“FOR SALE”
Le Grand Almond Orchard

314.16 Acres of Almonds & Open Land

Located at:
Harvey Pettit Road and Highway 99
Le Grand, Merced County, CA 95333
APN 075-110-036

Offered for
$8,168,160 ($26,000/Acre)

Edwards, Lien & Toso, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
Contact Rich Kilgore: 559-978-7744
CA BRE #01964012
314.16 Acres of Almonds & Open Land

Location: ±4 miles southwest of Le Grand, CA, situated along north side of Harvey Pettit Road, just east of State Highway 99.

APN: Merced Co: 075-110-036

Water: Three deep well pumping plants with two powered by 200-hp motors and the other powered by a 75-hp motor. The two large wells are only a few years old and drilled in excess of 600 feet deep. All wells tested since October 2018 with a total yield of ±3,100 gallons per minute. Application is via low-volume drip system.

Soil: ±85% Borden fine sandy loam (Class 1), ±8% Hanford fine sandy loam (Class 2w), ±4% Madera fine sandy loam (Class 4s) and ±3% Hanford sandy loam (Class 1).

Improvements: A single family dwelling & garage, currently employee occupied.

Land Use: Total of 202.70 acres of almond orchards with ±100.60 acres planted in 2002, reflecting their 18th leaf. Varieties are 50% Nonpareil, 25% Carmel and 25% Monterey on 22’x18’ spacing. Remaining 102.10 acres were planted in 2006, reflecting their 14th leaf. Varieties are 50% Butte, 25% Padre, and 25% Livingston on 22’x17’ spacing. 5-year average of production of 2,550 pounds per acre. Production available upon request.

The remaining ±111.46 acres is dedicated to irrigated cropland, farmstead, farm roads, well sites and filtration sites. Cropland has historically been farmed to a combination of vegetables and hay production.

Zoning: A-1; General Agriculture with a 20-acre minimum parcel size.

Notes: Property is situated in the good farming area of Le Grand in Merced County. Neighboring land uses include almond orchards and irrigated cropland. Buyer to cooperate in seller’s 1031 exchange.

Asking Price: $8,168,160 or $26,000/Acre – Cash to Seller.

Contact: For more information, please contact Rich Kilgore at 559-978-7744 or email at rich@eltappraisers.com

The above information has been obtained from sources deemed reliable, but not guaranteed.
2018
Live Oak Farms

Field 4
TOTAL ACRES: 302.8
District Water: LGA ID
Section: 09-15S-02E  County Site ID #: 004
APN #: 075-110-036 (LOF) [319.40 Ac]

Well Pump 34 (75 HP): 1010902208
Well Pump 35: Abandoned
Well Pump 36 (75 HP): 1009993551
Lift Pump 375 (15 HP): 1010131189
Well Pump 38 (200 HP): 1009904920
Well Pump 39 (200 HP): 6000057635
Booster Pump 838 (40 HP): 1009993053
Booster Pump 848 (40 HP): 1010104213
Booster Pump 1008 (40 HP): 1009996189

4-1 PEPPERS
Acres: 51.0
Tape Install Date: Spring 2018
Drip Tape:
Row/Water Direction: East-West
2017 Crop: Wheat
2018 Plant Date:

4-2 CORN
Acres: 48.2  (East Yard: 2 Acres)
Tape Install Date: 2014
Drip Tape: Toro 10 mil 5/8" 12" 19.2 GPA
Row/Water Direction: 516 rows North-South
2017 Crop: Market Tomatoes
2018 Plant Date:

4-3 ALMONDS
Acres: 102.1
Varieties: Butte 50%, Padre 25%, Livingston 25%
Row/Water Direction: East-West (Micros)
Total # of Rows: 79 rows (22 x 17)
Plant Date: Feb-2006 (13th year)

4-4 ALMONDS
Acres: 100.6  (Island is 2.0 of the 100.6 acres)
Varieties: Non-Pereii 50%, Carmel 25%,
Monterey 25%
Row/Water Direction: East-West (Micros)
Total # of Rows: 80 rows (22 x 18)
Plant Date: Feb-2002 (17th year)

1/8/2018  bmm  Map 2018 F 4

ELT Inc.  Le Grand Almonds
PHOTOS

Typical View of 2002 Almonds

Typical View of 2006 Almonds

200-HP Deep Well Pump

75-HP Deep Well Pump

Filtration System

Interior Farm Avenue Between Blocks