El Nido Ranch

174.3 acres of Almonds/Open Ground

$3,486,000 or 20k per acre

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174.3 acres | Cleveland Road Ranch

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Features

Location

The property is located on Cleveland Road, directly east of State Highway 59 in El Nido, CA

APN

075-071-013 and 075-071-002

Size

174.3 acres

Price

Price: $3,486,000 or 20k per acre

NRCS (USDA Funding) - Block 5 & 6 have approved funding for a new irrigation system and also cover crops. These contracts are transferrable to new owners!

Description

Turnkey opportunity to purchase 174.3 acres of almonds and open ground in Merced County. The property is located within the Merced Irrigation District and benefits from surface water deliveries. Surface water is plumbed through the property's irrigation system, which features sand media filtration systems at two separate locations and micro-sprinklers.

The property is in Chapter 11 bankruptcy proceedings and the sale will be subject to court approval and overbid process.

The information presented herein, or subsequently provided by the Broker, has been obtained directly from the seller or other third parties and has not been independently verified by the Broker. Any and information pertaining to the location, demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals.







Water

Water

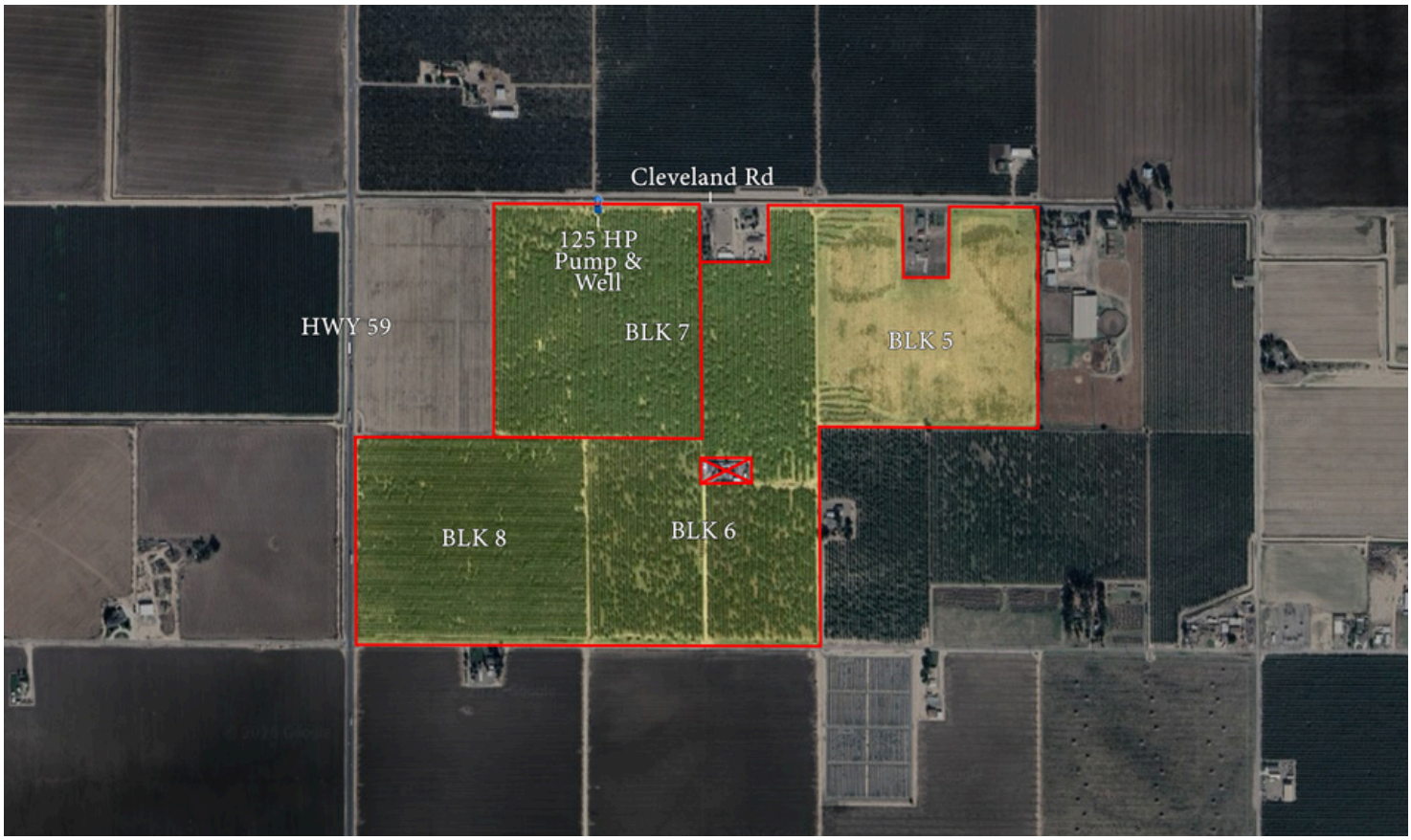
Micro sprinklers with sand media filtration. Acreage is covered by Merced Irrigation District and within Merced GSA. There are four wells on the property. 3 are original shallow wells that have not been used in 15+ years. One original deep well drilled in 1970 that is 700 ft deep with a 16 inch casing and 125 HP turbine shaft motor. The well is currently inoperable. Surface water turnout is directly across the street from the filtration system and lift pump setup. Galvanized Gypsum tank and sulfuric acid tank in place.

Groundwater Disclosure

The Sustainable Groundwater Management Act was passed in 2014 and requires groundwater basins to be sustainable by 2040. SGMA and GSA/GSP plans may limit ground water pumping. For more information please visit the SGMA website at https://sgma.water.ca.gov/portal.

The Buyer is responsible for conducting their own due diligence concerning groundwater and surface water resources, including their availability, permitted uses, water rights, and any applicable limitations or restrictions .

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Plantings

Plantings

100 acres planted to mature producing almonds:

Block 7 = +/- 60 acres of NP, Monterey, Fritz varieties. 2002 planting. Micro Jet sprinklers with Sand Media Filtration.. 22x18 spacing

Block 8 = +/- = 40 acres of NP, Sonora, Winters varieties. 2003 planting. Micro Jet sprinklers with Sand Media Filtration. 22x18 spacing

Block 5 = +/- 37 acres. Almonds were removed 3 years ago. Ready to replant.

Block 6 = +/- 37 acres. Ready for removal and redevelopment.

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Soil Information

Soil Map—Merced Area, California

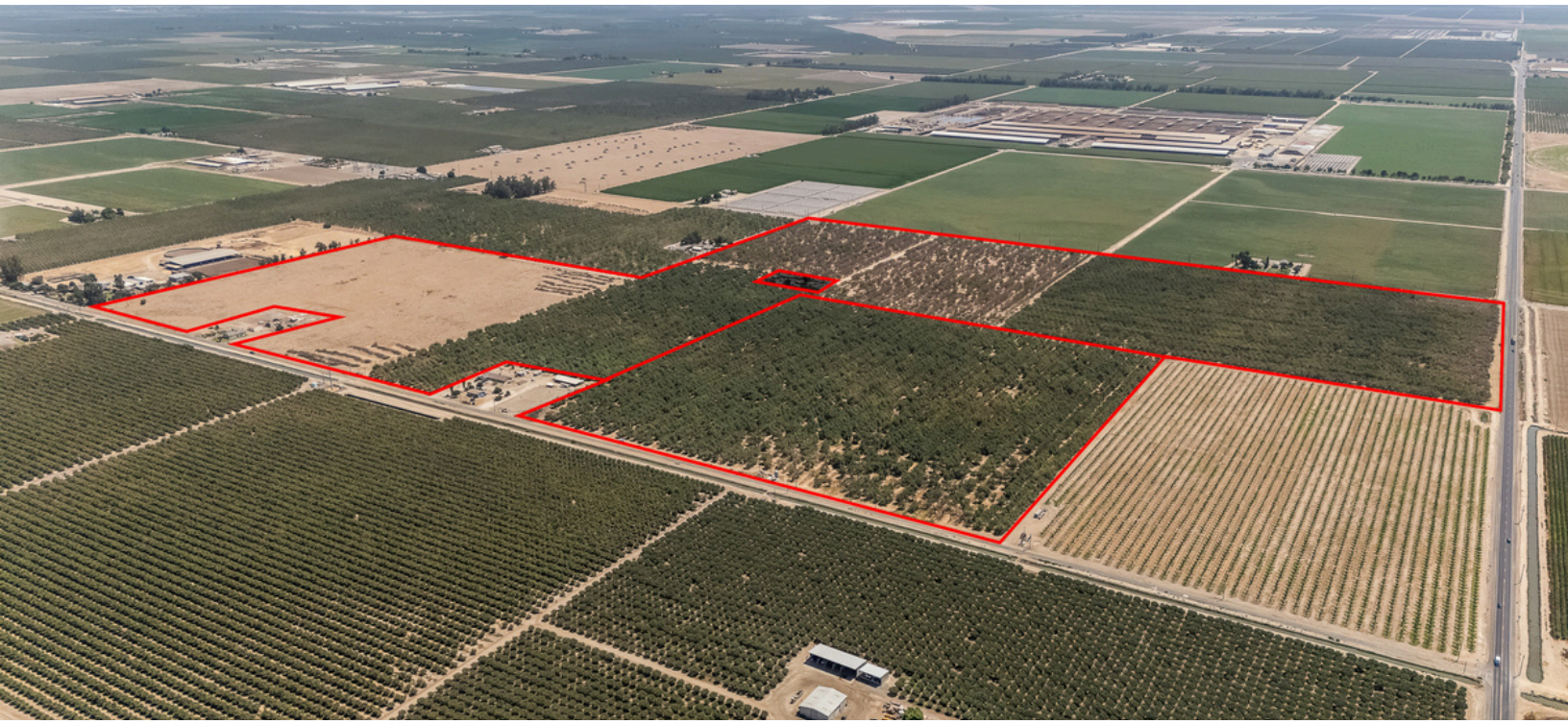


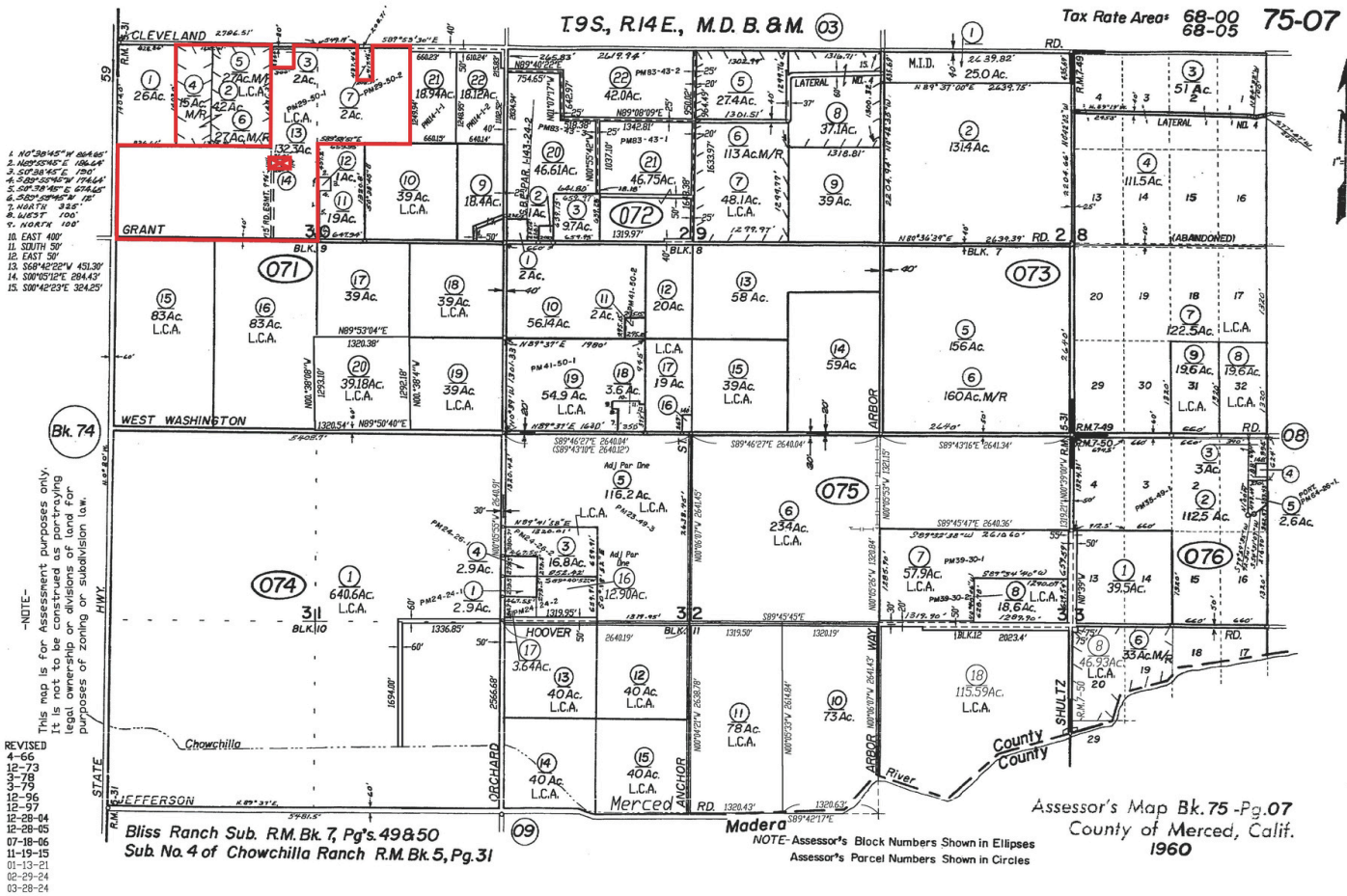
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	13.5	7.5%
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	27.3	15.2%
HeA	Hanford sandy loam, 0 to 1 percent slopes	33.6	18.8%
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	27.2	15.2%
PbA	Pachappa fine sandy loam, slightly saline-alkali, 0 to 1 percent slopes	35.6	19.9%
PdA	Pachappa sandy loam, 0 to 1 percent slopes	29.8	16.6%
PeA	Pachappa sandy loam, slightly saline-alkali, 0 to 1 percent slopes	5.4	3.0%
PgA	Pachappa sandy loam, deep over hardpan, 0 to 1 percent slopes	3.0	1.7%
ToA	Traver fine sandy loam, moderately saline-alkali, 0 to 1 percen slopes	3.8	2.1%
Totals for Area of Interest		**179.0**	**100.0%**

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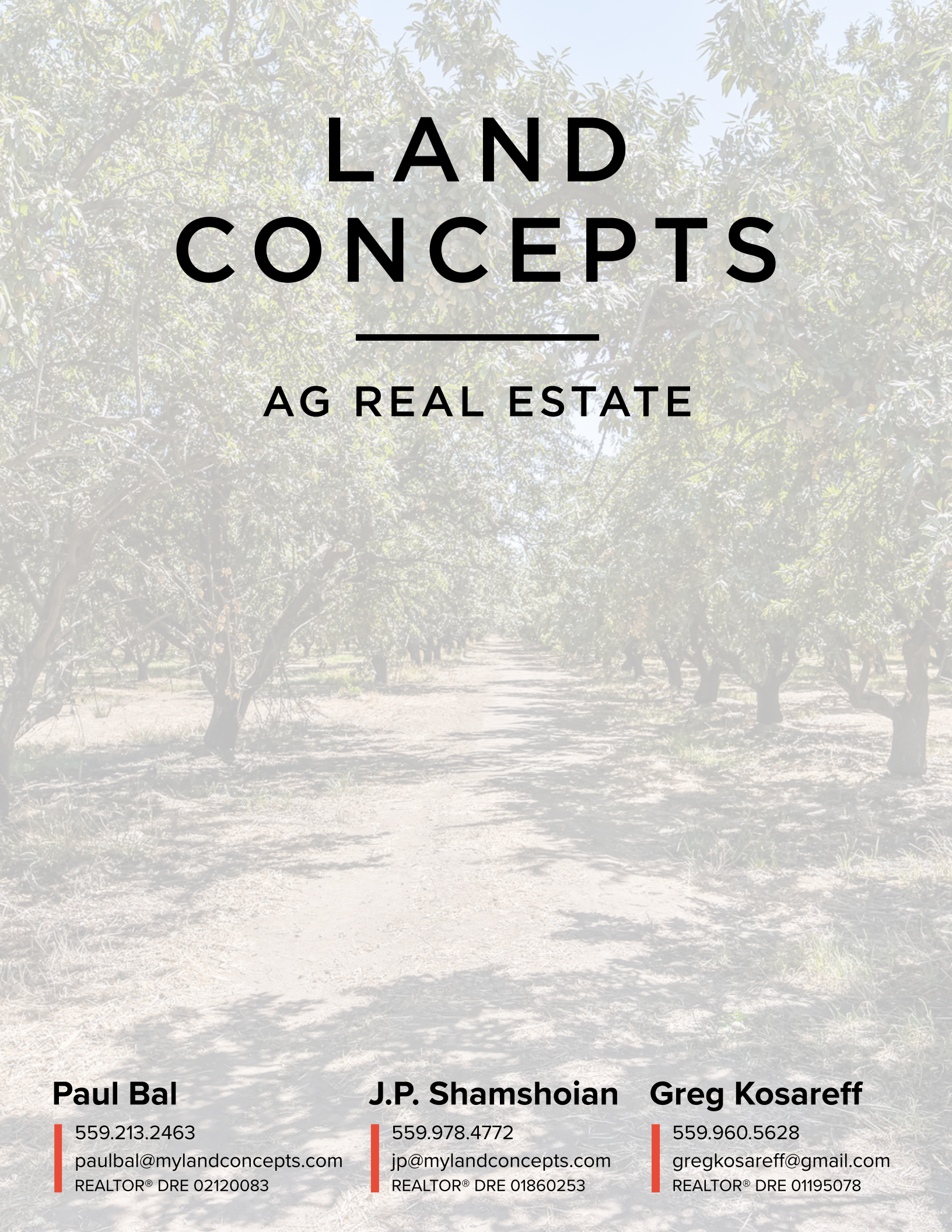
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