



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

9962 Bell Drive, Atwater, CA 95301

**Merced County APNs: 056-032-003, 056-032-004, 056-032-005,
056-032-006, 056-032-007, 056-032-008**

Purchase Price: \$3,600,000



Almonds with Sweet Potato Storage Complex

**±116.40 Total Assessed Acres Devoted to Mature Almonds with Two Sources of Irrigation
Water and a Modern Sweet Potato Storage Complex**

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@eltappraisers.com

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PROPERTY DESCRIPTION:

Property Size / Land Use: ±116.40 total assessed acres (multi-parcel). ±1.50 acres in potato storage complex/farmstead area. ±114.48 acres (+/-110 net ac.) 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.

Structural/Site Improvements: Sweet potato cool storage complex (80'X150', 20' eve) constructed in 2019 and an older storage building. Refer to detail to follow.

Non-Agricultural Influence: Some 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. Orchards irrigated by micro sprinkler or flood systems. Property is within Groundwater Basin 5-022.04 San Joaquin Valley – Merced Subbasin GSA.



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STRUCTURAL AND SITE IMPROVEMENT DESCRIPTION:

Sweet Potato Storage Building:

This clear span sweet potato storage building is +/-12,000 square feet (80'X150') with a 20' eave height. It was constructed in 2019 by Bullock Construction out of Turlock as a standalone agricultural produce storage building. Constructed of structural frames, girts, purlins, bracing, framed openings and sheet metal panels and trims on a 6" concrete slab. It has a single 12' wide X 12' tall overhead roll-up door and 4-man doors. It features 2" solid foam board insulation in the walls and ceilings.

Mechanical: Wall Mounted Water-Cooling System (keeps temperatures down to approximately 70 degrees): Sixteen stainless steel wall mounted cooling media assemblies. One 37"x45"x8" Celdek cooling media panel in each assembly, with stainless steel top cover, and attached galvanized metal manually variable closable louvers for adjustable use, with screen. Four 48" diameter 1.5 hp gable mounted fans, with barometric wall shutters. Ten 20" diameter 1/4HP, 4,500 cfm air circulating fans, suspended from the roof purlins on factory brackets.

Plumbing: Two systems, one per each side of building; one basin for sediment trap, one basin for 1/2 HP centrifugal sump pump and water reservoir for the cooling system, connected to PVC pipe outside of building for supply and return from reservoir basin to cooler assemblies. All connected to domestic well water supply.

Electrical: 100 AMP sub panel, (20)- 4'x2' lamp florescent lights (2- each side of ridge of each bay) on two independent switches, (7)- exterior wall mounted D/D LED lights, (4) interior and (4) GFI exterior duplex outlets one approx. center of each wall, and (10) ceiling fans (2 per bay) on two independent power controls, and power supplied and connections to the (4) - gable fans. Also power connections for; 220 power connection to (2) two sump pumps, and (1) one 110 power outlet for alarm panel.

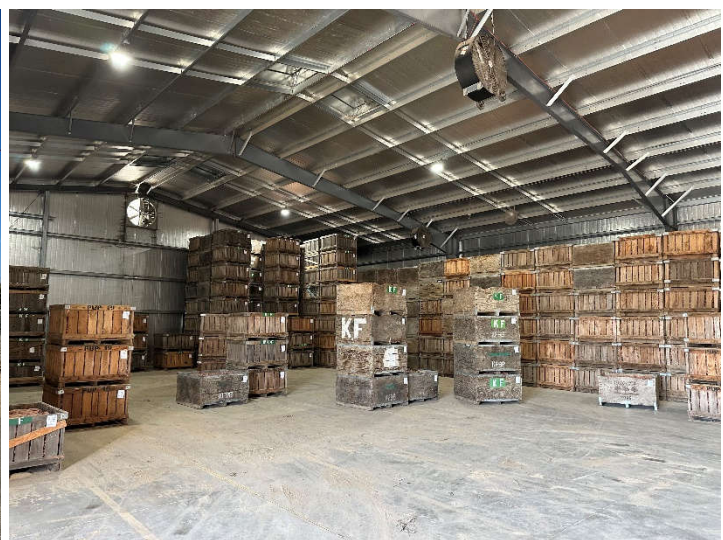
Includes a +/-3,527 SF (measured 36'X98') utility/drive slab along the east side of the building.

Storage Building (Old Shop): +/-1,200 square feet (measured 30'X40'). This is an average quality structure with wood frame, concrete slab foundation, galvanized metal siding and roofing. This older ancillary structure has minimal utility.

Site Improvements: one 2HP domestic pump/well/pressure system and 7' chain link fencing that perimeters the potato shed complex.

For visual details refer to the Facility Plat.

9962 Bell Drive, Atwater, CA 95301 ±116.40 Assessed Acres - Almonds and Sweet Potato Shed



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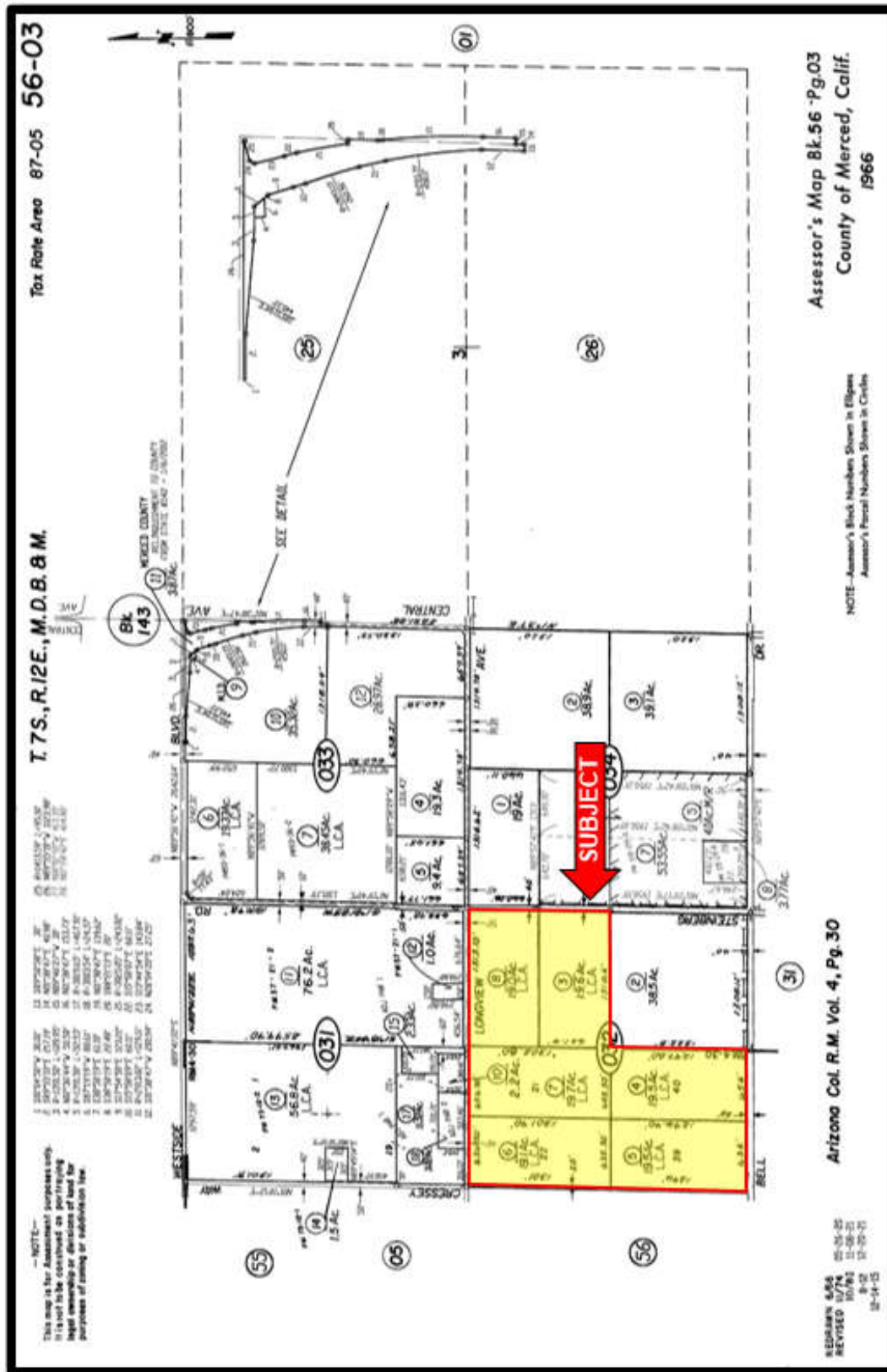
MARKET AREA LOCATION MAP:



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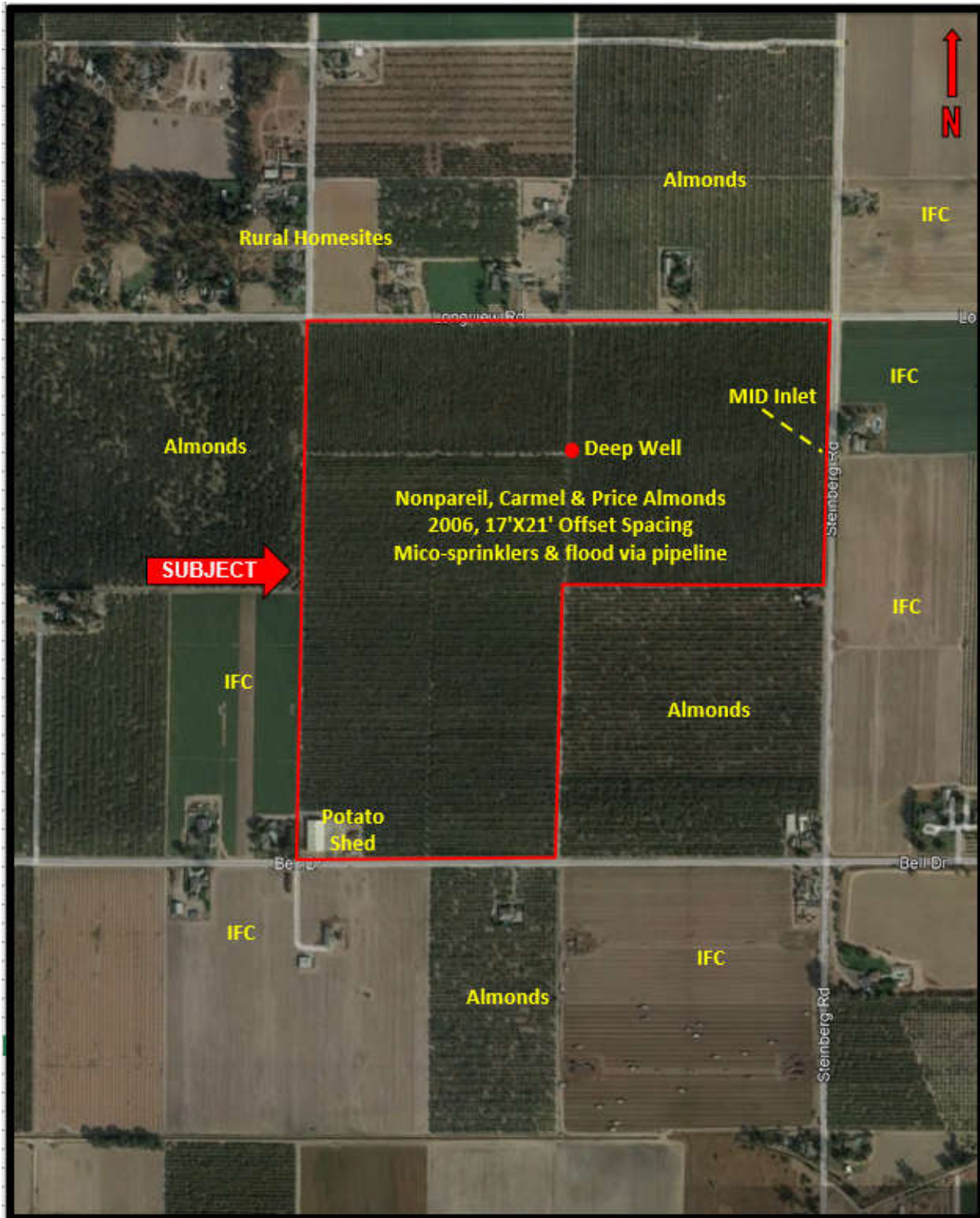
ASSESSOR'S PARCEL MAP:



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SUBJECT AERIAL PLAT MAP:



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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