



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

VAN ELDEREN BROS. / NEWMAN RANCH

644.64 Acres of Mixed Age Almonds

29407 Eastin Road & Pete Miller Road, West of Newman, CA

Stanislaus County APN: 026-024-010 & 026-025-011

Purchase Price: \$13,750,000 (\$21,330 Per Acre)



**±644.64 Assessed Acres of Mature Almonds
with Del Puerto Water District (DPWD) & Deep Well**

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@eltbrokers.com

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PROPERTY DESCRIPTION:

Property Size / Land Use:	±644.64 total assessed acres; 593.00 net planted acres.
	Block #1: 40.00 Acres of 1990 NP/Wood Colony (50/50) on Nemaguard rootstock.
	Block #2: 60.00 Acres of 1995 NP/Wood Colony (50/50) on Nemaguard rootstock.
	Block #3: 25.00 Acres of 1999 NP/Fritz (50/50) on Nemaguard rootstock.
	Block #4: 30.00 Acres of 2001 NP/Wood Colony (50/50) on Lovell rootstock.
	Block #5: 15.00 Acres of 2005 NP/Wood Colony (50/50) on Lovell rootstock.
	Block #6: 200.00 Acres of 2005/06/07 NP/Fritz (50/50) on Lovell rootstock.
	Block #7: 68.00 Acres of 2010 NP/Fritz (75/25) on Nemaguard rootstock.
	Block #8: 25.00 Acres of 2010 NP/Fritz (75/25) on Nemaguard rootstock.
	Block #9: 50.00 Acres of 2014 Independence on Nemaguard rootstock.
	Block #10: 80.00 Acres of 2021 Shasta on Brights rootstock.
	Production records available.
Structural / Site Improvements:	Shop, Equipment Shades (3), DW Mobile Home and PV Solar System
Flood Zone Rating:	Flood Zone "X"
Ag. Preserve Status:	Both parcels are enrolled in the Williamson Act.
Zoning:	AG-40, General Agriculture, 40-ac. min. parcel size.
Soils:	Primarily Damluis clay loam, 0 to 2 percent slopes (Capability Class 2); Yokut sandy loam, 0 to 2 percent slopes, (Capability Class 3); Stomar clay loam, 0 to 2 percent slopes (Capability Class 2).

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Irrigation Supply & Distribution: Del Puerto Water District (DPWD) with 1) canal side electric lift pump (30 HP), JD diesel booster pump and filter station; 2) JD diesel powered booster pump and filter station and 3) reservoir, electric booster pump (100 HP), JD diesel powered deep well and filter station. Orchards are irrigated by micro sprinkler systems.

Property is located in the San Joaquin Valley – Delta Mendota Subbasin (5-022.07), within the Northwestern Delta-Mendota GSA. The Delta Mendota is categorized as a “High Priority” Basin, similar to most of the Central San Joaquin Valley, which is considered critically over drafted.

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 negotiated separately.



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SUBJECT PHOTOGRAPHS



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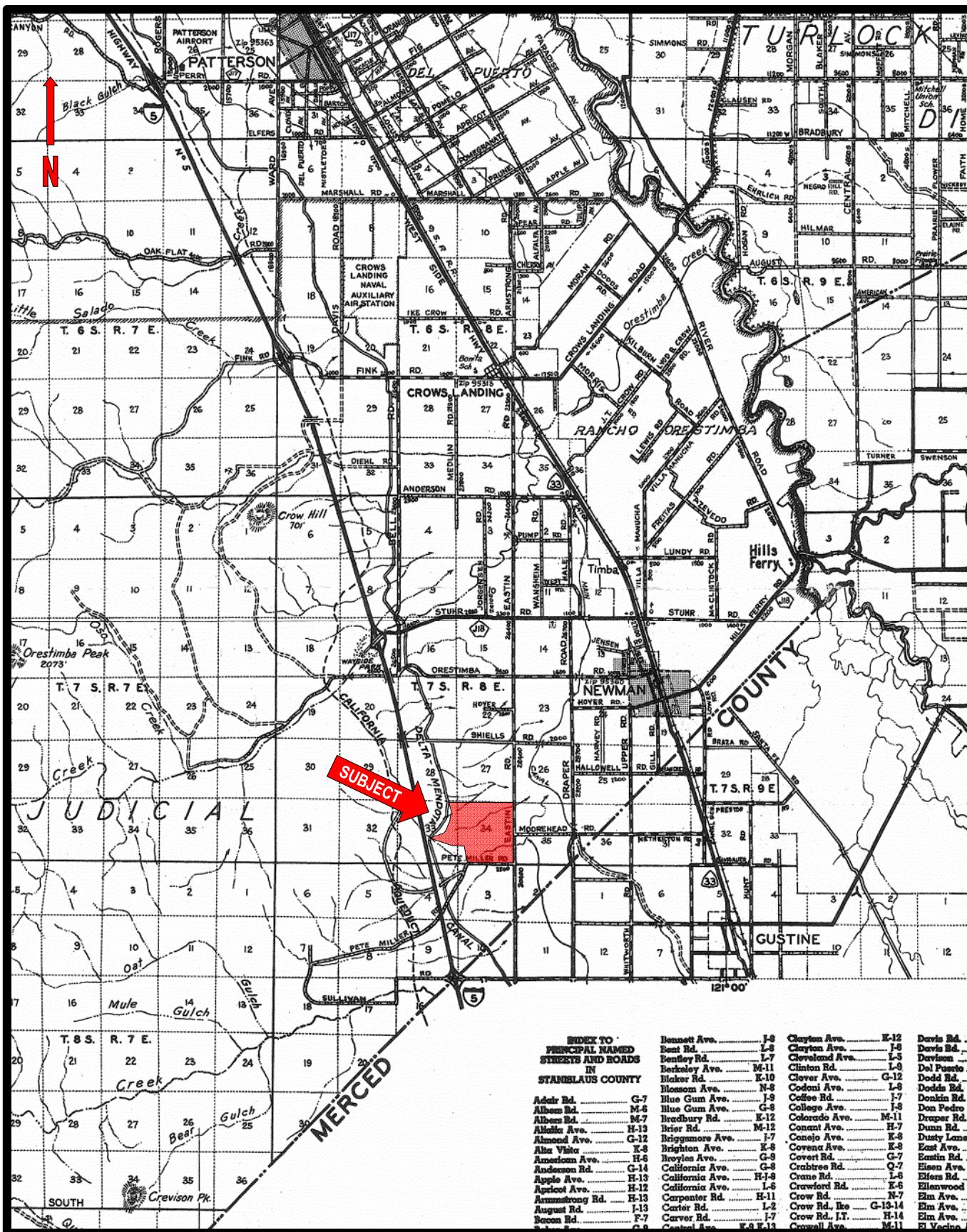
SUBJECT PHOTOGRAPHS



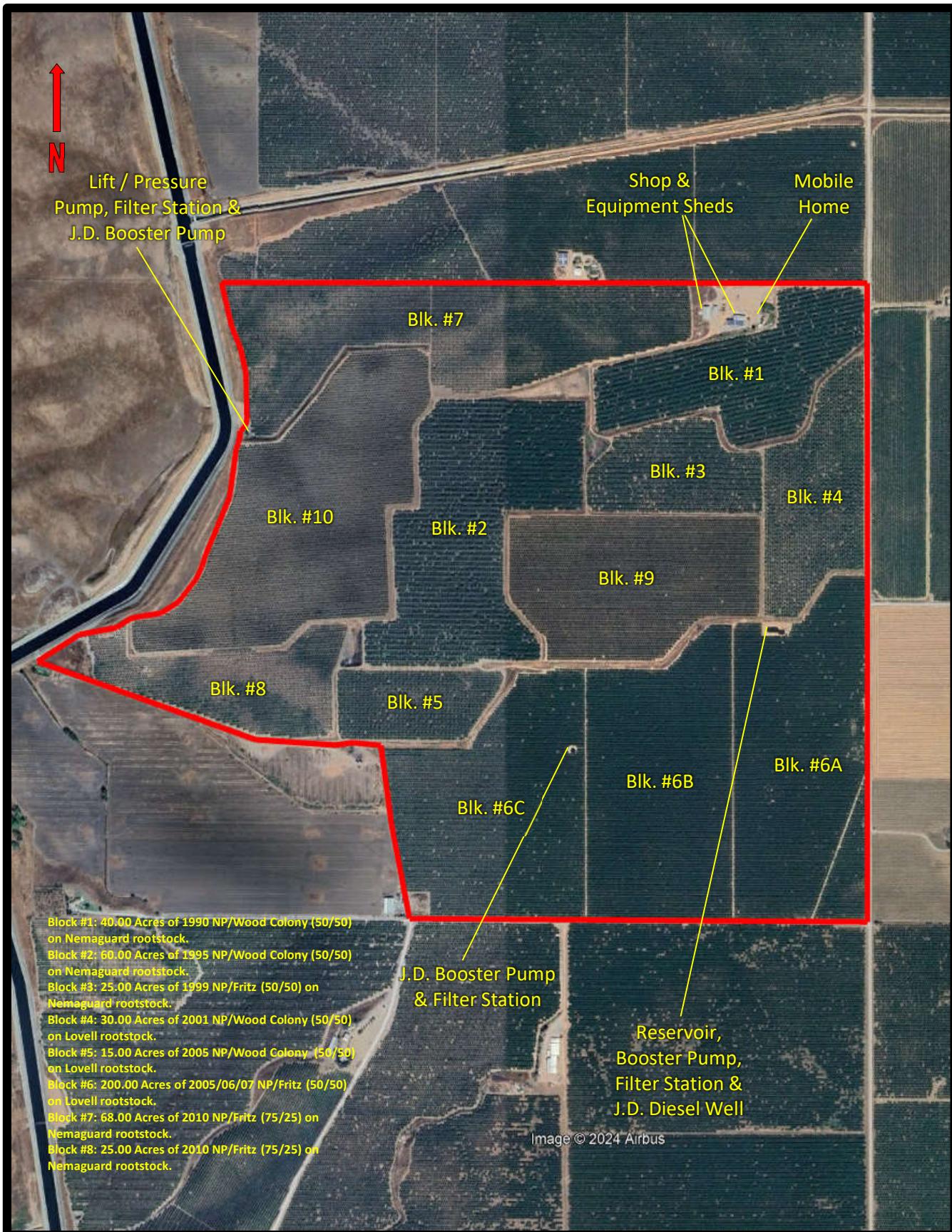
SUBJECT PHOTOGRAPHS



LOCATION MAP



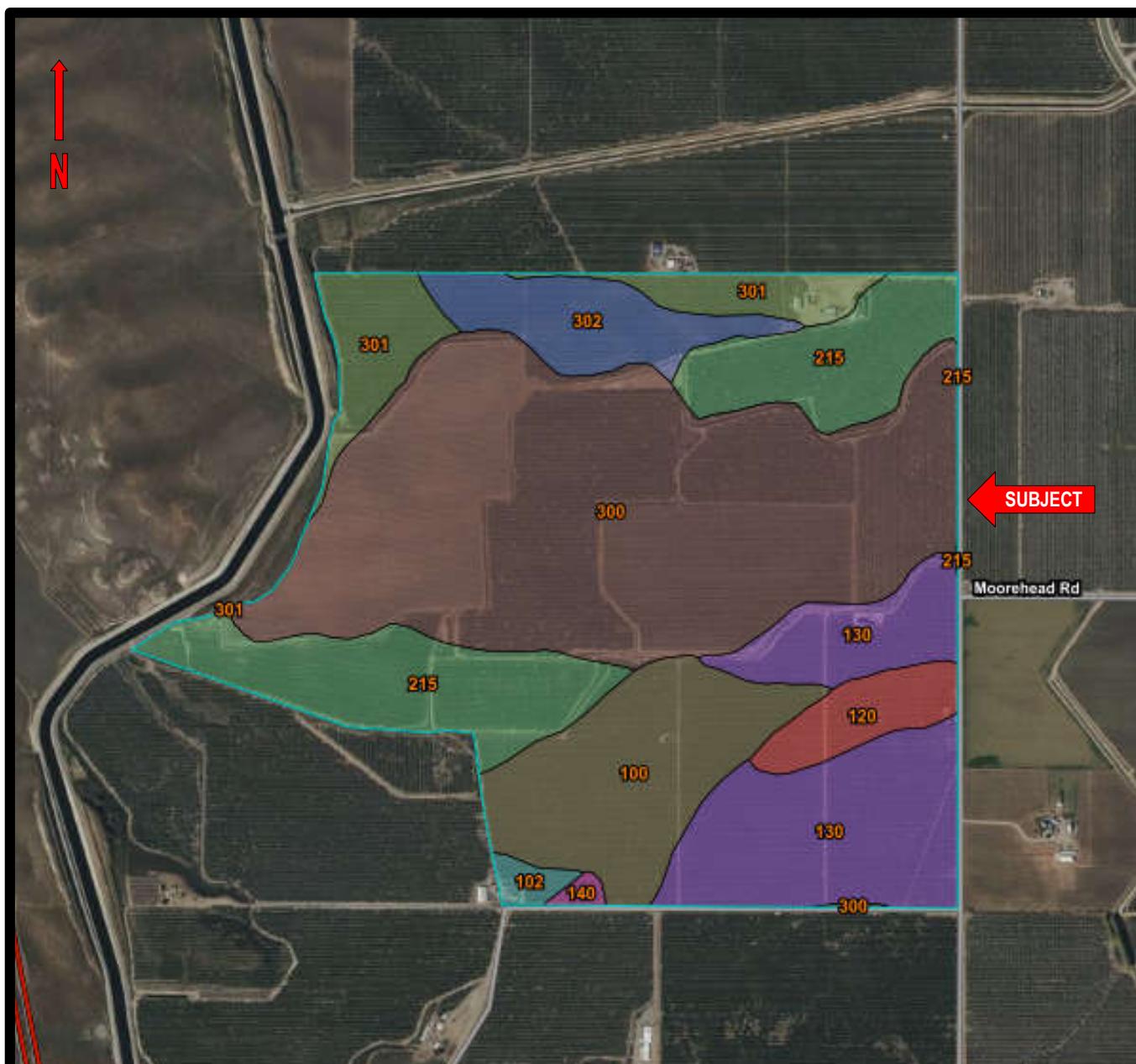
AERIAL PHOTOGRAPH / PLAT MAP



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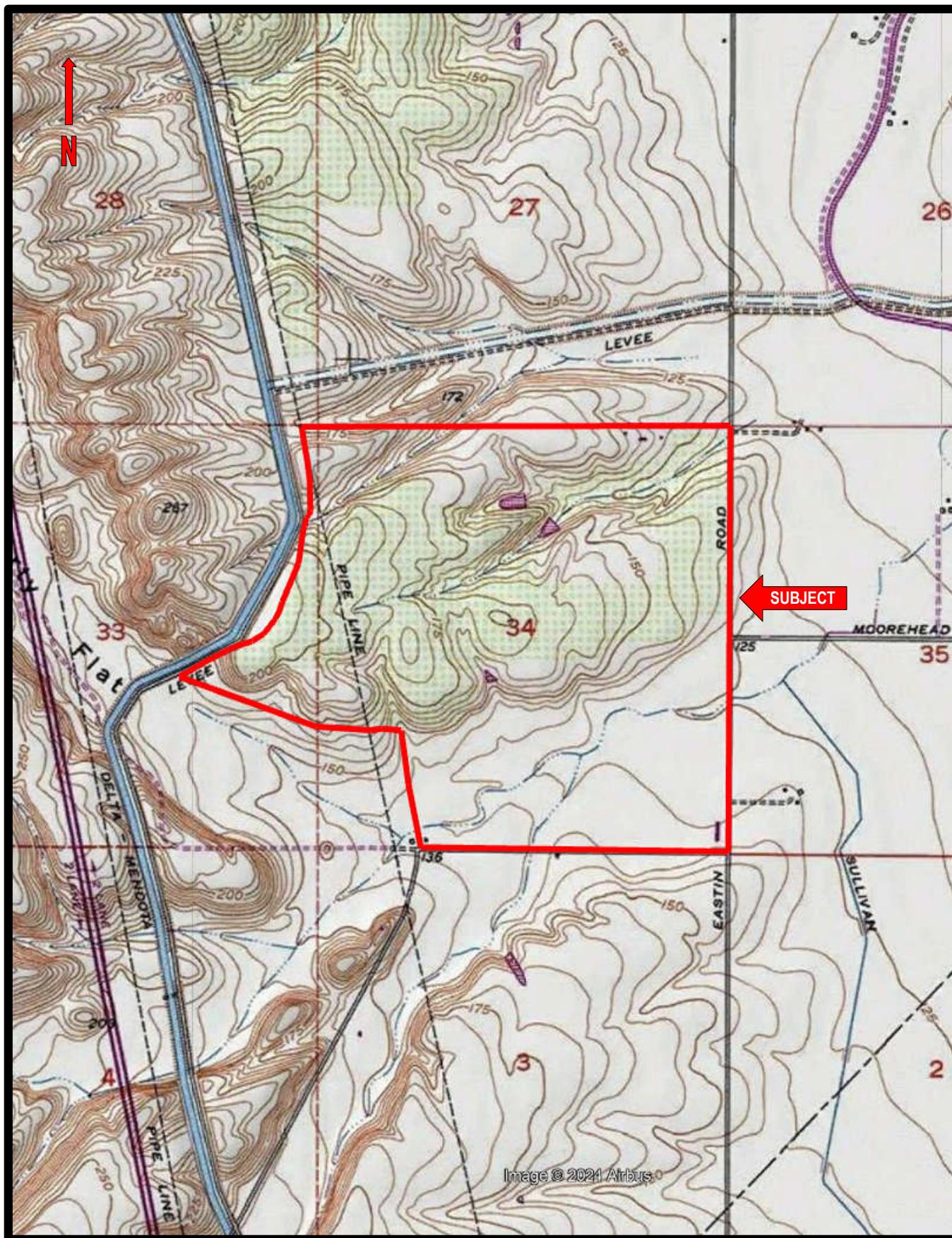


SOIL MAP



Map Symbol	Soil	Capability Class	Percent of Subject
100	Capay clay, 0-1% slopes	2	11.3%
102	Capay clay, 0-1% slopes, loamy substratum	2	0.7%
120	Vernalis-Zacharias complex, 0-2% slopes	1	3.1%
130	Stomar clay loam, 0-2% slopes	2	15.3%
140	Zacharias clay loam, 0-2% slopes	1	0.3%
215	Yokut sandy loam, 0-2% slopes	3	15.7%
300	Damluis clay loam, 0-2% slopes	2	41.8%
301	Damluis clay loam, 2-8% slopes	2	6.3%
302	Damluis gravelly clay loam, 0-2% slopes	2	5.4%
			100%

TOPOGRAPHY MAP



FEMA FLOOD MAP

