



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

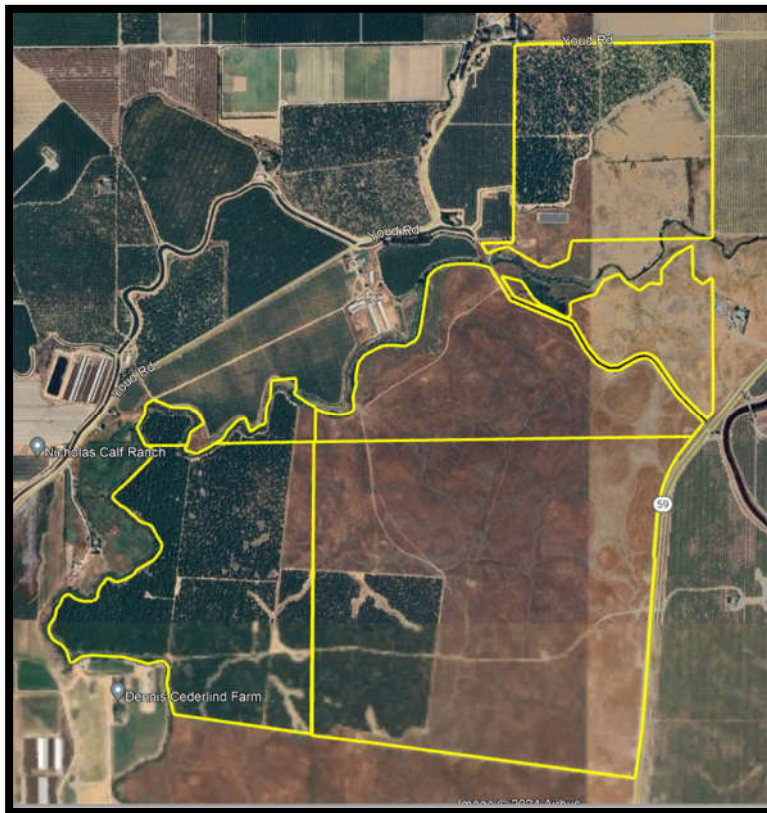
±1,002.70 Acre Crane Cattle Company Property
Merced County, CA

featuring

±336 acres of 20th Leaf Chandler/Tulare Walnuts – ±4,196#'s/Ac. Avg.

±85 acres of Irrigated Pasture (MID)

±581.70 acres of Dry Pasture



EXCLUSIVELY PRESENTED BY:

Anthony J. "Tony" Toso
Associate Broker - DRE #01244009
209.988.4468

Executive Summary

Location: The property is situated southwest of the intersection of Youd Road and Highway 59, north of Oakdale Road, being ±8 miles north of Merced in rural Merced County, California.

Land Area/Property Size: ±1,002.70 Gross Acres

<u>Land Use:</u>	<u>Block</u>	<u>Variety</u>	<u>Net Ac.</u>	<u>Planted</u>	<u>Tree Age</u>	<u>Spacing</u>
	1	Chandler	71.00	1997	27 th	22'x24'
	2	Tulare	60.00	1999	25 th	22'x24'
	3	Chandler	60.00	2003	21 st	22'x24'
	4	Chandler	55.00	2006	18 th	22'x24'
	5	Chandler	90.00	2012	12 th	22'x24'
			336.00	Total Net Tree Ac.		
		Irrigated Pasture	85.00			
		Dry Pasture	581.70			

Assessor's Parcel Numbers: 042-270-012 & 014; 042-280-018 & 019; 052-010-001; 052-020-013

Soils: Mostly Whitney, Redding, and Snelling soils (Capability Classes ranging from 1 to 6).

Irrigation Supply: ±161 acres within the Merced Irrigation District, with the remainder or ±841.70 acres are in the Amsterdam Water District, supplemented by three on-site deep well pumping plants (there are two non-operable deep wells), seasonal creeks, streams, and ponding areas.

Sustainable Groundwater Management Act: The subject property is part of the San Joaquin Valley Groundwater Basin. However subject parcel 042-280-018 is in the Merced Irrigation-Urban GSA, while the remainder of the property lies within the boundaries of the Merced Subbasin GSA. Both carry the same basin/subbasin identifying number of 5-022.04. The Merced Subbasin is a **HIGH** priority, *critically Overdrafted basin*.

Structural/Site Improvements: Structural improvements are minimal and include two very modest sets of working corrals.

The subject is improved with a solar array which is leased through the Farm Credit Leasing system. The system was installed in 2016, and per the lease agreement the system is described as follows: 307.2 kW DC Photovoltaic Solar System together with all attachments, components, and accessories including but not limited to: Nine Hundred Sixty (960) Hanwha-Solar-Model Q.PLUS-L-G4.2 320W polycrystalline Solar panels, Six (6) Solectria Inverter Model PVI 36TL, One (1) Solectria Inverter Model PVI 28TL, Combiner Boxes, Solectria Monitoring System CSI approved monitoring system, DC Wire, DC conduit. Array ground mounting hardware for solar panel modules, and one lot electrical.

Executive Summary, continued

Comments: ±1,002.70-acre ranch with ±336 acres of walnuts, ±85 acres of irrigated pasture, and ±581.70 acres of gently sloping native pasture, in three non-contiguous, but closely aligned portions with 161 acres in the Merced Irrigation District and stable groundwater supplies. Remainder is in the Amsterdam Water District and may hold potential for additional surface water supplies. Walnut orchards are planted to mostly Chandlers with about 60 acres planted to the Tulare variety with strong orchard yield history. This ranch may be a candidate for a conservation easement and/or expanding permanent crop developments

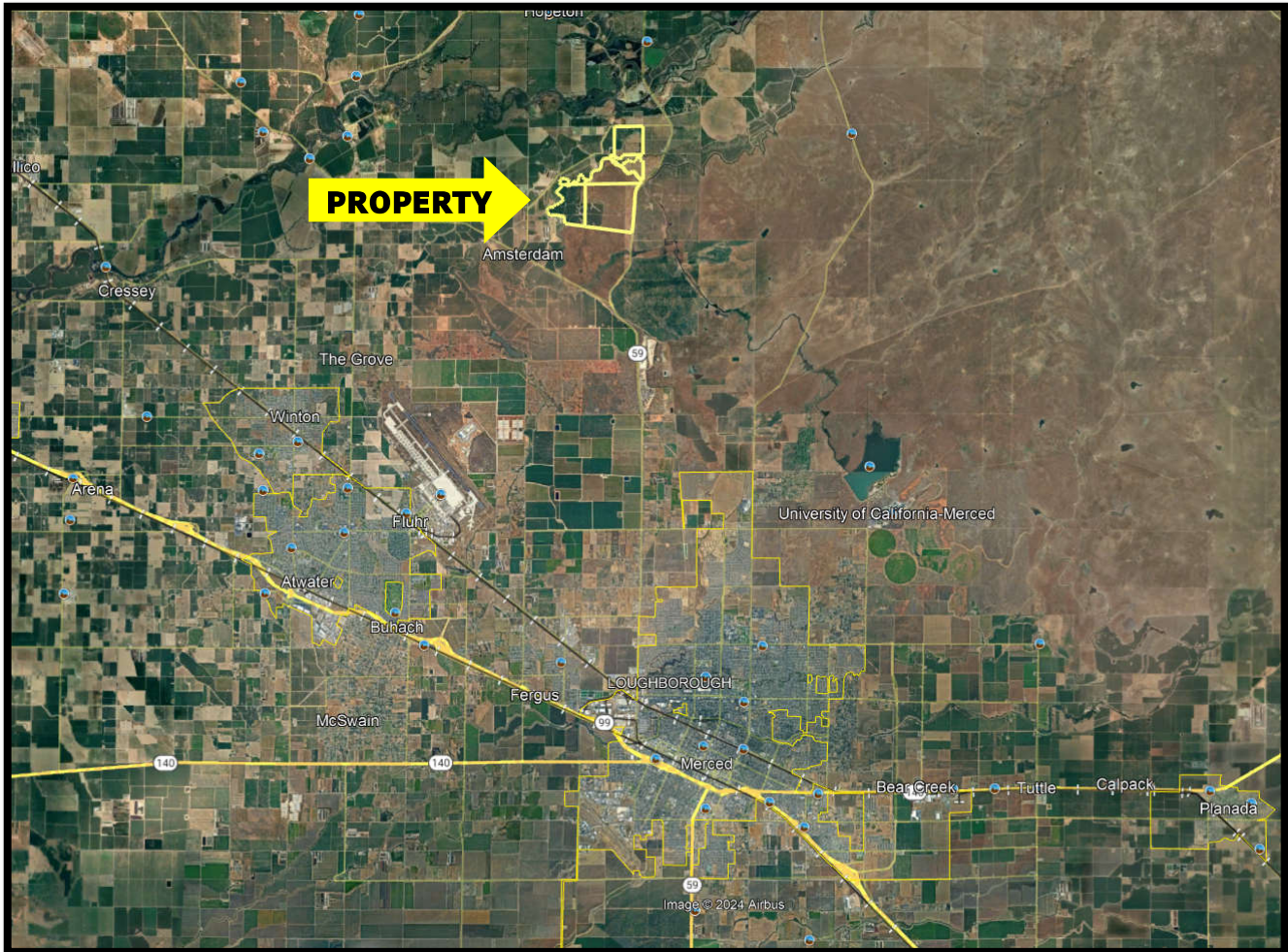
Offer Price: **±\$9,925 per acre (\$9,950,000)**

Property Showing: Qualified buyers contact the listing broker to schedule property tour.
DO NOT VISIT PROPERTY WITHOUT SCHEDULING W/ BROKER

Contact: Tony Toso at 209-988-4468 or email to tony@eltappraisers.com

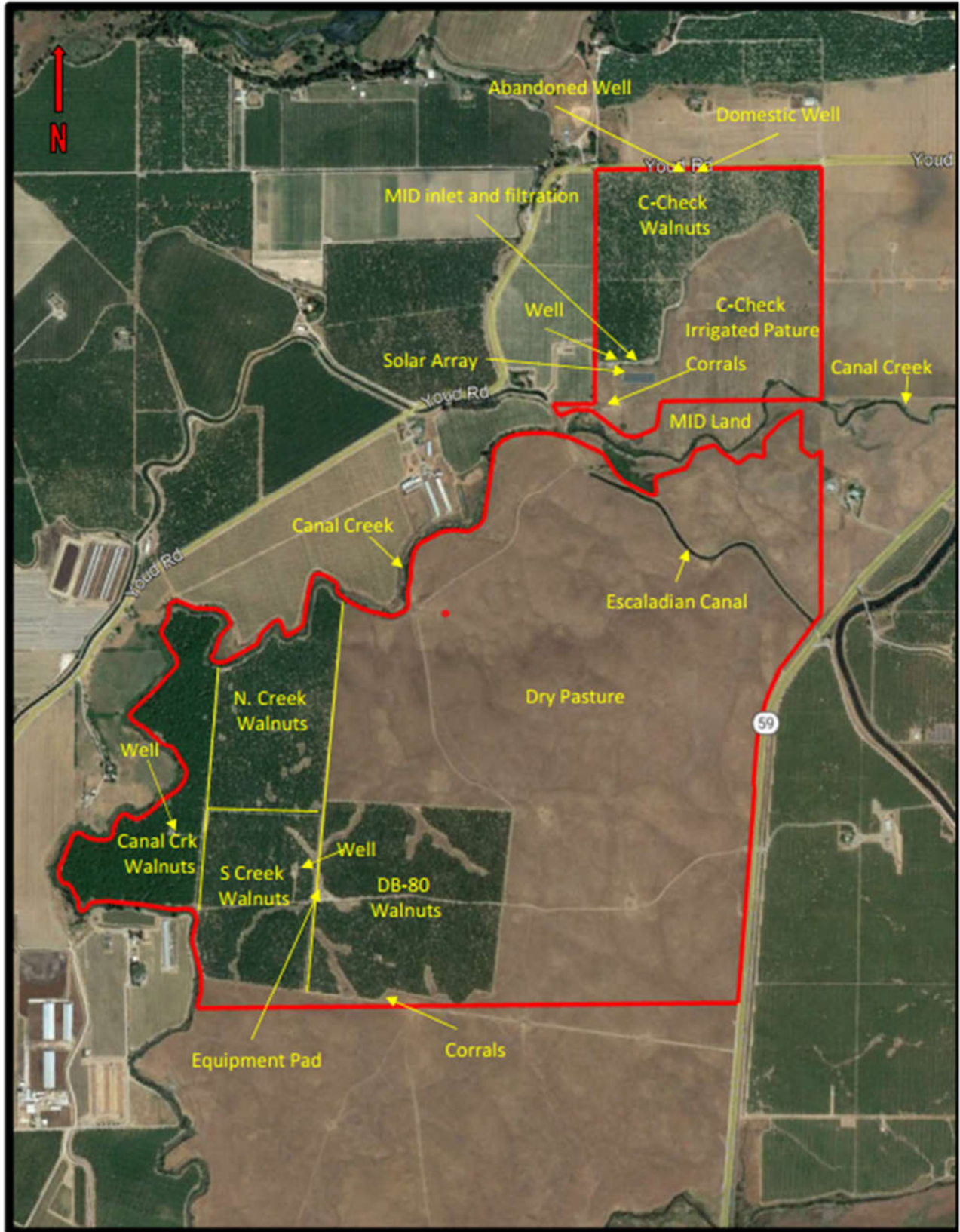
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PROPERTY LOCATION MAP



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PROPERTY PLAT MAP



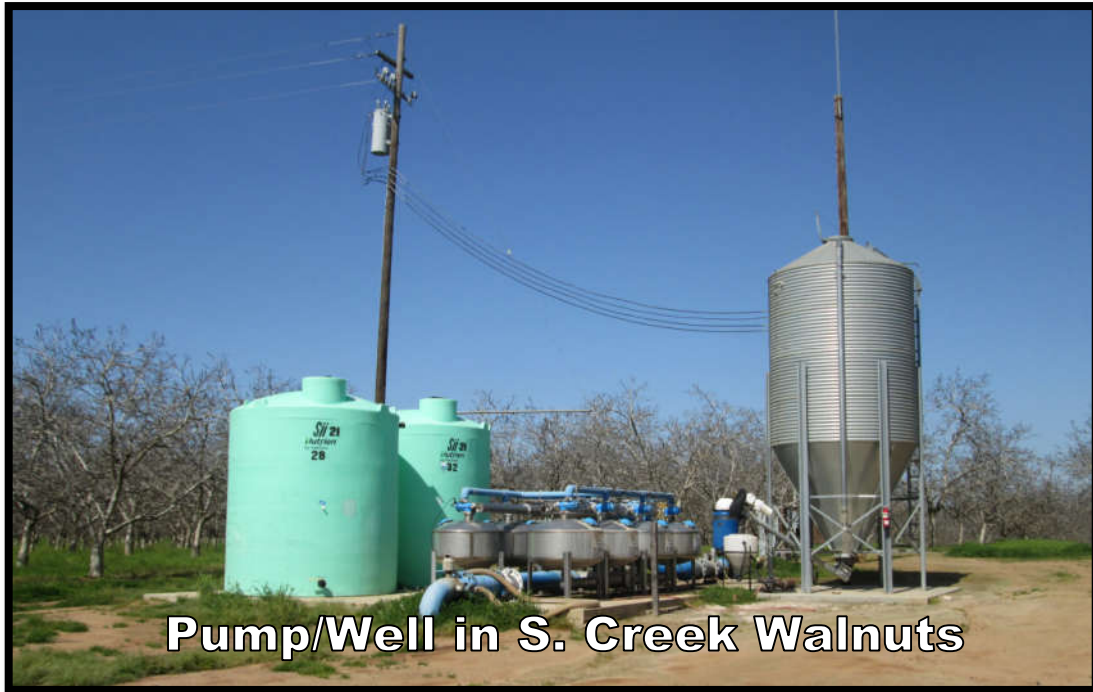
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PROPERTY PHOTOGRAPHS



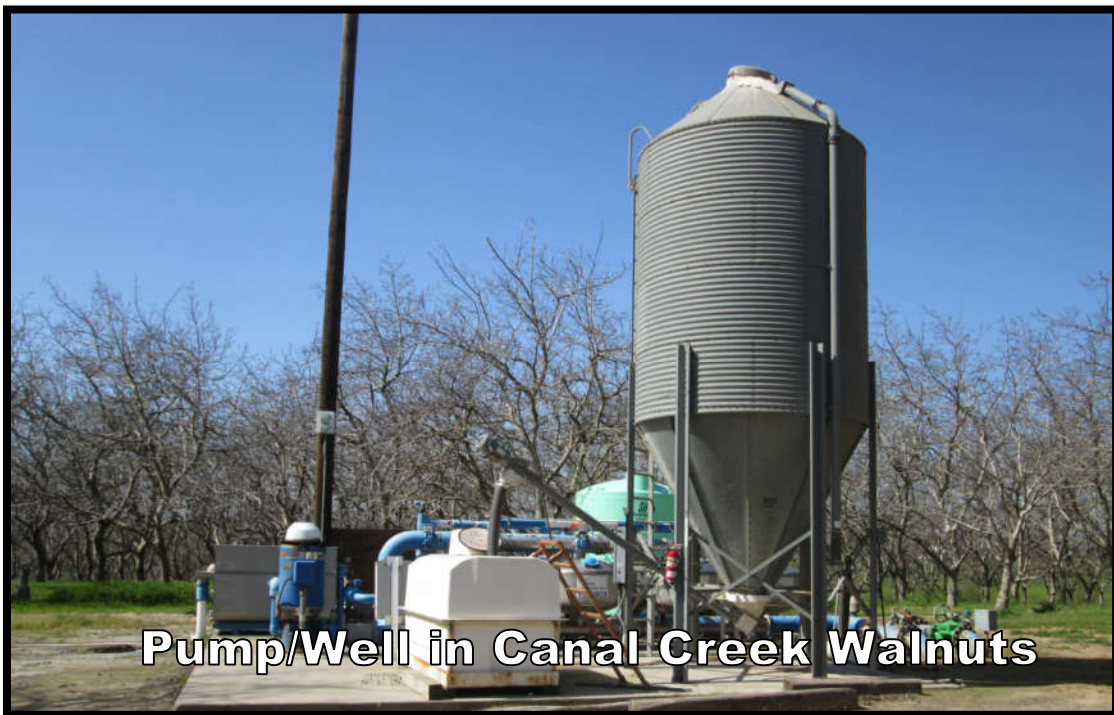
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