



# THE BELTRAN RANCH

**OFFERED AT \$40,000,000:**

**1800+ ACRE RANCH INCLUDES 150 ACRE SOLAR FARM,  
W/CONTRACT FOR AN 800 +/- ACRE EXPANSION IN 2021**





**FOR MORE INFORMATION, CALL POTRAIN REALTY:**

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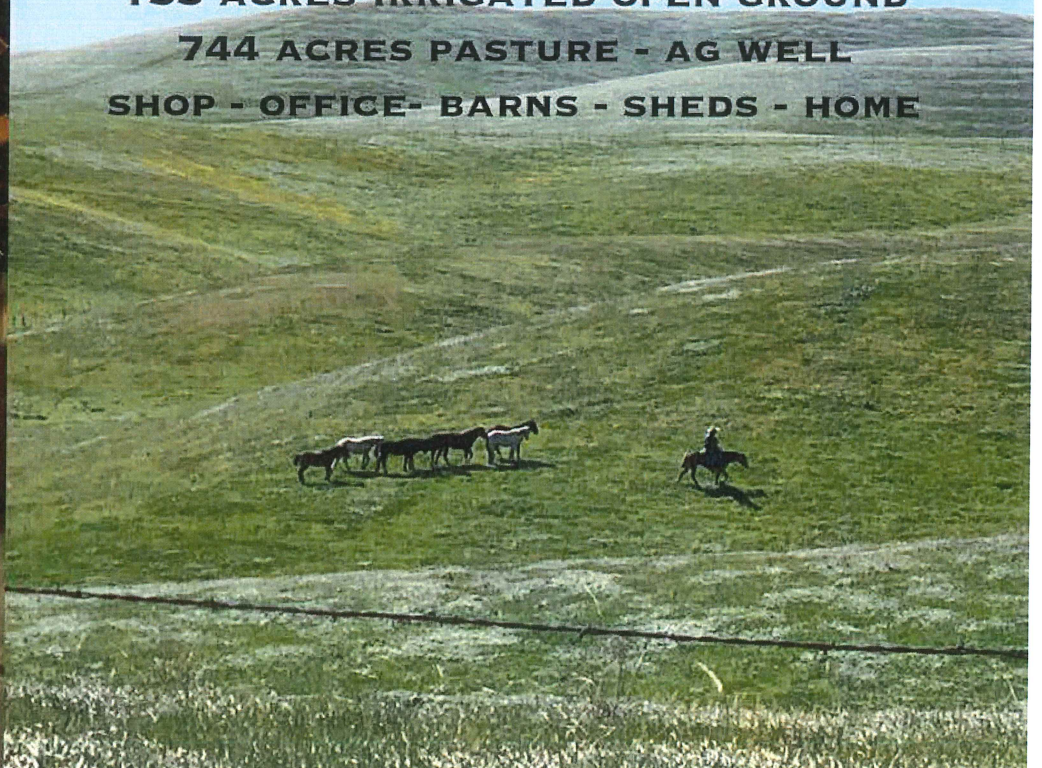
**163 ACRES WALNUTS - 30 ACRES CHERRIES**

**39 ACRES APRICOTS - 402 ACRES ALMONDS**

**133 ACRES IRRIGATED OPEN GROUND**

**744 ACRES PASTURE - AG WELL**

**SHOP - OFFICE- BARNS - SHEDS - HOME**







**Beltran Ranch:**

**Coldwell Solar Lease:**

- Feb 2023- \$75,000 per month
- Rent increases 1% annually starting Feb 2024
- Total Payments \$28,229,377
- Jan 2022- last year payment is paid in advance (Jan 2056)- \$1,249,821
- Ending 1/2056 with payment of \$104,152

**Frontier Solar Lease:**

- Current monthly payments - \$11,427
- Lease started in 2015 with 1% increase per year
- Total Payments \$4,769,994
- Last payment 6/2050 - \$15,250

**Potential tax savings with removal of approximately 378-417 acres of trees for next phase of solar**

**Potential farm ground to plant is + 100 acres**

**Water Controlled by Beltran entities:**

- Oak Flat Water District, 768 acres, 100% allocation, 2,038 ac ft
- Del Puerto Water District, 389 acres, 100% allocation, 1,206 ac ft

**Summary of acreage:**

**Fred Beltran & Sons, 464 acres:**

- 125 Almonds, Oak Flat Water
- 204 acres water rights, Del Puerto Water
- 135 acres pasture

**Beltran Farms, 1435 acres:**

- 509 acres Almonds, Walnuts, Apricots, Cherries
- 150 acres solar farm
- 133 open irrigated ground
- 609 acres pasture
- 34 acres misc

**Please request farming sheet/ production records for orchard data**

\*The information provided by Potrain Realty is believed to be reliable but its accuracy has not been verified and its given with no guarantee or warranty.