

1579.41±
ASSESSED ACRES

PESCADERO RANCH
ALMOND RANCH WITH
SAN JOAQUIN RIVER FRONTAGE
STANISLAUS & SAN JOAQUIN COUNTIES, CA

\$55,000,000
(\$34,823/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

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www.pearsonrealty.com
CA DRE #00020875



**PROPERTY
HIGHLIGHTS:**

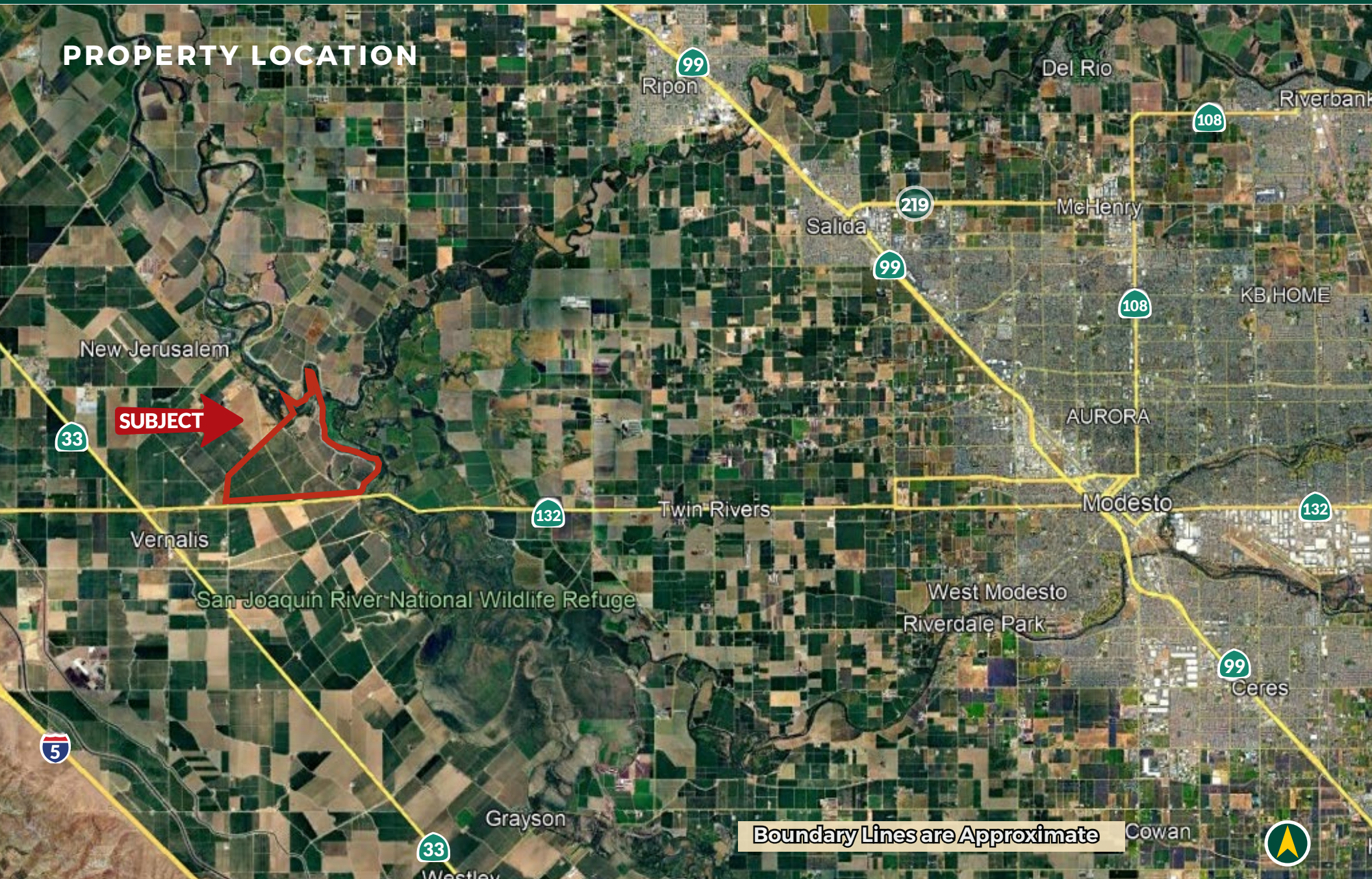
- MONTEREY, NONPAREIL & INDEPENDENCE VARIETIES
- LARGE SHOP, FENCED & GATED EQUIPMENT YARD
- (3) PUMPS AND WELLS PLUS RIPARIAN RIGHTS

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PROPERTY LOCATION



Boundary Lines are Approximate



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PROPERTY INFORMATION

DESCRIPTION

A rare opportunity to acquire a 1,579.41± acre investment grade almond property with both irrigation pumps and wells and riparian water out of the San Joaquin River. The dual line drip system distributes water to the 1,237± net planted acre orchard, which was planted in 2019 to Nonpareil, Monterey and Independence varieties. The ranch also includes a large metal shop situated in a fenced and gated equipment yard.

LOCATION

The north side of Highway 132 on the east and west sides of Kasson Road, approximately 1 mile east of Vernalis, CA.
Address: 136 Kasson Road, Vernalis, CA 95385.

LEGAL

Portions of Sections 18, 19, 29 & 30, T3S, R7E, M.D.B.&M.
Portions of Sections 24, 25, T2S, R6E, M.D.B.&M.
Stanislaus County APN's: 016-001-002, 003
San Joaquin County APN's: 241-170-03, 255-240-07

ZONING

AG-40 (General Agriculture, 40 acre minimum parcel size)

PLANTINGS

See Property Overview Map

PRODUCTION

Available upon request

BUILDINGS & EQUIPMENT

A 6,000± sq. ft. metal shop building structure with 3,000± sq. ft. enclosed and 3,000± sq. ft. covered area.

WATER

The property is irrigated via (3) irrigation pumps and wells and (3) lift pumps that access Riparian water from the San Joaquin River. The property is entitled to receive 35 cubic feet per second of water between March 1st and October 15th of each year, according to the License for Diversion and Use of Water issued by the State of California, State Water Rights Board.

PRICE/TERMS

\$55,000,000. Buyer to reimburse Seller for 2026 growing crops through the close of escrow.



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PROPERTY OVERVIEW

Block	Variety	Rootstock	Acres	Spacing	Irrigation	Year
#1	NP/M	Brights 5	467.0	22'x16'	Dual-line Drip	Nov-2019
#2	NP/M	Brights 5	292.0	22'x16'	Dual-line Drip	Nov-2019
#3	Independence	Viking	142.0	20'x15'	Dual-line Drip	Nov-2019
#4	Independence	Root PacR	336.0	20'x15'	Dual-line Drip	Nov-2019
TOTAL			1,237.0			

Shop



Gate Entrance



Lift Pump



Well



Filter Station



POND

POND

Boundary Lines are Approximate

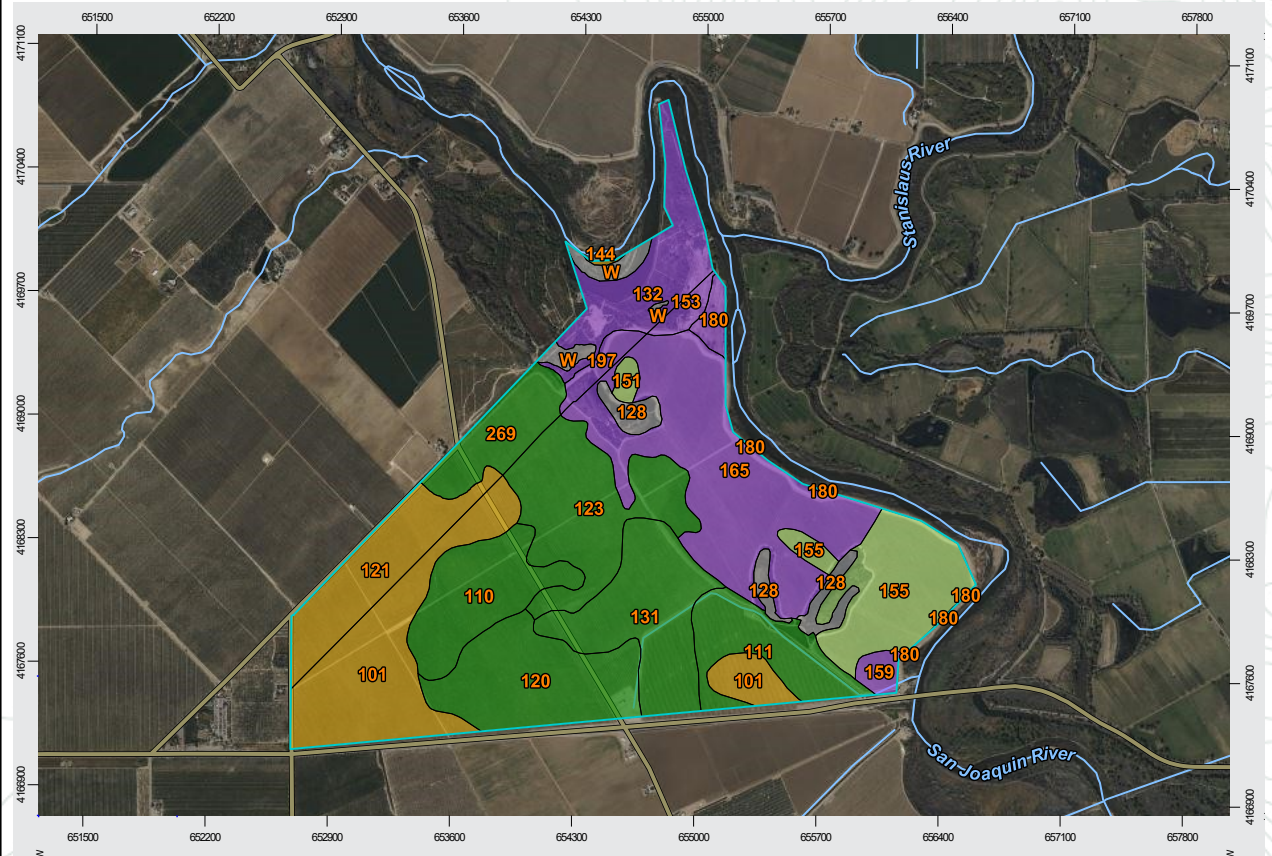
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SOILS MAP

California Revised Storie Index (CA)		
Map symbol	Unit name	Rating
121	Capay clay, wet, 0% slopes, MLRA 17	Grade 4 - Poor
132	Columbia fine sandy loam, channeled, partially drained, 0-2% slopes, frequently flooded	Grade 3 - Fair
144	Dello sand, partially drained, 0-2% slopes, occasionally flooded	Grade 4 - Poor
197	Merritt silty clay loam, partially drained, 0-2% slopes	Grade 3 - Fair
269	Vernalis clay loam, wet, 0-2% slopes	Grade 1 - Excellent
101	Capay clay, wet, 0% slopes, MLRA 17	Grade 4 - Poor
110	El Solyo silty clay loam, 0-2% slopes	Grade 1 - Excellent
111	El Solyo clay loam, wet, 0-2% slopes	Grade 1 - Excellent
120	Vernalis-Zacharias complex, 0-2% slopes	Grade 1 - Excellent
123	Vernalis clay loam, wet, 0-2% slopes	Grade 1 - Excellent
128	Water	Not Rated
131	Stomar clay loam, wet, 0-2% slopes	Grade 1 - Excellent
151	Columbia complex, 0-2% slopes, occasionally flooded	Grade 2 - Good
153	Columbia fine sandy loam, channeled, partially drained, 0-2% slopes, frequently flooded	Grade 3 - Fair
155	Columbia fine sandy loam, 0-2% slopes, rarely flooded	Grade 2 - Good
159	Columbia complex, 0-2% slopes, frequently flooded	Grade 3 - Fair
165	Merritt silty clay loam, partially drained, 0-2% slopes, rarely flooded	Grade 3 - Fair
180	Dello fine sandy loam, channeled, 0-2% slopes, frequently flooded	Grade 3 - Fair



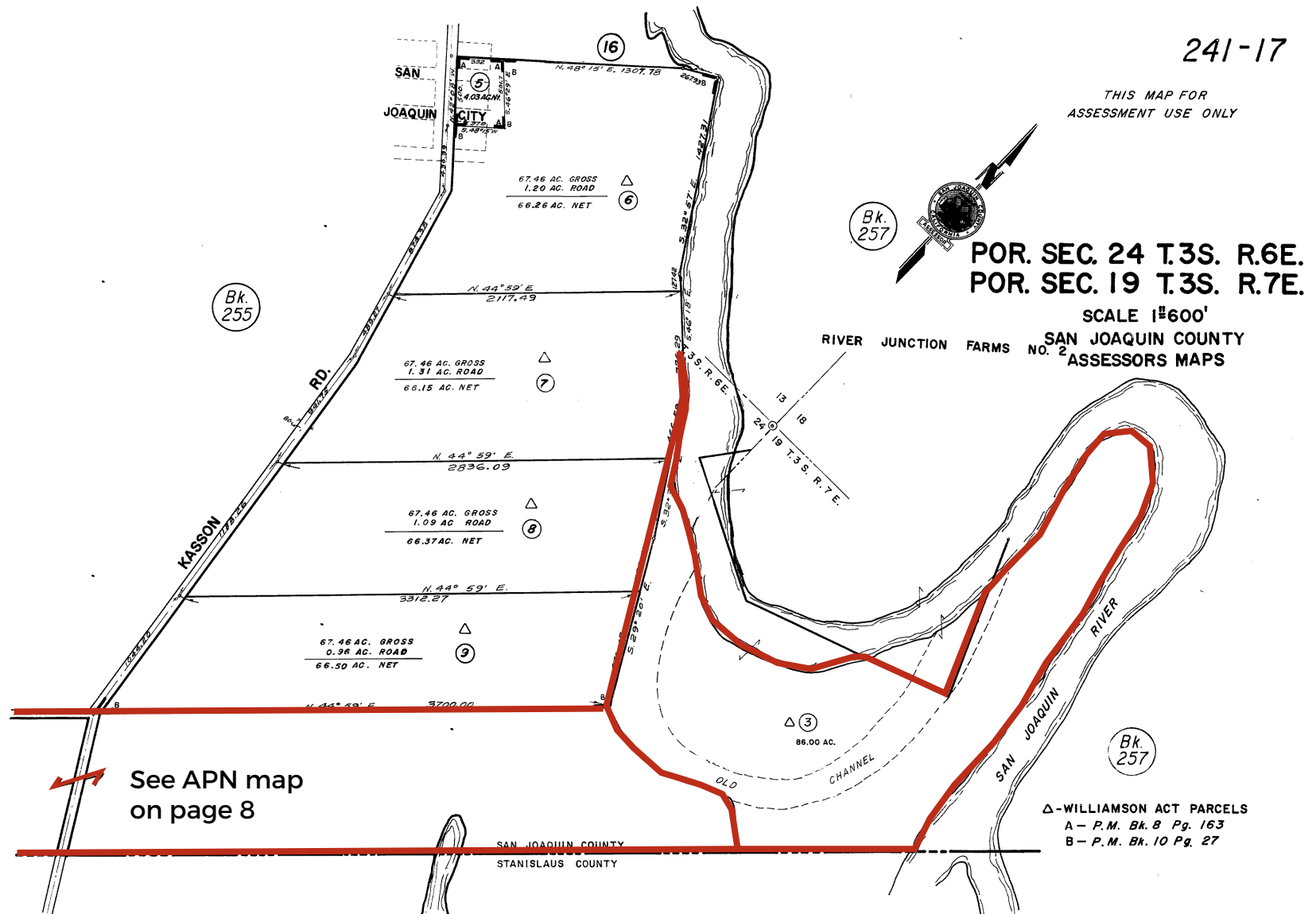
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PARCEL MAP SAN JOAQUIN COUNTY

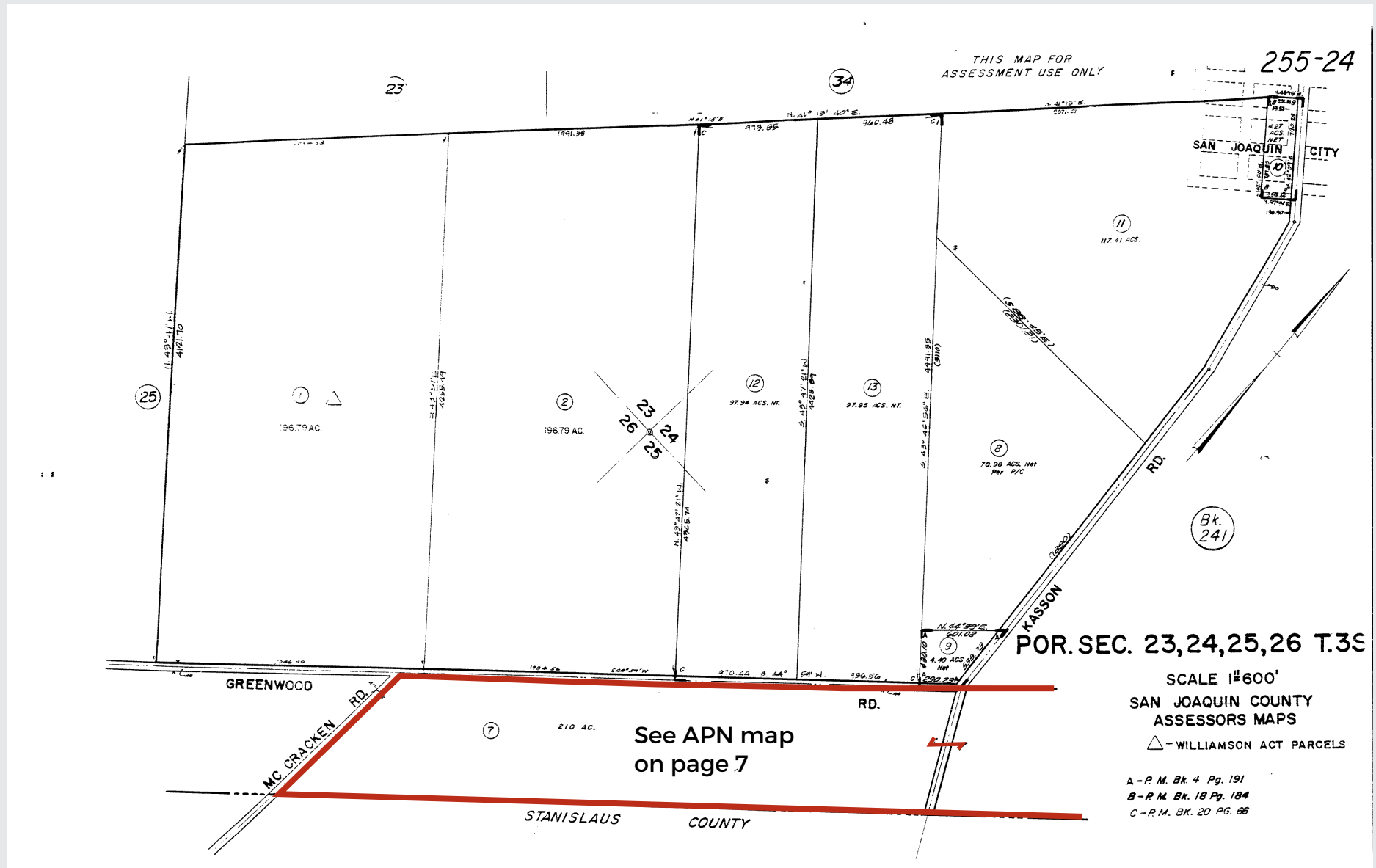


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PROPERTY PHOTOS



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