



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
A Tradition in Trust Since 1919

FOR SALE

12 Kellner Ranch



**Exclusively Presented By:
Pearson Realty**

**176.30± Acres
Stanislaus County, California**



CALIFORNIA'S LARGEST AG BROKERAGE FIRM

www.pearsonrealty.com

CA BRE #00020875



12 Kellner Ranch

176.30± Acres

\$3,852,300

LOCATION:

The subject property is located approximately ¼ mile east of River Road in Grayson, CA. Directions include east from Westley, CA on Grayson Road to River Road NW on River Road to the property located just east off of River Road.

DESCRIPTION:

The property is currently planted to almonds and apricots. There are 78± acres of producing Patterson apricots planted in 1997 on 19 x 14± centers. The balance of the ranch is 96± acres of almonds. The varieties of almonds are NP 50%, Carmel 25% and Sonora 25%. They were planted approximately 1994± on 21 x 15 ½ centers. Production is available for both upon request.

LEGAL:

APN's 016-025-021; 40± acres, 016-025-027; 40± acres; 016-025-037 38.30± acres and 016-025-039; 58± acres. The GP is A-2-40 Exclusive Agriculture and the properties are not located within the Williamson Act contract.

WATER:

The property is located within the West Stanislaus Irrigation District. There is a new pump and well, 50± HP which is the primary source of water. In addition to the recent new well, there is also a ½ interest in a 40± pump and well located on the neighboring property. The irrigation system is also on a hose pull system.

SOILS:

Capay clay, 0 to 2 percent slopes
El Solyo silty clay loam, 0 to 2 percent slopes
Vernalis-Zacharias complex 0 to 2 percent slopes
Columbia complex, 0 to 2 percent slopes, rarely flooded
Bolfar-Columbia complex, 0 to 2 percent slopes, rarely flooded

**BUILDINGS/
IMPROVEMENTS:**

None

PRICE/TERMS:

\$3,852,300. All cash at the close of escrow and cultural cost in addition to the purchase price prior to close of escrow.





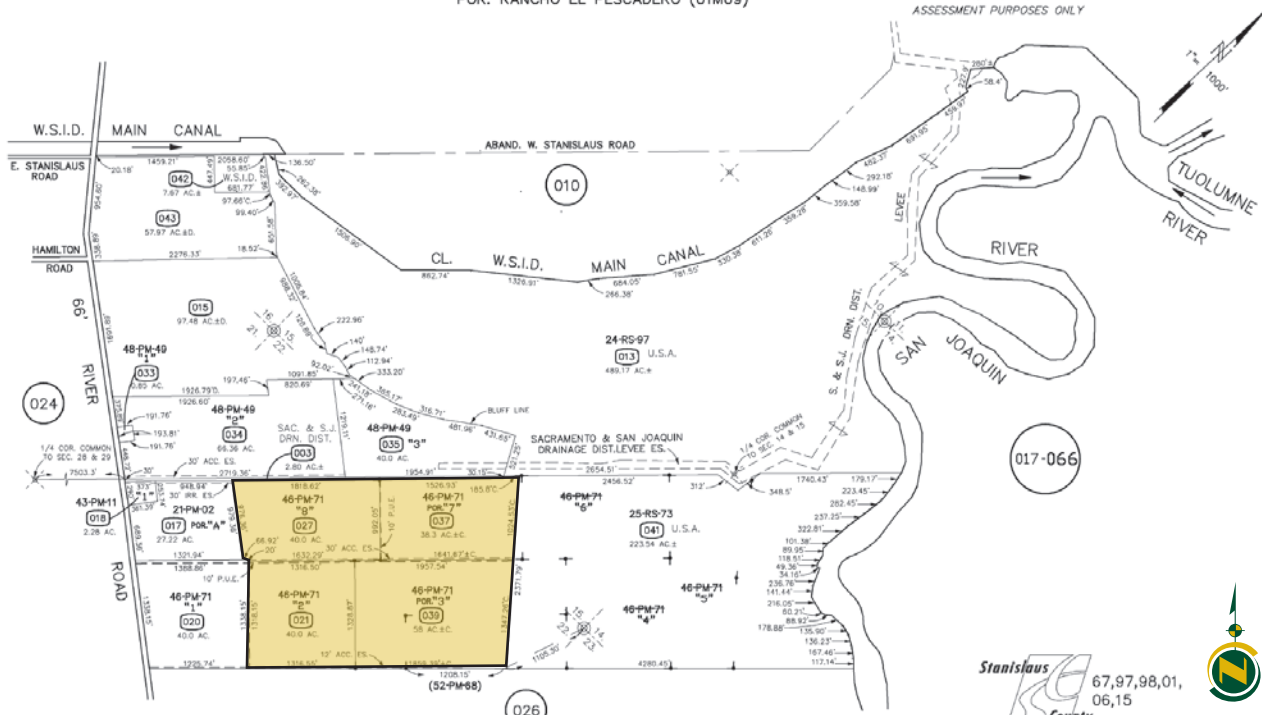
100	Capay clay, 0 to 2 percent slopes	Grade 3 - Fair
110	El Solyo silty clay loam, 0 to 2 percent slopes	Grade 1 - Excellent
120	Vernalis-Zacharias complex, 0 to 2 percent slopes	Grade 1 - Excellent
157	Columbia complex, 0 to 2 percent slopes, rarely flooded	Grade 2 - Good
245	Bolfar-Columbia complex, 0 to 2 percent slopes, rarely flooded	Grade 3 - Fair



ASSESSOR'S PARCEL MAP

POR. T.4S. R.7E. M.D.B.&M.
POR. RANCHO EL PESCADERO (01M69)

086 005 016 - 025
086 018

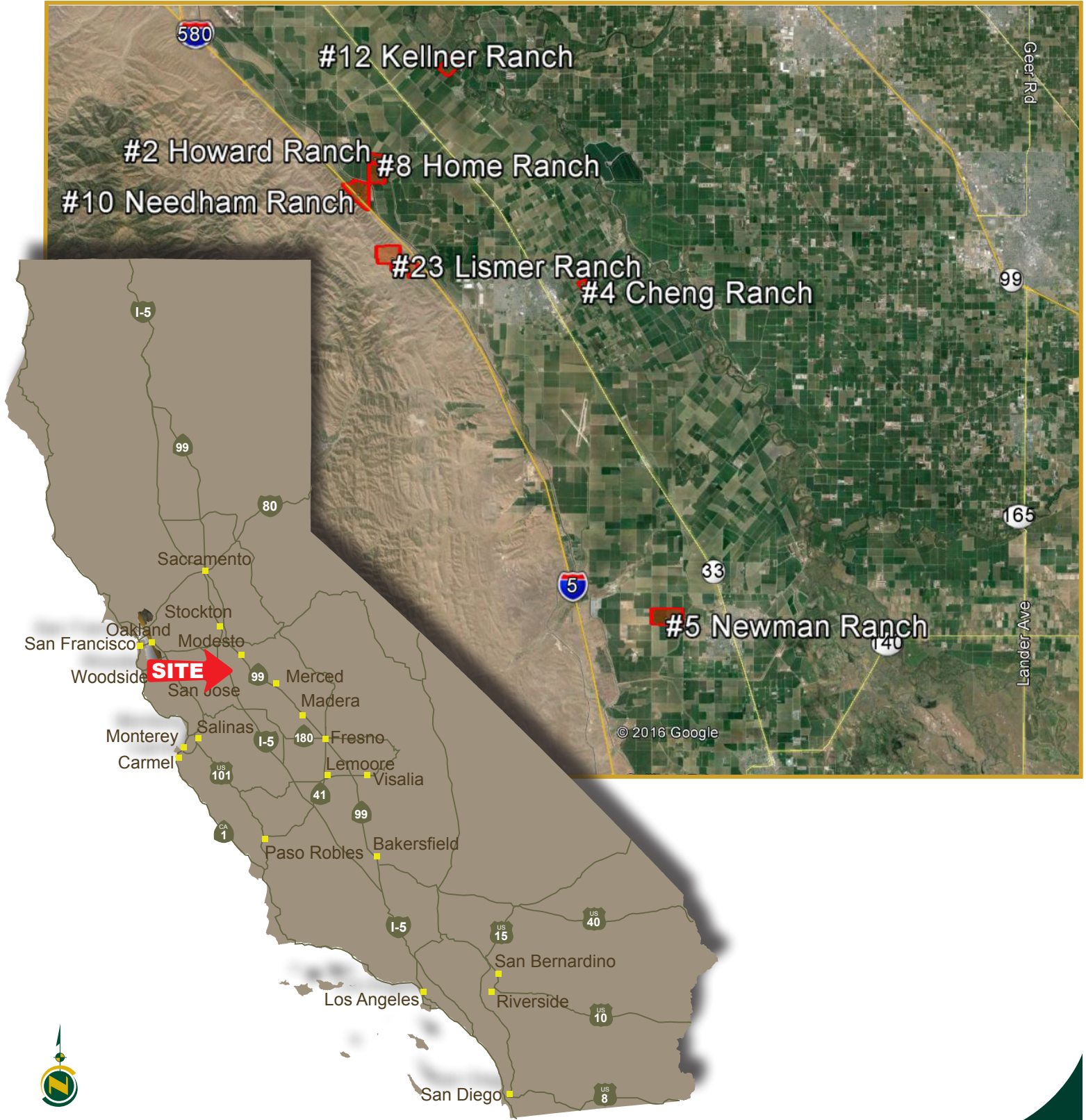


FROM: 016-010, 016-012
DRAWN: 11-02-86

Stanislaus County Assessor
67,97,98,01,06,15



LOCATION



Offices Serving The Central Valley

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree Street
Visalia, CA 93277
559.732.7300

BAKERSFIELD
1801 Oak Street, Ste 121
Bakersfield, CA 93301
661.334.2777



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

