

For Sale
96 +/- Acre Second Leaf Almond Orchard
Central CA Irrigation District
Merced County, CA



Description: This almond orchard combines the best ingredients in farming in CA, good soils, water and a profitable crop. It is located within CCID which is one of the most dependable irrigation districts within the State. The almond varieties planted are Monterey, Non Pareil and Wood Colony. It is located approximately 17 miles east of Los Banos at SEC of the intersection of Highway 152 and Island Rd.

Assessor's Parcel Nos.:085-011-012, 014. Section 21, Twnshp 10 S, Range 13 E MDB & M

Zoning: Ag with a 20 acre minimum parcel size.

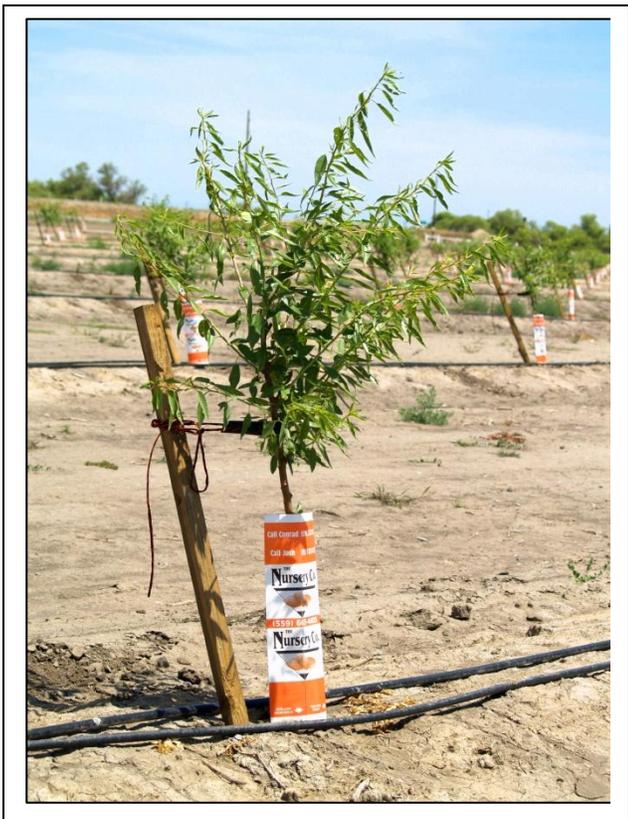
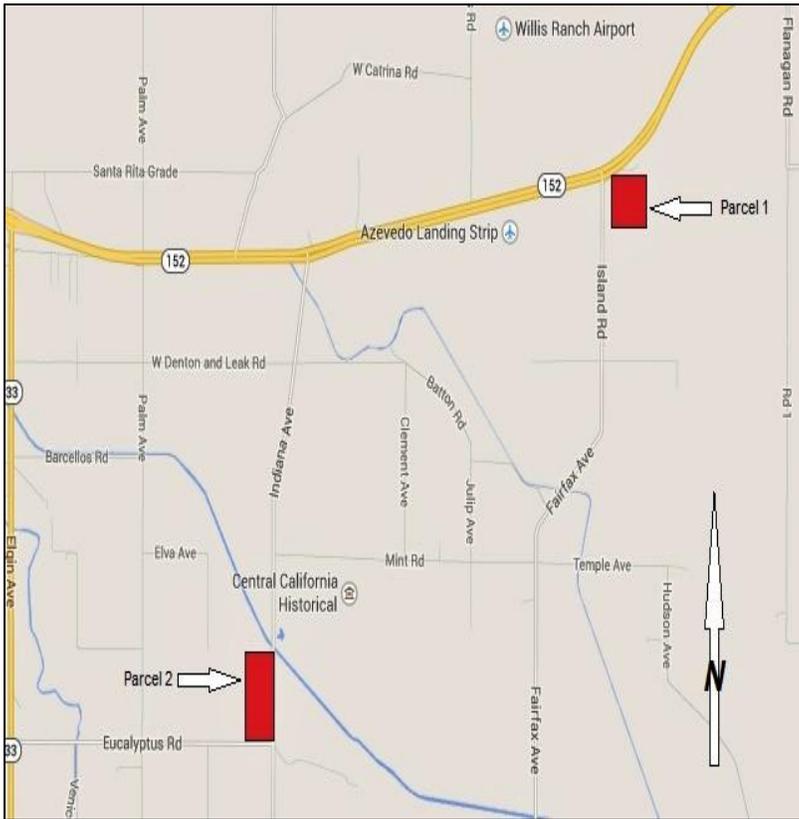
Almond varieties: 50% Non Pareil, 25% Monterey, 25% Wood Colony

Tree spacing: 22' X 14' Planting date February 2014.

Rootstock: Nemaguard

Crops grown: Past crops grown on this farm ground include; processing tomatoes, cotton, corn, melons and wheat. Production records are available upon request

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C2 Capital Group, Inc.
Sacramento, CA 95864
(916)247-2930



Soils: Palazzo sandy loam, Bisgani loamy sand. The soils have a Storie Index Rating of 54, 72 (1982).

Irrigation Water: Provided by both CCID, one of the four Exchange Contractors where land owners exchanged their riparian water rights on the San Joaquin River for an equivalent right to water behind Shasta and Friant- Kern dams. Historically, this parcel has received a 4 acre foot water allocation from the district. Water is distributed through a sand medium filtration station, pressurized for delivery into the mainlines, laterals and drip lines.

San Joaquin River Restoration Project: This farmland is located within the boundaries of the San Joaquin River Restoration Project, which is intended to restore flows to the San Joaquin and Fresno rivers for migrating Chinook salmon. Presently, the impact on farming in this region is unclear. It is the Buyer's responsibility to satisfy itself of the impact (if any) this project may have on this parcel.

Listed Price: \$3.6 Million

Parcel 2: This farmland is also available for sale by the same Seller. A separate flyer is available upon request.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. DRE License-01068940

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