



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

±72.00 Acres of Young Almond Orchards



**NEC of Interstate 5 & Cottonwood Road
Gustine, Merced County, California**

\$2,304,000 / \$32,000 Per Acre

Presented by



ELT Ranch Properties, Inc.
CA BRE Corporate License # 02105819
Agricultural Real Property Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484

*The above information has been obtained from sources that are deemed reliable, but is/are not guaranteed.
All prospective buyers / interested parties are encouraged to independently investigate
all claims in this memorandum of offering to their satisfaction.*

EXECUTIVE SUMMARY

Property Name / Ownership:	Back Hill Farms, LP
Assessor's Parcel Number(s):	069-170-051
Property Address / Location:	NEC of Interstate 5 and Cottonwood Road, Gustine, Merced County, CA
Land Area / Property Size:	±72.00 Assessed Acres
Land Use:	Young Almond Orchard. Varieties are Nonpareil (75%) and Fritz (25%) on Hanson rootstock from Duarte Nursery. Tree rows are on a berm and trees are tied; stakes are to be removed this fall. Spacing is 17' X 22' on an off-set pattern. Planted in 2017.
Structural / Site Improvements:	None
Personal Property:	Includes poly water tank. Excludes 2020 Crop.
Flood Zone Rating:	Special Flood Hazard Zone "D".
Ag. Preserve Status:	The property is <u>not</u> currently enrolled in the Williamson Act / Ag. Preserve program.
Zoning:	A-1 / General Agriculture in Merced County
Soils:	87.7% 162 - Damluis clay loam, 2-8% slopes (C2); 10.2% 110 - Apollo clay loam, 8-15% slopes (C4); & 2.1% 253 - Stanislaus clay loam (C2).
Shape / Topography:	The property is slightly irregular in shape. Topography is gently sloping to near level. Elevation of the subject property is estimated to range from 178' to 215' above sea level.
Irrigation Supply & Distribution:	The property is located inside the service area boundary of the Del Puerto Water District (DPWD). Irrigation water is obtained by a lift / pressure pump located along the west side of the Delta Mendota Canal on the north side of Cottonwood Road. Filtration is by an Amiad Filtomat filter. Distribution is by Toro micro-sprinklers from an above ground distribution hose. The orchard irrigates in two sets. The irrigation system was IDC designed.
2020 Taxes:	\$5,404.18 per year
Offering Price:	\$2,304,000 / \$32,000 Per Acre
Contact:	For more information, please contact Jeff Lien (#01280007) at 209-495-3114 or the ELT Office at 209-634-9484.

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PHOTOGRAPHS



Looking North from I-5 at Cottonwood Road



Looking Northeast from I-5 at Cottonwood Road



Looking Northeast from I-5 at Cottonwood Road



Filter station at SEC along Cottonwood Road



Interior view of orchard along the south line



Interior view of orchard along the south line

PHOTOGRAPHS



DPWD inlet and Amiad filter



Interior view of orchard along the south line



Interior view of orchard along the south line



Irrigation water distribution line and micro-sprinkler



View of orchard along the east line



View of orchard along the north line

PHOTOGRAPHS



Interior view of orchard along the north line



Current almond crop



Interior view of orchard along the west line



Interior view of orchard along the west line

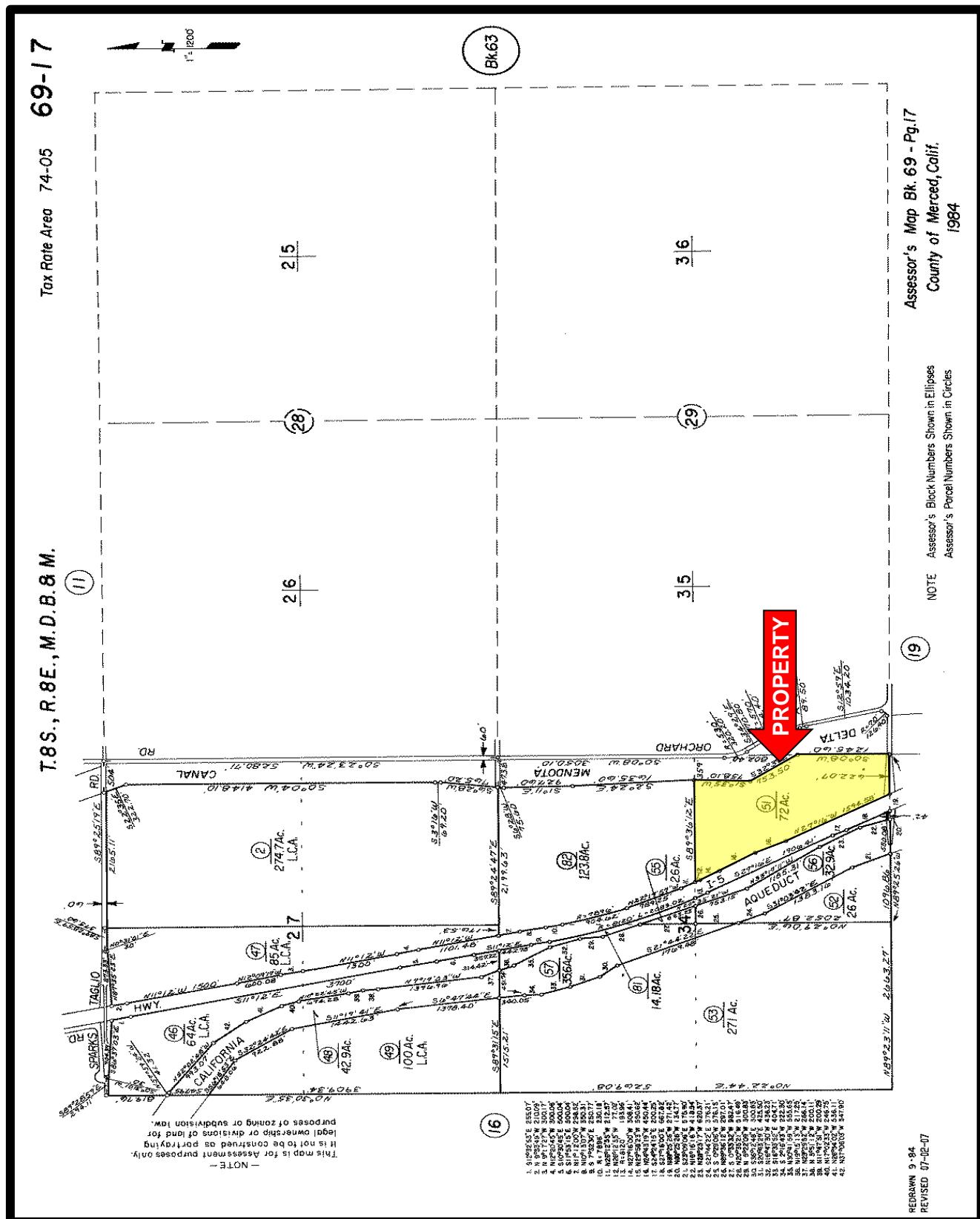


Lift / pressure pump at DM canal & Cottonwood Road

LOCATION MAP



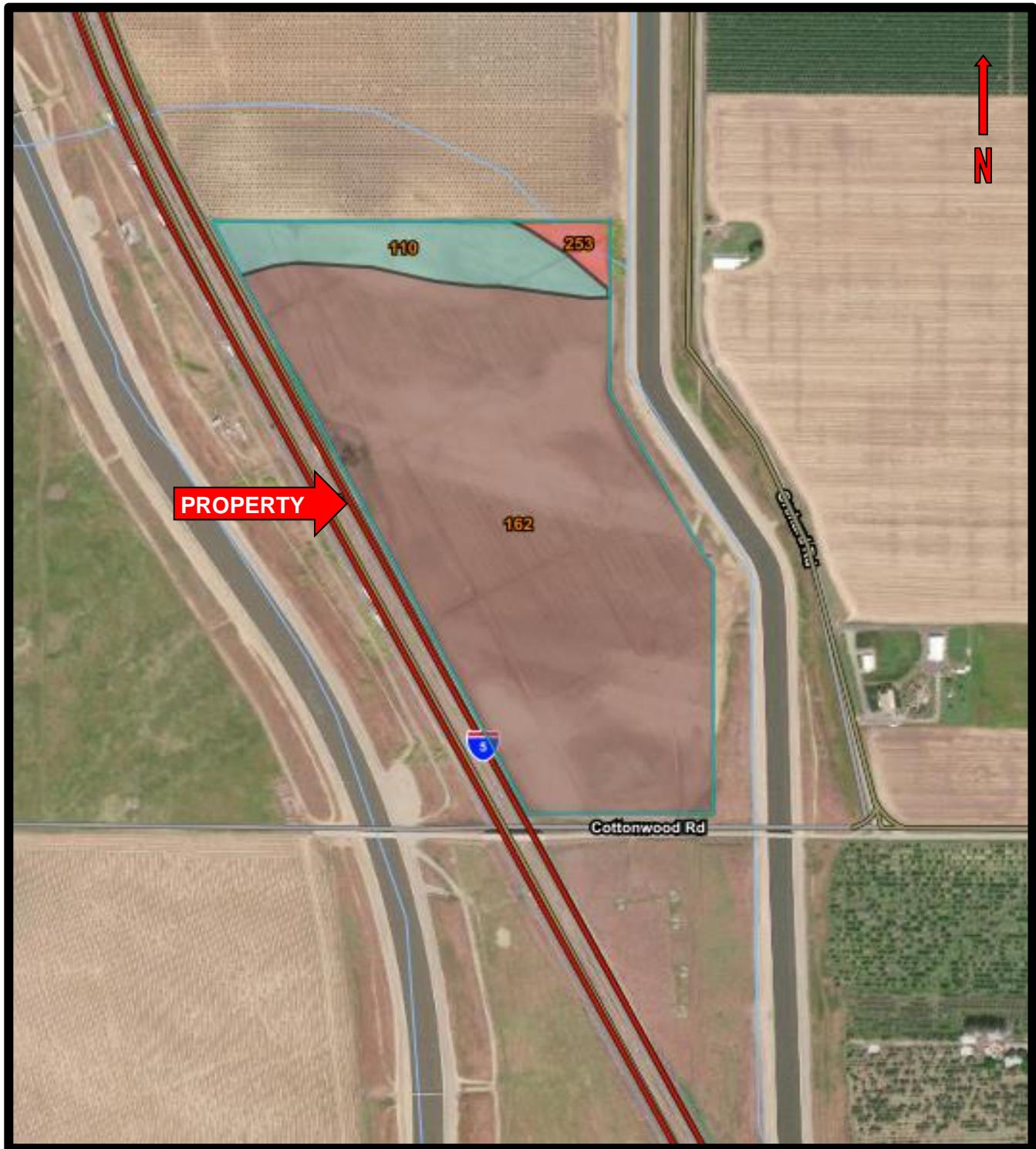
ASSESSOR'S PARCEL MAP



AERIAL PHOTO / PLAT MAP

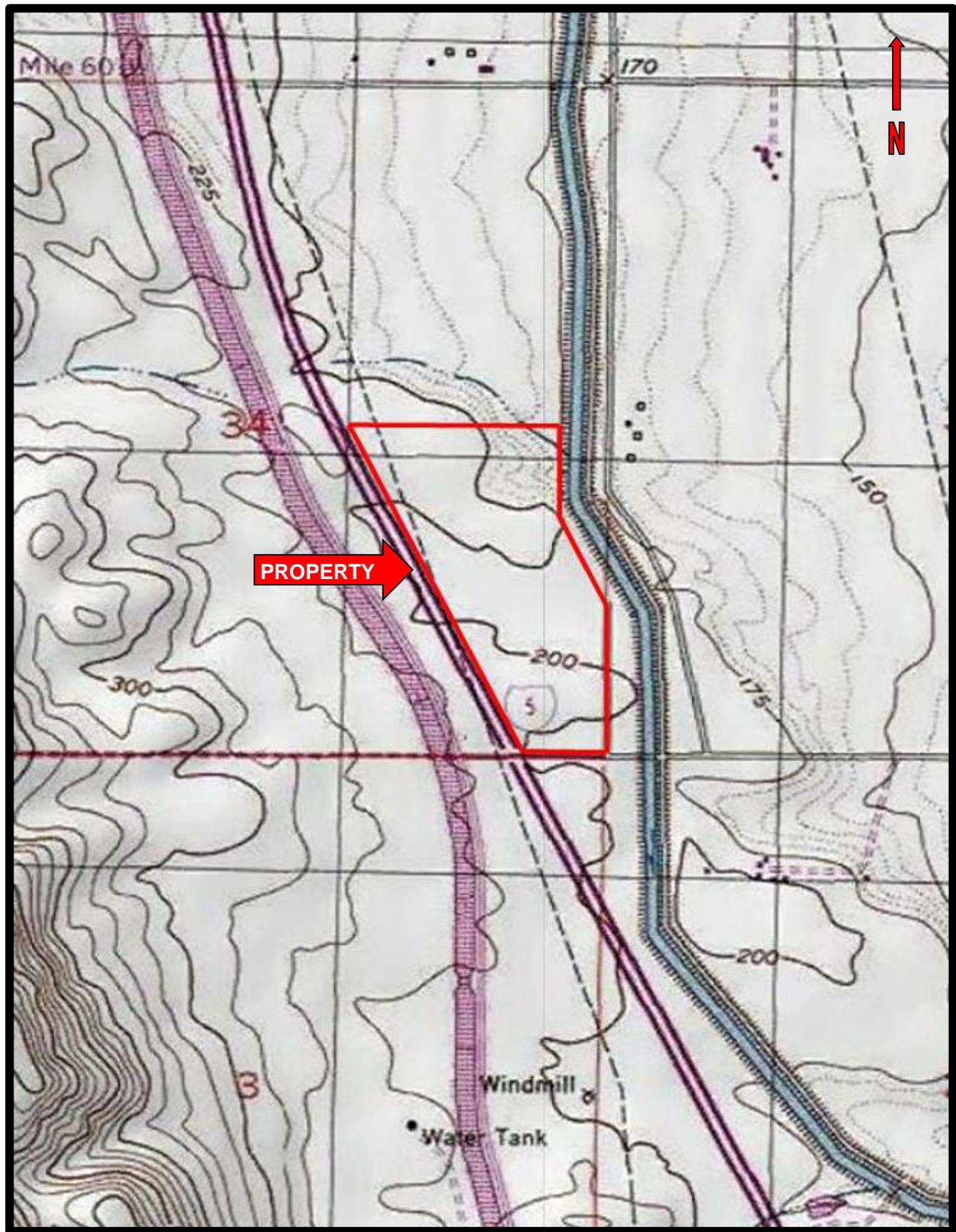


SOIL MAP



Map Symbol	Soil	Capability Class	Percent of Property
110	Apollo clay loam, 8-15% slopes	4	10.2%
162	Damluis clay loam, 2-8% slopes	2	87.7%
253	Stanislaus clay loam	2	2.1%
			100%

TOPOGRAPHY MAP



FEMA FLOOD MAP



ZONE D

Areas in which flood hazards are undetermined, but possible.