

FRAMEWORK RANCH

826.31± ACRES | STANISLAUS, CALIFORNIA

\$21,920,000

(\$26,528/Acre)



PROPERTY HIGHLIGHTS

- OAKDALE ID & MODESTO ID
- ALMOND & WALNUT PLANTINGS
- COLD STORAGE LEASE & CELL TOWER LEASE
- FOUR GROUND MOUNTED SOLAR FIELDS PLUS ROOFTOP SOLAR
- FIVE IRRIGATION WELLS & ONE DOMESTIC WELL



Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO

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

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

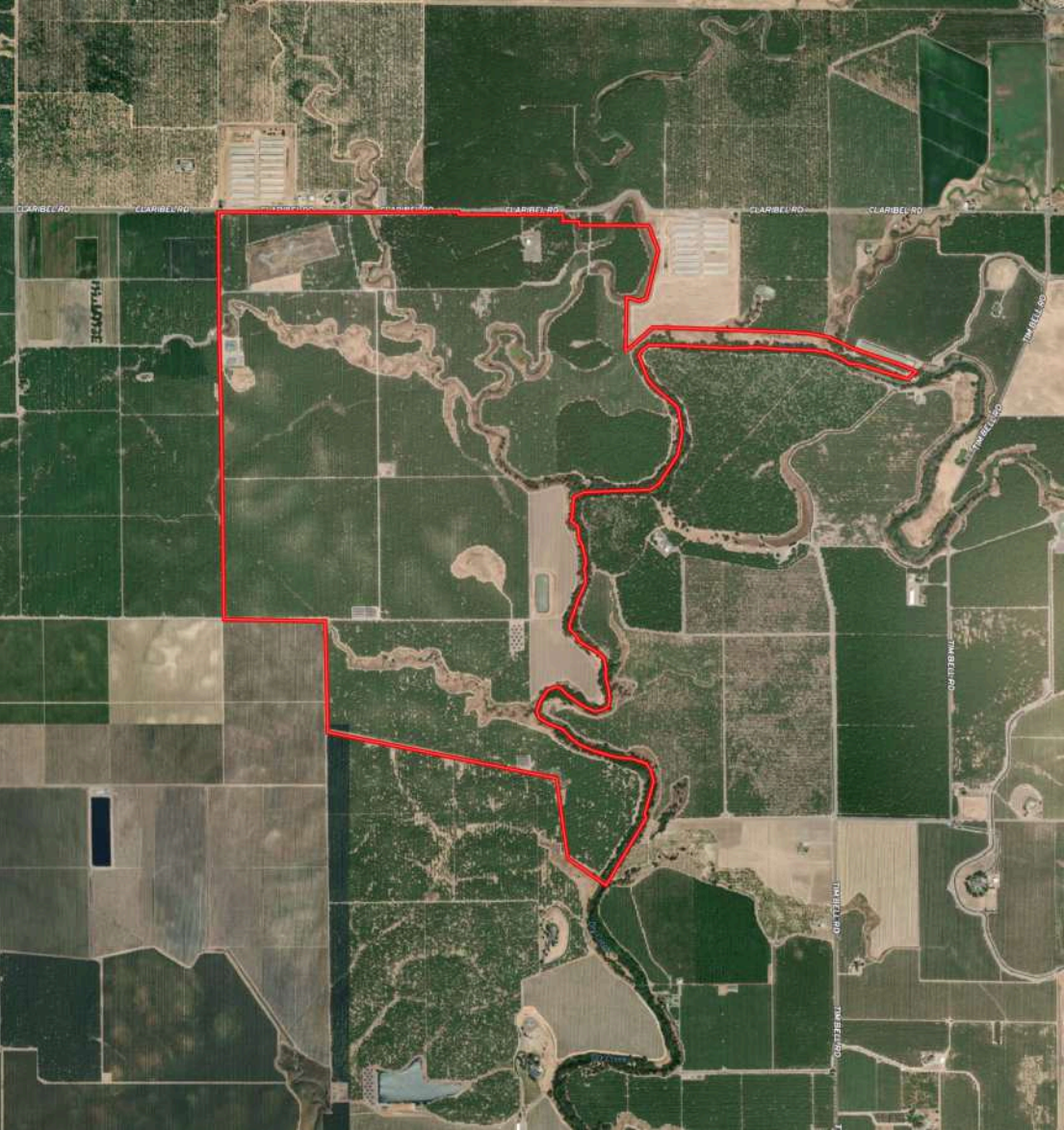
BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2477

FRAMEWORK RANCH

826.31± ACRES STANISLAUS COUNTY, CALIFORNIA

LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

Framework Ranch encompasses 826.31 acres in Waterford, California, including approximately 539 acres of almond orchards and 110 acres of walnut orchards. There are multiple water sources including groundwater and surface water from Modesto and Oakdale irrigation districts which are supported by an operational storage reservoir and extensive water distribution infrastructure. Investments, include four ground-mounted solar fields, rooftop solar, redevelopment of 30 acres in spring 2024 with new irrigation, pipelines, and Monterey and Nonpareil plantings on Viking rootstock. Radio tower and cold storage leases generate approximately \$90,000 in combined annual income, with improvements that include a shop, equipment storage, cold storage building, and radio tower facilities. Zoned for general agriculture in which the ranch offers full operational control of its orchards.

LOCATION

The property is located at 14540-14600 Claribel Road, Waterford, CA.

ZONING

General agriculture, 40 acre minimum. Property is enrolled in the Williamson Act.

WATER

- o Multiple water sources:
 - 5 irrigation pumps and wells (125 HP, 150, HP, 200 HP, & (2) 300 HP) with a combined output of 5,820 GPM & one lift pump delivering surface water from Dry Creek via the Paulsell Lateral
 - Modesto Irrigation District (MID) surface water on 37.6 acres
 - Oakdale Irrigation District (OID)-158.55± acres in OID, 440± acres OID Fringe Water, 18± acres OID contract
- o Fully operational 40 ac. ft. water reservoir for surface water storage
- o Efficient water distribution infrastructure across the ranch

PRODUCTION

	2020	2021	2022	2023	2024	2025	Ave lbs/acre
Almonds	3,057 lbs/acre	2,377 lbs/acre	2,409 lbs/acre	1,950 lbs/acre	2,720 lbs/acre	1,769 lbs/acre	2,380
Walnuts	5,461 lbs/acre	6,045 lbs/acre	4,288 lbs/acre	5,488 lbs/acre	2,342 lbs/acre	5,983 lbs/acre	4,928

*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

PROPERTY INFORMATION

BUILDINGS

- o Cold Storage: 2,400± sq.ft. (60x40)
- o Partially Open Shop: 7,500±
- o Shop/Office: 3,300± sq.ft.
 - Concrete patio connected to shop: 1,600± sq.ft.
 - Overhand to the South Covering Trailer: 1,800± sq.ft.

SOLAR

- o Well #2
 - 17 solar tracking solar arrays, Electrical equipment and Inverters
 - Estimated at 175 KW system
- o Well #3
 - 5 Ground Mount solar arrays, Electrical equipment and Inverters
 - 116.663 KW system
- o Well #4
 - 3 Ground Mount solar arrays, Electrical equipment and Inverters
 - 142.309 KW System
- o Well #5
 - 10 Ground Mount solar arrays, Electrical equipment and Inverters
 - 233.365 KW system
 - MID
- o Shop Solar
 - 135 Panels on Shop Roof and Overhang
 - 45.3 KW system on overhang
 - PGE

PRICE/TERMS

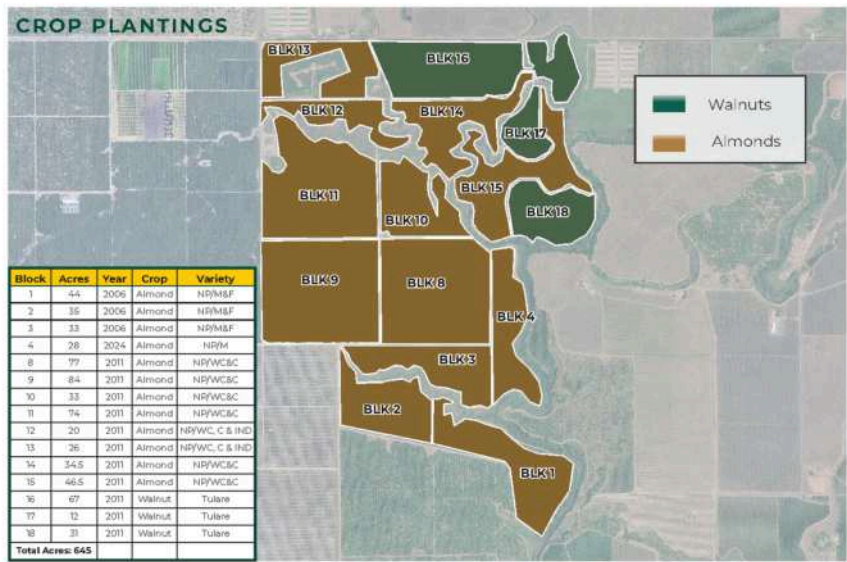
The purchase is \$21,920,000 cash at close of escrow. Buyer to reimburse seller for cultural cost incurred towards the 2027 almond and walnut crop.

WATER DISCLOSURE

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POLICY ON AGENT COOPERATION

PLANTING MAP



BUILDINGS MAP



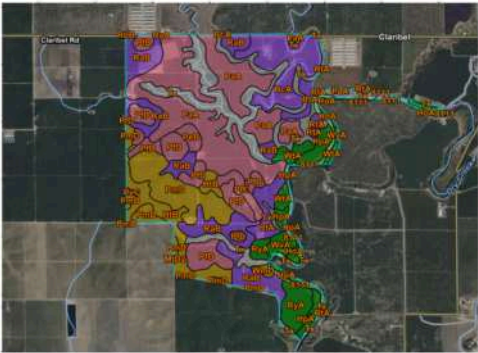
SOILS INFORMATION

MAP KEY

Map unit symbol	Map unit name	Rating
B111	Phonolite regionalite, sandy basaltic tuff Phonolite, occasionally basaltic Rhyolite, very frequently basaltic complex, 0 to 8 percent slopes	Grade 2 - Good
B/A	Blow Creek clay loam, 0 to 8 percent slopes	Grade 3 - Fair
H/A	Holston fine sandy loam, 0 to 1 percent slopes	Grade 1 - Excellent
H/A	Holston loam, 0 to 1 percent slopes	Grade 1 - Excellent
H/B	Holston clay loam, 0 to 8 percent slopes	Grade 4 - Poor
MD2	Montpelier coarse sandy loam, 0 to 30 percent slopes, eroded	Grade 3 - Fair
Pak	Phonolite clay, 0 to 1 percent slopes	Grade 5 - Very Poor
PaB	Phonolite gravelly loam, 0 to 8 percent slopes	Grade 5 - Very Poor
PB	Phonolite loam, 0 to 8 percent slopes	Grade 5 - Very Poor
PD	Phonolite loam, 8 to 30 percent slopes	Grade 5 - Very Poor
PE	Phonolite loam, 30 to 40 percent slopes	Grade 5 - Very Poor
PhD	Phonolite loam, moderately deep, 10 to 30 percent slopes	Grade 4 - Poor
P/C	Phonolite clay loam, 0 to 10 percent slopes	Grade 5 - Very Poor
Rak	Rhyolite clay, 0 to 3 percent slopes	Grade 3 - Fair

Map unit symbol	Map unit name	Rating
RuB	Rhyolite clay, 3 to 8 percent slopes	Grade 3 - Fair
RuB	Rhyolite sandy clay, 0 to 8 percent slopes	Grade 4 - Poor
RuA	Rhyolite clay, 0 to 1 percent slopes	Grade 3 - Fair
R/A	Rhyolite loam, 0 to 1 percent slopes	Grade 1 - Excellent
Ta	Turkey escarpments	Not rated
WmD	Whitney sandy loam, 10 to 30 percent slopes	Grade 4 - Poor
W/A	Whitney clay loam, 0 to 1 percent slopes	Grade 1 - Excellent
W/A	Whitney loam, 0 to 1 percent slopes	Grade 1 - Excellent

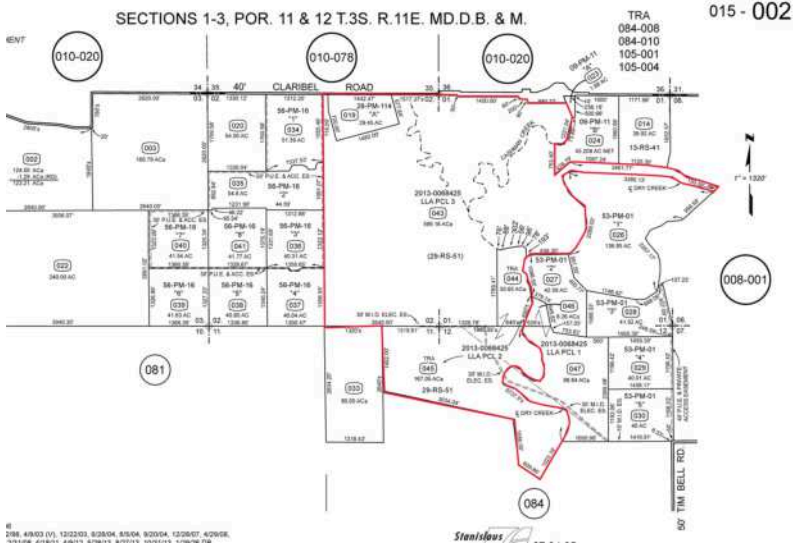
SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION

APNs: 015 002 019; 015 002 043; 015 002 044; 015 002 045



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