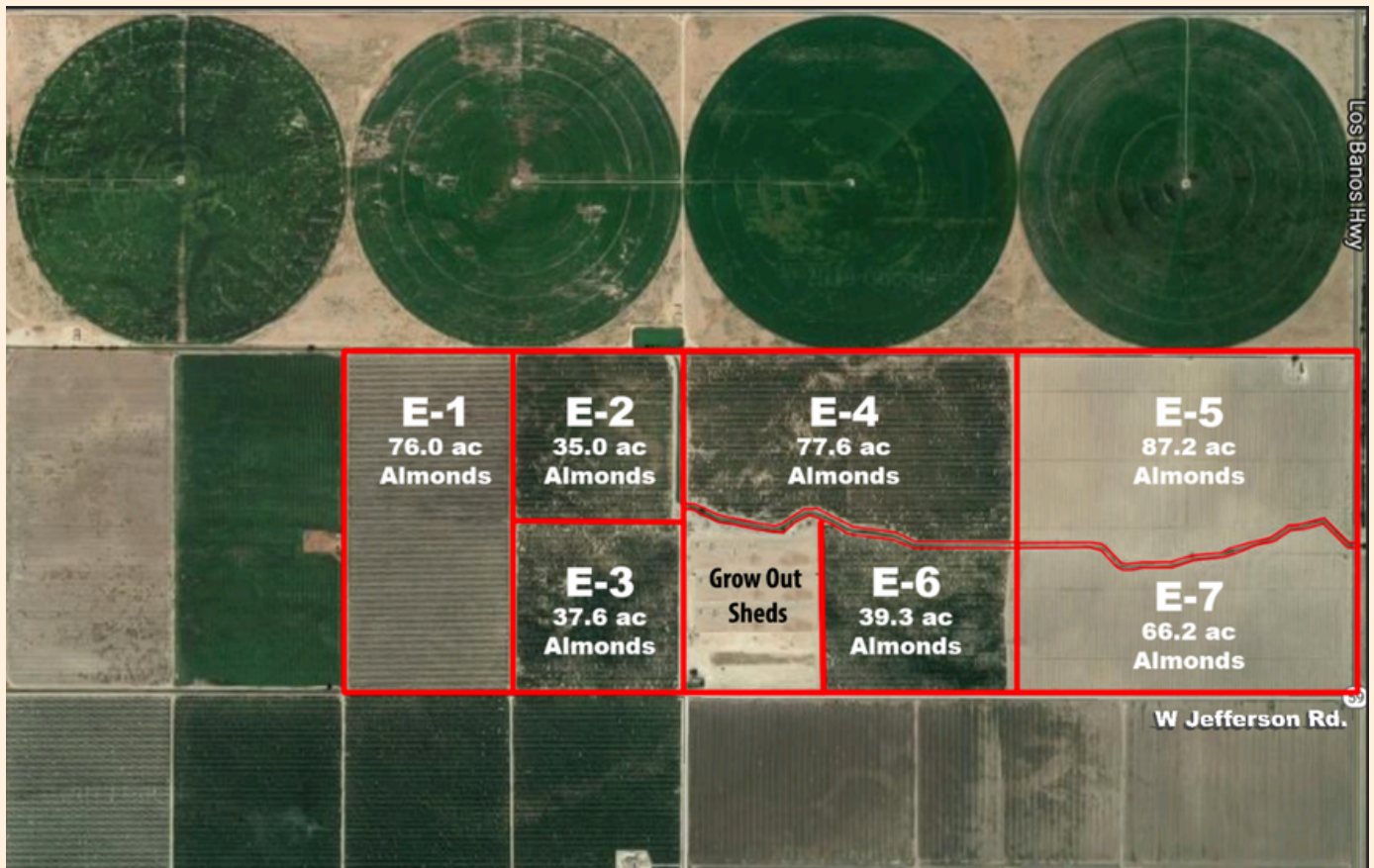
MERCED COUNTY



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PLANTING MAP



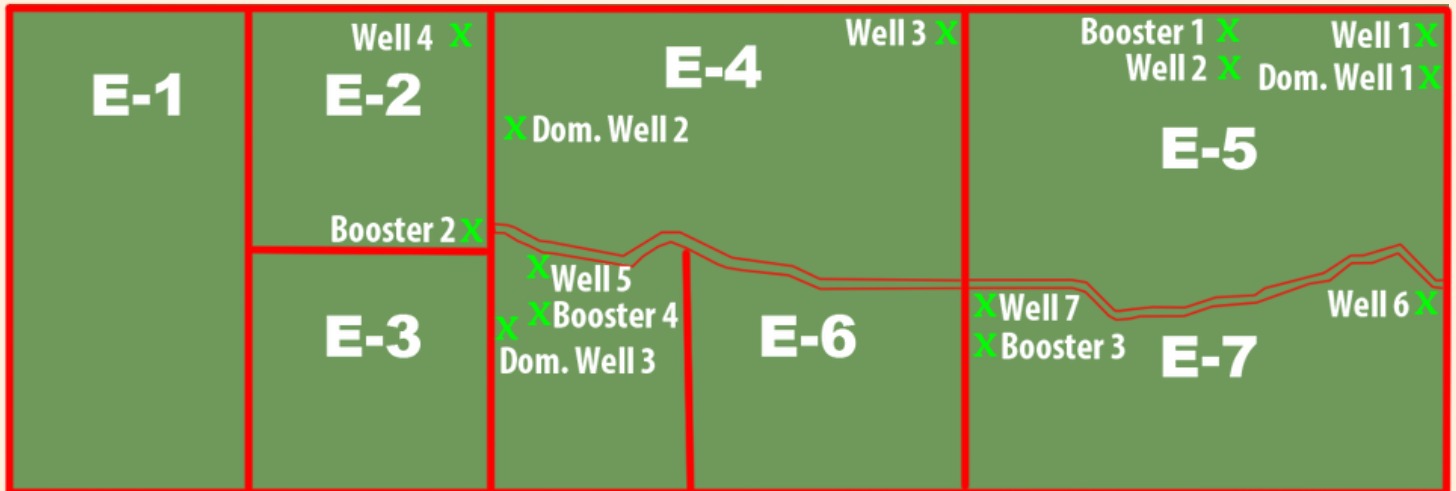
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WELL AND PUMP LOCATIONS



Deep Wells

Well #1 - 125hp
Well #2 - 60hp
Well #3 - 50hp
Well #4 - 100hp
Well #5 - 100hp
Well #6 - 100hp
Well #7 - 150hp

Booster Pumps

Booster Pump #1 - 40hp
Booster Pump #2 - 40hp
Booster Pump #3 - 40hp
Booster Pump #4 - 125hp

Domestic Wells

Domestic Well #1
Domestic Well #2
Domestic Well #3 - 25hp

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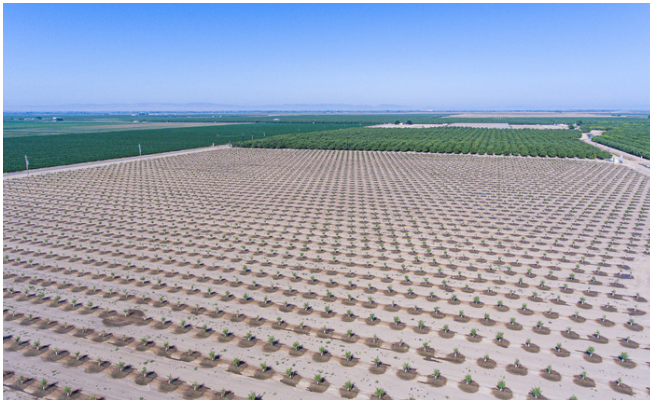
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