

MRF LANDS REAL ESTATE

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1,751 ACRES

MERCED COUNTY

TOTAL ACRES: 1,751 Gross Assessed Acres 1,675.72 FSA Cropland

LOCATION: 7353 S. HWY 59 @ Chamberlain Road, Merced, 95340, Merced County

ASKING PRICE: \$29,500,000 \$16,848 Assessed/acre

TERMS: All Cash to Seller. Institutional financing available to qualified Buyers.

WATER SOURCE: 21 Irrigation Wells: H.P. 60, 75, 100, 125, 150
Depth 500'-800'
GPM 800-1,000; 1,300-1750
PWL 110'-180'; 210'-280'

4 Sump Pumps; 2 domestic wells, multiple capture and return systems.

WATER TYPE: Ground water Pumped from Irrigation Wells.
Class II surface water from Merced Irrigation District upon availability.

SOILS: Fresno Loam FsA 65%
Fresno Loam FrA 29%
Fresno Loam FpA 6%

TOPOGRAPHY: Lasor levelled for surface irrigation. All tailwater captured, No Run off

CROP HISTORY: Alfalfa, cotton, tomatoes, corn, wheat and other row crops. Permanent crops such Almonds, Pistachios and Olives are adjacent to and in the area.

PRODUCTION: Cotton: Pima 2.5-3.5 bales/acre; Acala 4.0-4.5 bales/acre
Alfalfa: Roundup Ready 8-10 tons/acre

IMPROVEMENTS: One Shop & Office 36' x 65' Covered Area 50' x 60'
One Home 3 Bedroom, 1 Bath
Two Mobile Homes – 3 B/2B, 3B/2B
1 Commercial 80' Scale for private use only.

“Over 40 Years of Real Estate Experience”

UTILITIES: PG&E

PROPERTY TAXES: \$64,423; \$36.79/Acre

APN#'s:	074-090-005	638 Acres
	074-090-010	158 Acres
	074-090-011	637 Acres
	074-090-012	318 Acres

ZONING: A-1 Agriculture

USDA/FSA HISTORY: Farm 8047 – Tract 1578

WILLIAMSON ACT: This property is under the California Land Conservation Act

MINERAL RIGHTS: Any rights owned by Seller are included. (50% on some parcels)

SGMA: The Sustainable Groundwater Management Act will implement new regulations and guidelines for the pumping of groundwater in January, 2020. This may limit or alter the use or pumping of groundwater on agricultural lands throughout California. This property is within the Sandy Mush GSA and information on SGMA and the Sandy Mush GSA may be found at www.sgma.water.ca.gov/portal.

REMARKS: This property has been farmed for more 50 years and developed into a premiere row crop farm capable of producing many different crops. The entire property has been deep ripped and received a regular soil amendment program to maximize production. Almonds and Pistachios surround the property and are an excellent, high cash crop alternative and compliment to the existing row crops.

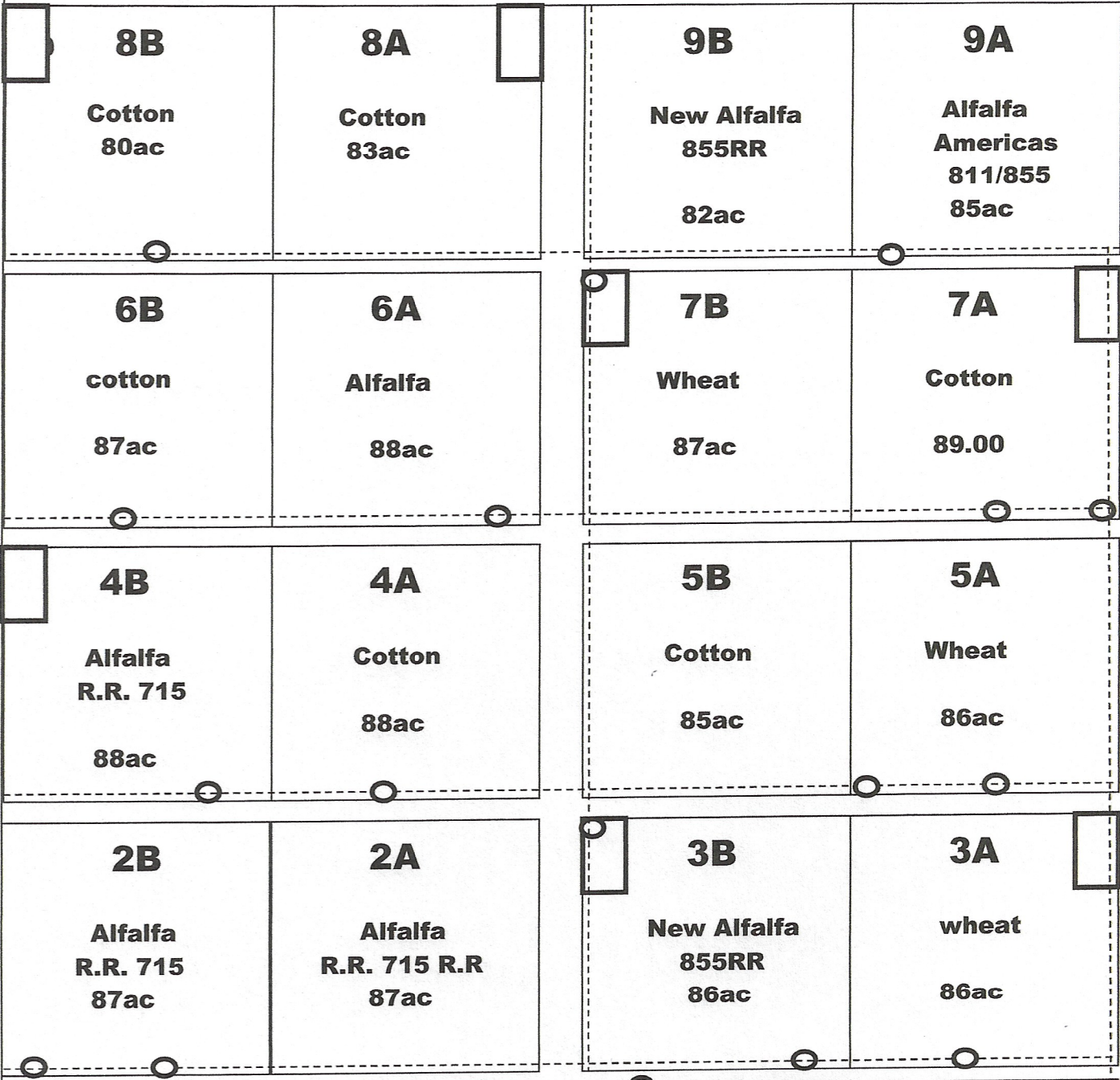
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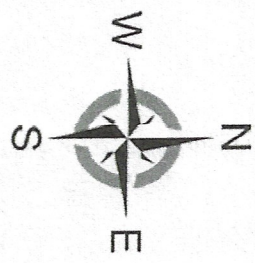
10B
Wheat
73ac

10A
Americas 715 R.R.
76ac

2019 EL NIDO RANCH



Alfalfa.....614 acres
 Cotton.....598 acres
 wheat.....332
 Corn.....0
 New Alfalfa.....214



1D
New Alfalfa
19ac

1C
New Alfalfa
26ac

1B
Alfalfa R.R 715
45ac

SHOP

1A
Alfalfa
R.R. 715
58ac

Legend

