TURLOCK LAKE NORTH

Stanislaus County, California

213.64± Acres

$3,311,420
($15,500/Acre)

• Almonds & Open Ground • (2) Deep Wells & Pumps • Dual Line & Fan Jet Irrigation

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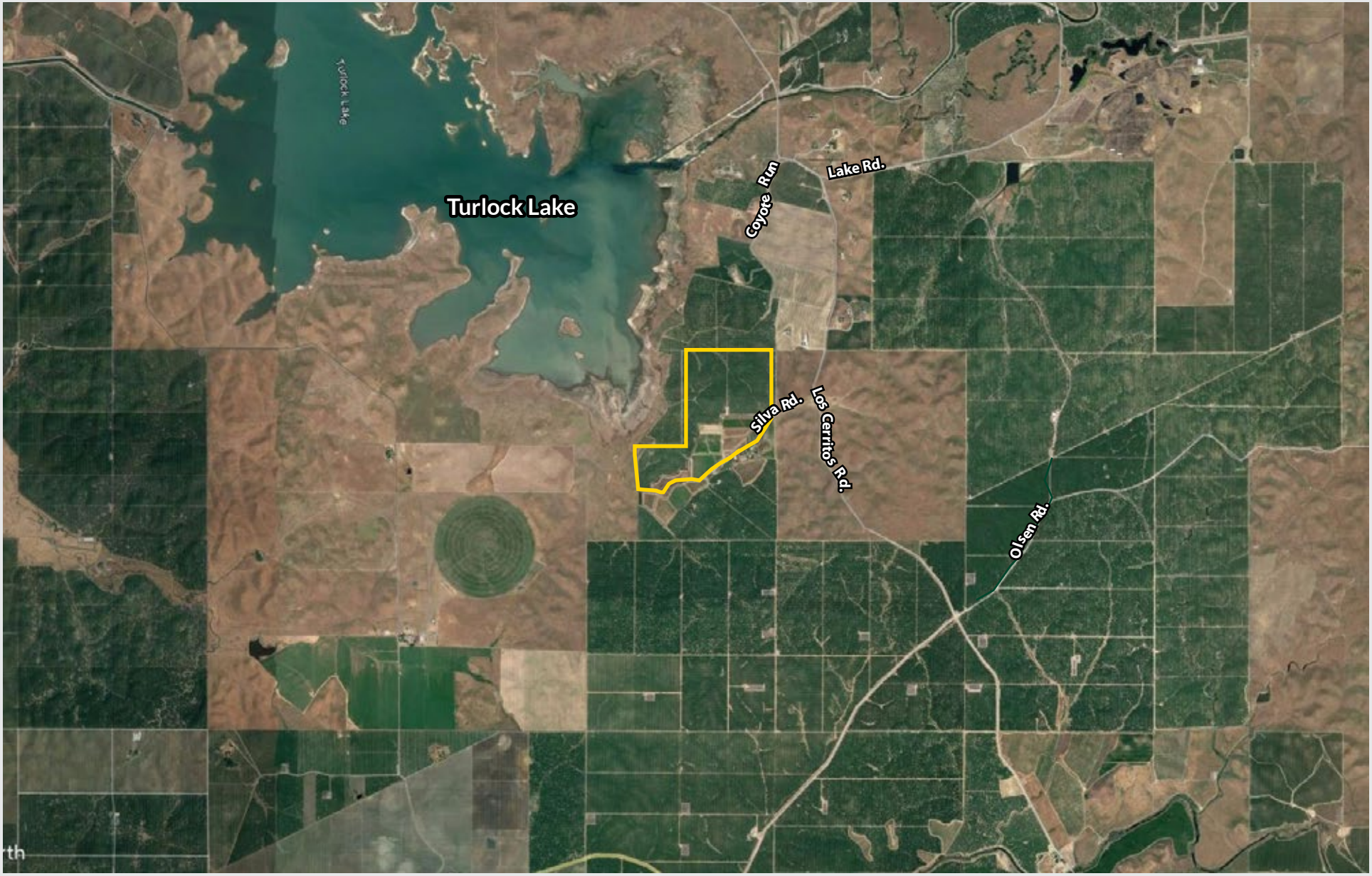
DRE #00020875

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
The ranch has approximately 145± acres of almonds and 65± acres of open ground and avenues.

LOCATION
Property is located east of Turlock Lake near Los Cerritos Road, La Grange, CA.

LEGAL
Stanislaus County APN: 020-009-025

PLANTINGS

Variety	Acres	Planted
Nonpareil	72.50	2006
Carmel	36.25	2006
Monterey	36.25	2006

SOILS
See soils map

WATER
Property is located within the Eastside Water District. EWD is located within the East Turlock Subbasin and the East Turlock Subbasin Groundwater Sustainability Agency. Contact Karen Whipp at (209) 626-5523 for all information on the Eastside Water District.
200 HP turbine deep well pump, 5-station filter system, dual line drip.
Open Ground: 100 HP variable speed turbine.
**All pumps are connected together via a main pipeline.

BUILDINGS
None

NOTE
The owners affiliate, Linwood Nursery, will retain possession of the open ground where rootstock is located along with the use of the irrigation system until June of 2023, and until June of 2024 on 5 acres of rootstock located on the neighbor's ranch. There is a 100 HP variable speed turbine pump located on the open ground for irrigation purposes.
Electricity is provided to the property from the Turlock Irrigation District.

PRICE/TERMS
$3,311,420 cash on close of escrow.

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PROPERTY OVRVIEW

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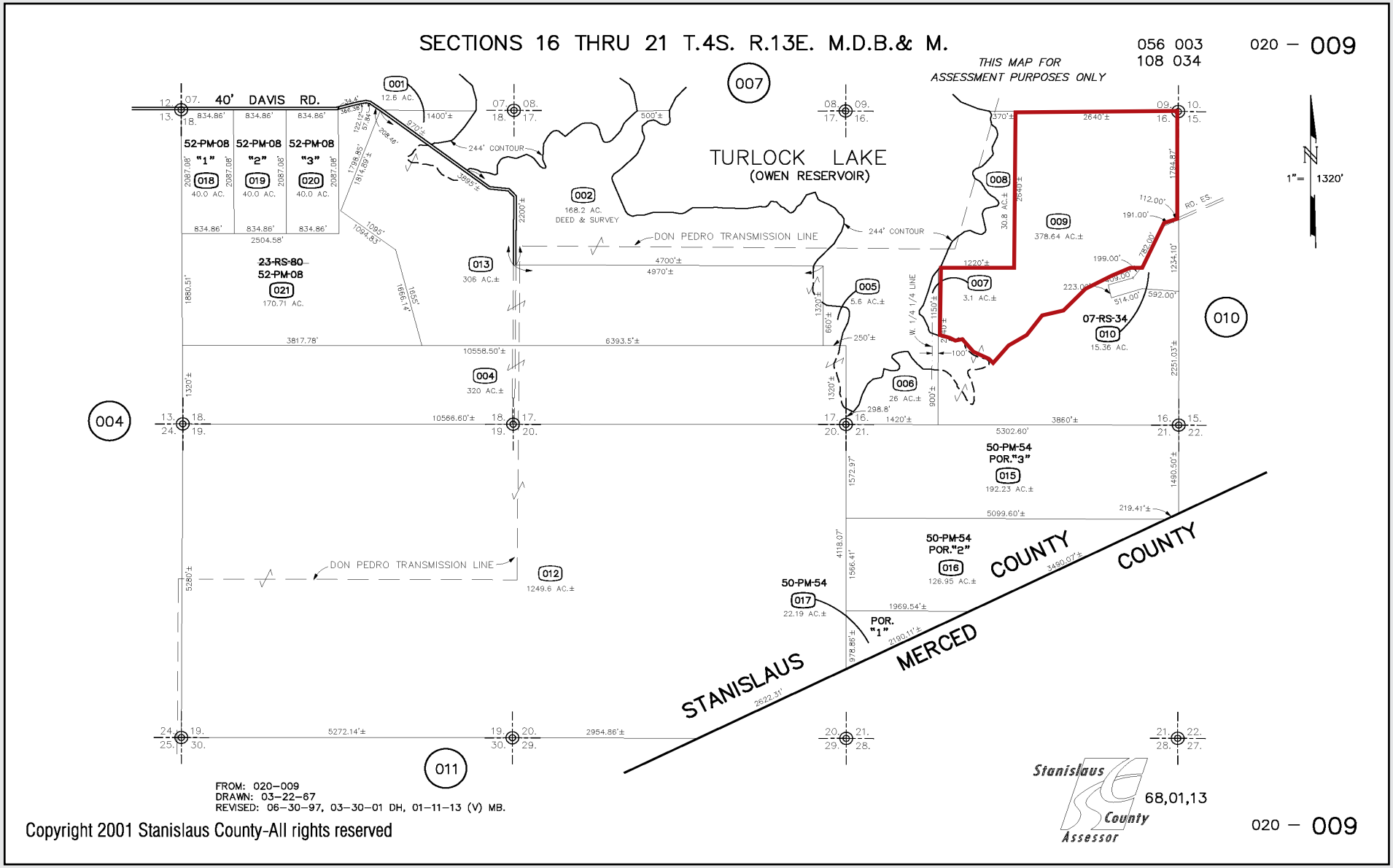
PARCEL MAP



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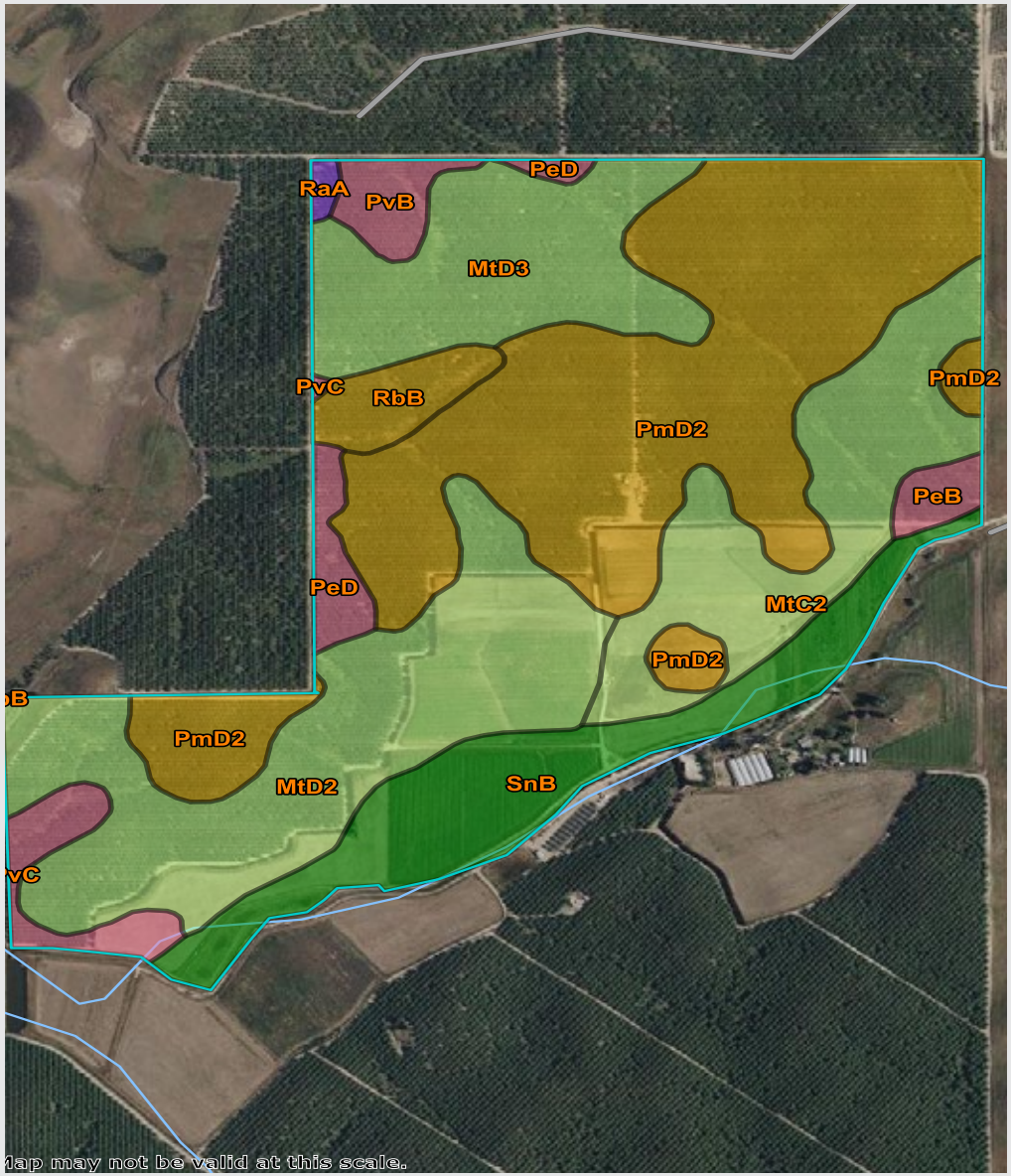
SOILS MAP



SOILS MAP LEGEND

MtC2 = Montpellier coarse sandy loam, 8-15% slopes

MtD2 = Montpellier coarse sandy loam, 15-30% slopes

MtD3 = Montpellier coarse sandy loam, 15-30% slopes

PeB = Pentz gravelly loam, 30-% slopes

PeD - Pentz gravelly loam, 8-30% slopes

PmD2 = Pentz loam, moderately deep, 15-30% slopes, eroded

PvB = Peters cobbly clay, 0-8% slopes

PvC = Peters cobbly clay, 8-15% slopes

RaA = Raynor clay, 0-3% slopes

RbB = Raynor cobbly clay, 0-8% slopes

SnB = Snelling sandy loam, 3-8% slopes

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PROPERTY PHOTO

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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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - https://sgma.water.ca.gov/portal/ Telephone Number: (916) 653-5791

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.