

KC RANCH - 4

28.5± ACRES | MERCED COUNTY, CA

\$185,250

(\$6,500/Acre)



PROPERTY HIGHLIGHTS

- ALMONDS
- SAN LUIS WATER DISTRICT
- GRADE 1 - EXCELLENT SOILS



Independently Owned And Operated
Corporate License #00020875
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BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
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KC RANCH - 4
28.5± ACRES | MERCED COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 28.5± acre ranch is a portion of a larger portfolio available for sale (see map on following page). The property presents an opportunity for existing San Luis Water District growers to expand their operations, or for new investors seeking a producing agricultural holding. The property is planted to an established almond orchard on high-quality Grade 1 soils. Conveniently positioned near a major Chevron gas station and within close reach of Interstate 5 via Pole Line Road, the property benefits from accessibility for labor, equipment, and product transport. With its combination of quality soils, existing infrastructure, and strategic location, this block serves as a versatile option for growers and investors looking to strengthen or diversify their agricultural portfolio in California's Central Valley.

LOCATION

The property is located along the east side of Interstate 5 and accessible via Pole Line Road.

ZONING

AE (Agricultural Exclusive). The property is not enrolled in the Williamson Act.

WATER

The property is within and receives water from San Luis Water District. Water is distributed to the property via fan jet micro sprinklers. There is also a filter station and booster pump on the property.

BUILDINGS

None.

PLANTINGS

Butte/Padre variety almonds planted in 2007.

PRICE/TERMS

\$185,250 (\$6,500/acre) all cash at the close of escrow. Buyer to reimburse Seller for cultural costs incurred towards the current crop year.

*WATER DISCLOSURE

The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney, hydrologist, geologist, civil engineer, or other environmental professional.

POLICY ON AGENT COOPERATION

SOILS INFORMATION

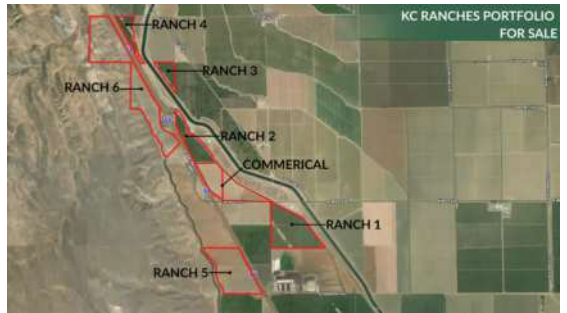


PARCEL INFORMATION

LEGAL
 Merced County APN: 090-170.090
 Located in a portion of Section 20, Township 12S,
 Range 11E, M.D.B.&M.



KC RANCHES PORTFOLIO







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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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