

Childs Ranch

96.0 Acres | Almonds | 5479 E. Childs Ave., Merced, CA 95341 | Merced County



TERRAWEST
GROUP

Exclusively Listed By

Donny L. Rocha

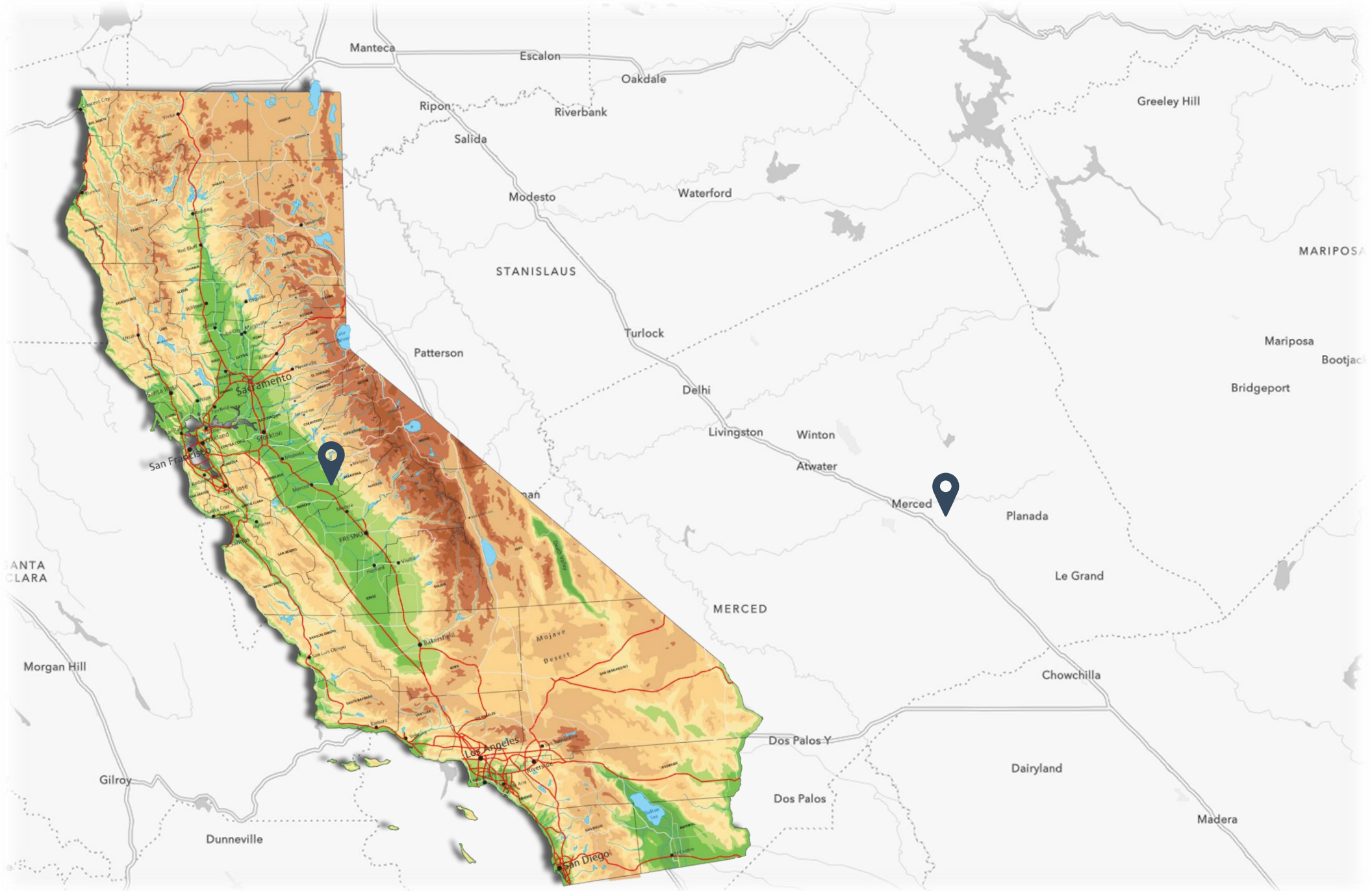
Managing Partner

donny@terra-westgroup.com

BRE# 02000855



Property Location



Regional Map



Childs Ranch

Executive Summary

Terra West Group is pleased to present an opportunity to acquire two contiguous legal parcels with a combined ±96.0 gross acres in Merced, CA, Merced County, situated on E. Childs Ave & S. Arboleda Dr. While the properties can be purchased separately, the purchase of both properties would provide the new owner a well-maintained, strong producing almond ranch with excellent water conditions.

The combined properties consist of three farming blocks of producing almond orchards; ±17.7 net acres of 12th leaf almonds, ±37.5 net acres of 15th leaf almonds and ±39.0 acres of 17th leaf almonds.

The subject receives water through multiple sources consisting of surface water with Merced Irrigation District and supplemental water from a deep ag well on the Arboleda 77 property. There is also a permitted ag well (currently capped) on the Gomes 20 property. Other features include a permanent home with detached garage providing a rental income stream and an equipment shop.

Gomes 20 | ±19.0 acre Ranchette

Asking Price \$988,000 (\$52,000/acre)

Arboleda 77 | ±77.0 acres

Asking Price \$3,272,500 (\$42,500/acre)

Property Video

<https://youtu.be/Vx80ui9ufiU>

Offer Details

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed buyer, its principals and/or material aspects of its corporate organization. The buyer's submission should include information regarding the buyer's relevant experience and financial wherewithal, and its intended equity and debt sources for consummating the Transaction. The seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the property and/or to terminate discussions with any party at any time with or without notice.

Property Condition at Close of Escrow

The Property will be delivered "As Is."

Property Highlights

- Turn-key modern almond operation
- Thriving high-yielding almonds
- Excellent growing conditions
- Desirable farming region
- Close in proximity to town
- Multiple water sources
- 1,864 sq. ft. home with detached two-car garage
- Rental income stream
- Equipment shop
- Filtration System

Gomes 20 Ranch | Property Details



Land Area

19 gross acres.



Location

Situated on E. Childs Ave., ±3.5 miles east off Highway 99.



Legal

Merced County APN: 062-070-013, see Parcel Map for more info.



Land Use

±17.7 net acres of 12th leaf almonds, with varieties consisting of Nonpareil, Carmel and Monterey with Brite rootstock and 22' x 16' tree spacing.



Structures & Improvements

The subject features an 1,864 sq. ft. home, built in 1957, which is rented (\$1550/month). The home has a detached two-car garage and domestic well.



Water Resources & Irrigation

Receives surface water via Merced Irrigation District and has a permitted well (capped). The subject is irrigated via single-line micro-jet sprinklers.



Utilities

The utilities are provided by PG&E.



Soils

Honcut silt loam 69.6% and Honcut silty clay loam 30.4%. See Soil Analysis page for more info.



Remarks

A great opportunity to acquire a valuable well-maintained almond orchard in a desirable and proven growing region with the potential for multiple water sources and a home in proximity to the City of Merced.

Arboleda 77 Ranch | Property Details



Land Area

77 gross acres.



Location

Situated on E. Childs Ave. & S. Arboleda Dr., ±3.5 miles east off Highway 99.



Legal

Merced County APN: 062-070-015, see Parcel Map for more info.



Land Use

±37.5 net acres of 15th leaf almonds and ±39.0 net acres of 17th leaf almonds, with varieties consisting of Nonpareil, Carmel and Monterey with Brite rootstock and 24' x 16' tree spacing.



Structures & Improvements

The subject features an 80' x 40' equipment shop.



Water Resources & Irrigation

Receives surface water via Merced Irrigation District with supplemental water from an ag well. The subject is irrigated via single-line micro-jet sprinklers. The deep ag well, 500', is in the NE corner and equipped with a 40HP pump (new). The property also has a filtration system in the NW corner.



Utilities

The utilities are provided by PG&E.



Soils

Honcut silty clay loam 57.3%, Honcut silt loam 33.0% and Wyman clay loam 9.7% see Soil Analysis page for more info.



Remarks

A great opportunity to acquire a valuable well maintained, modern almond orchard in a desirable and proven growing region with multiple water sources and a shop in proximity to the City of Merced.

Legal Parcel Map



Gomes 20 Ranch | Farm Map



Home



Domestic Well



**Permitted
Ag Well**




**PG&E Pole,
Meter &
Transmitter**

Arboleda 77 Ranch | Farm Map




**Filtration
System**


**Equipment
Shop**


**PG&E Pole,
Meter &
Transmitter**


**Ag
Well**

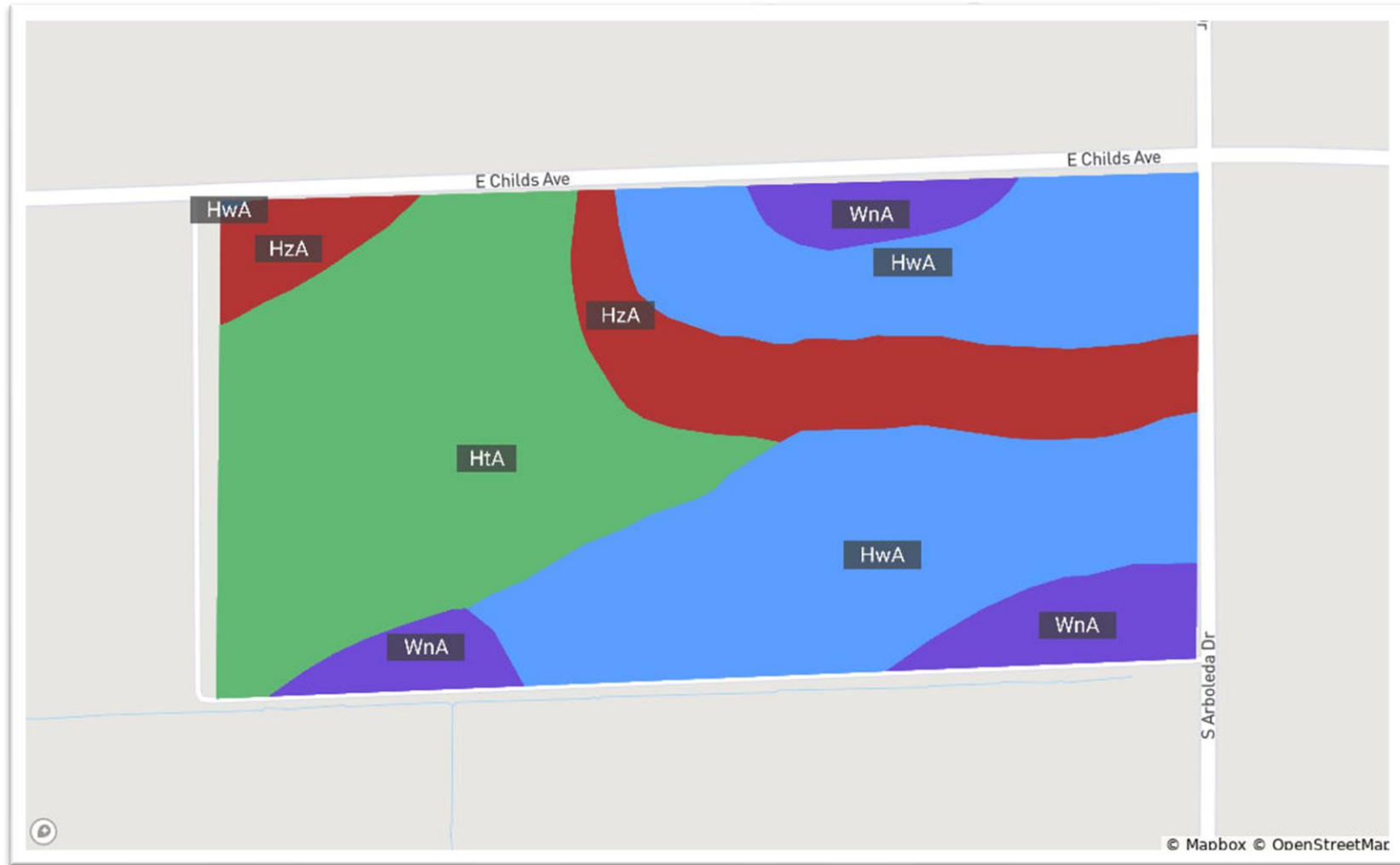

**Return
Pump**

Gomes 20 Ranch | Soil Analysis



Map Unit Symbol	Map Unit Name	Acres in AOI (±)	Percent of AOI
HtA	Honcut silt loam, 0 to 1 percent slopes	13.4	70.5%
HzA	Honcut silty clay loam, channeled, 0 to 8 percent slopes	3.2	16.9%
HwA	Honcut silty clay loam, 0 to 1 percent slopes	2.4	12.6%
Totals for Area of Interest		19.0	100.0%

Arboleda 77 Ranch | Soil Analysis



Map Unit Symbol	Map Unit Name	Acres in AOI (±)	Percent of AOI
HwA	Honcut silty clay loam, 0 to 1 percent slopes	32.0	41.7%
HtA	Honcut silt loam, 0 to 1 percent slopes	25.4	32.9%
HzA	Honcut silty clay loam, channeled, 0 to 8 percent slopes	12.1	15.7%
WnA	Wyman clay loam, deep over hardpan, 0 to 1 percent slopes	7.5	9.7%
Totals for Area of Interest		77.0	100.0%

Property Photos



Almond Orchard



Almond Orchard



House & Detached Garage | Gomes 20



Equipment Shop | Arboleda 77

Property Photos



Filtration System | Arboleda 77



Filtration System | Arboleda 77



Ag Well | Arboleda 77



MID Canal | East Side

Parcel Map

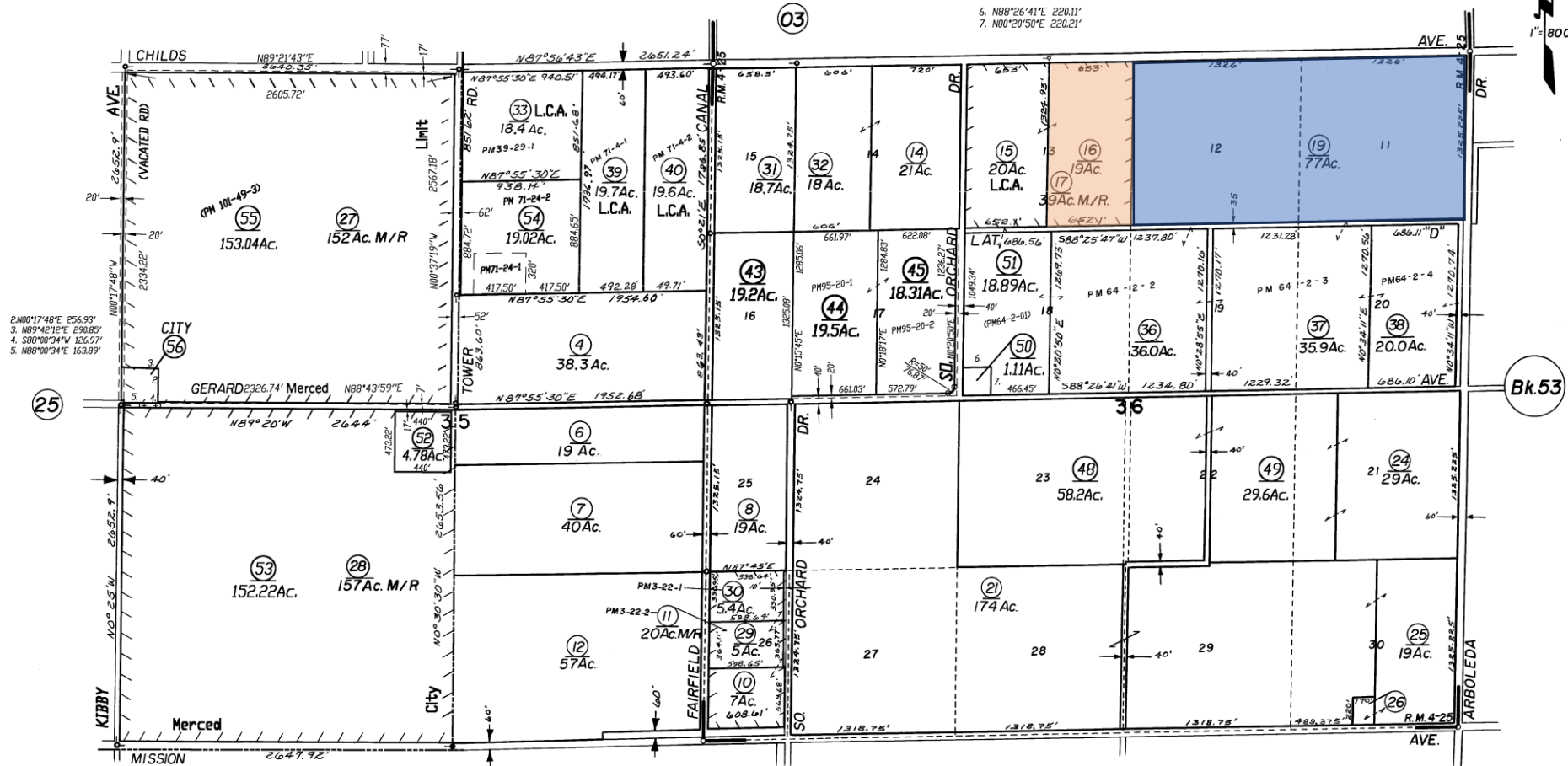
T.7S.,R.14E.,M.D.B.&M.

Tax Rate Area 110-01
005-148
005-182

61-29



— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



Tuttle Colony R.M. Bk. 4, Pg. 25

Bk.66

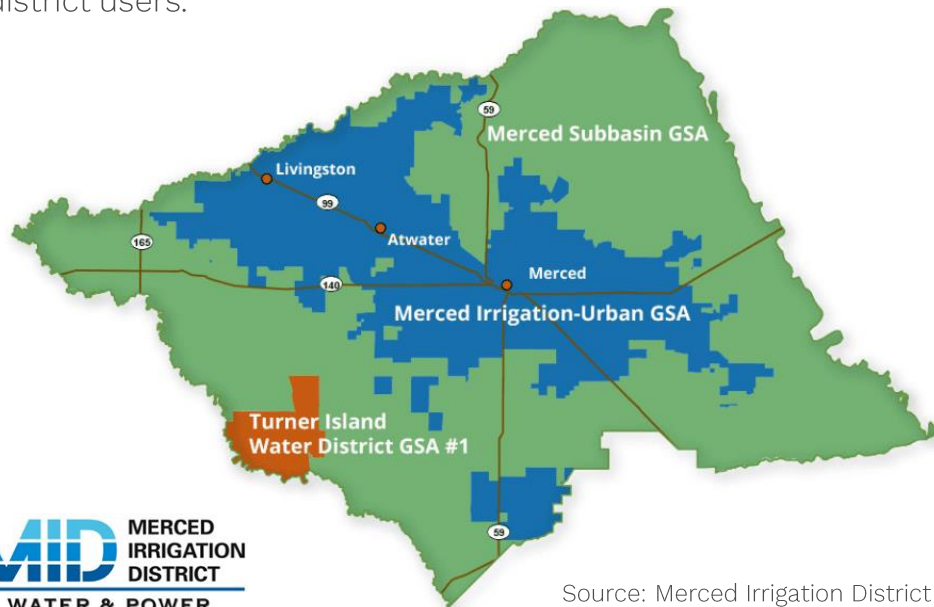
Assessor's Map Bk.61 -Pg.29
County of Merced, Calif.
1959

NOTE—Assessor's Block Numbers shown in Ellipses
Assessor's Parcel Numbers shown in Circles

Merced Irrigation District

Established in 1919, the Merced Irrigation District (MID) began its tenure with nearly 50,000 acres under irrigation from Livingston to miles south of the city of Merced. Organized under the Wright Act, MID operates under the provisions of the California Water Code as a special district and is governed by a five-member, locally elected Board of Directors (“MID Board”).

MID delivers irrigation water through a span of 862 miles of natural waterways, unlined and lined canals, sloughs and pipelines servicing approximately 132,000 acres of farmland. In addition, MID owns and operates integrated hydroelectric generating facilities on the Merced River effectively making them a retail electric provider for approximately 12,600 users (residential, commercial, and industrial) within their district. With their extensive distribution system and integrated energy generation, MID has successfully served the customers of the Merced Irrigation District for over 100 years with plans on continuing to build their platform to effectively provide for their district users.



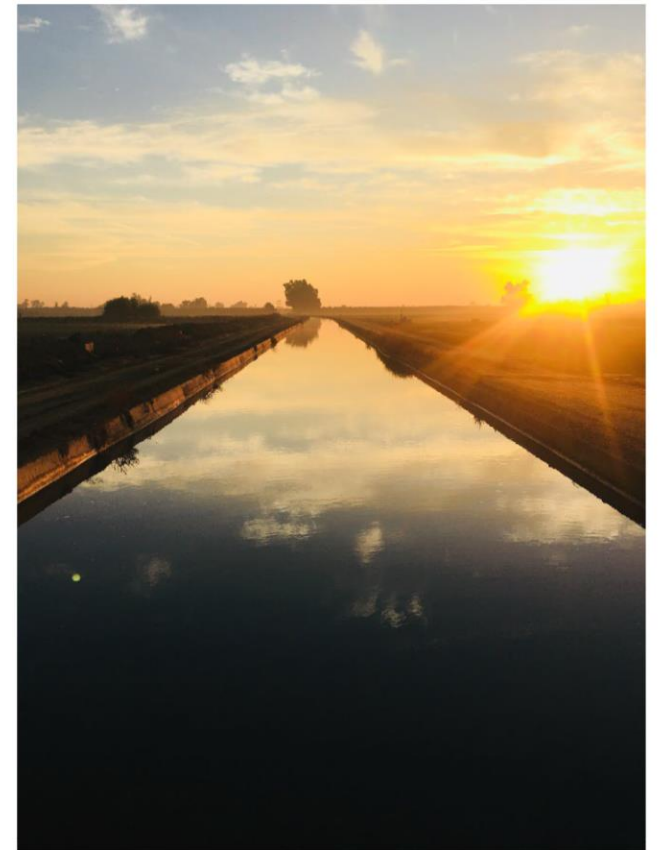
Normal Year Water Rates

In-District Irrigation Surface Water

- \$50/per acre foot

Standby Fees (Minimum of \$24/per year)

- \$24/ per acre per year



Ground Water Subbasin

