

# FAHEY ROAD RANCH

Merced County, California

**\$600,000** (\$20,067/Acre)



**29.90± Acres**

- Grazing land
- Perimeter fencing
- Submersible pump & well

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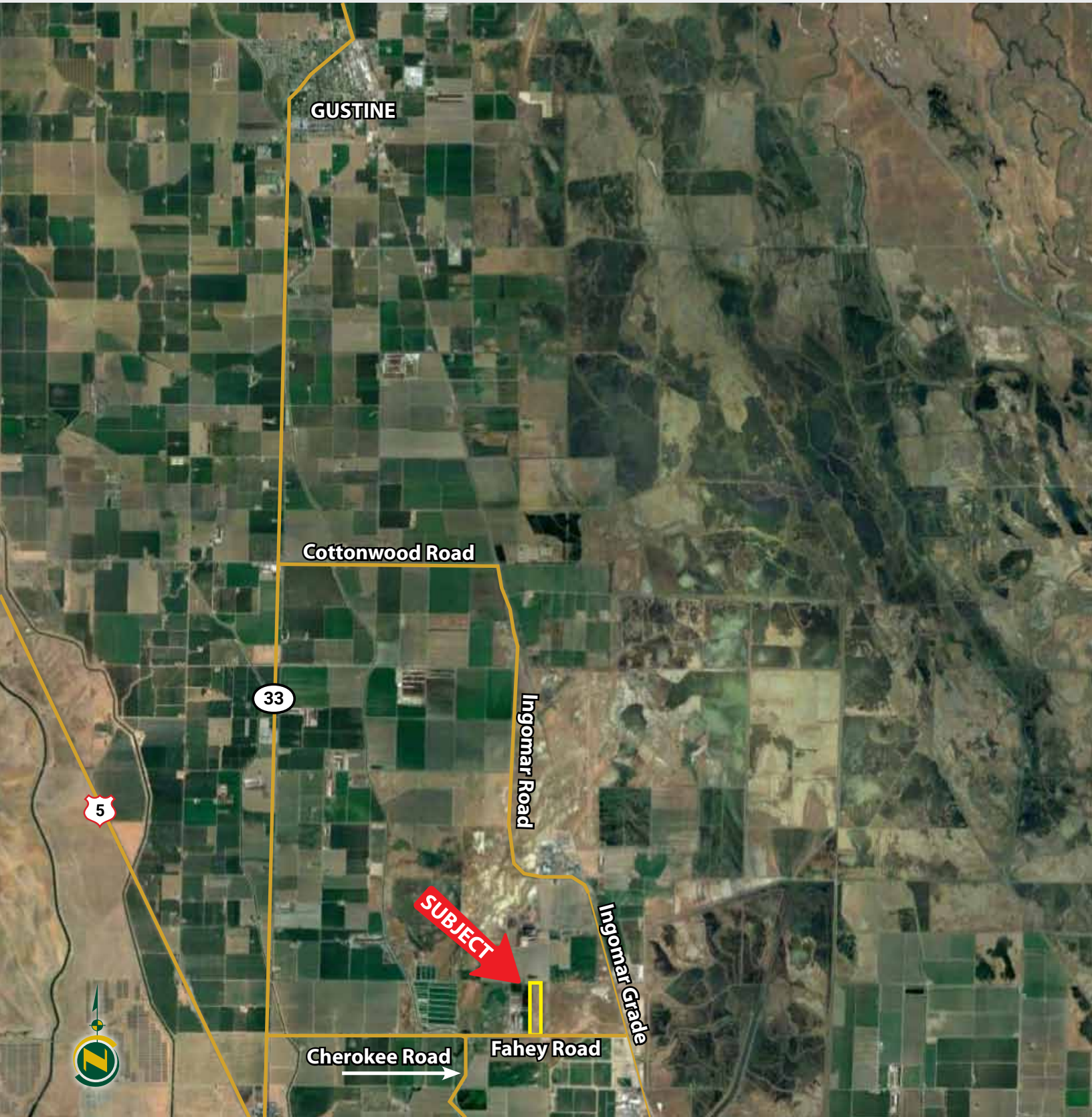
DRE #00020875

# FAHEY ROAD RANCH

29.90± Acres  
Merced County, CA



## PROPERTY OVERVIEW



## PROPERTY INFORMATION

### DESCRIPTION

Property consists of one fenced parcel currently used as pasture.

### LOCATION

Subject property is located on the north side of Fahey Road between Cherokee Road and Ingomar Grade. Located approximately 8.5 miles south of Gustine, and approximately 7 miles northwest of Los Banos, CA.

### LEGAL

Merced County APN: 070-270-009, a portion of Section 27, T9S, R9E, M.D.B.&M.

### ZONING

Zoned Agricultural and not enrolled in the Ag Preserve (Williamson Act).

### SOILS

The predominate soil type is Pedcat Loam.

### WATER

Submersible pump and well  
GSA: County of Merced GSA - Delta Mendota

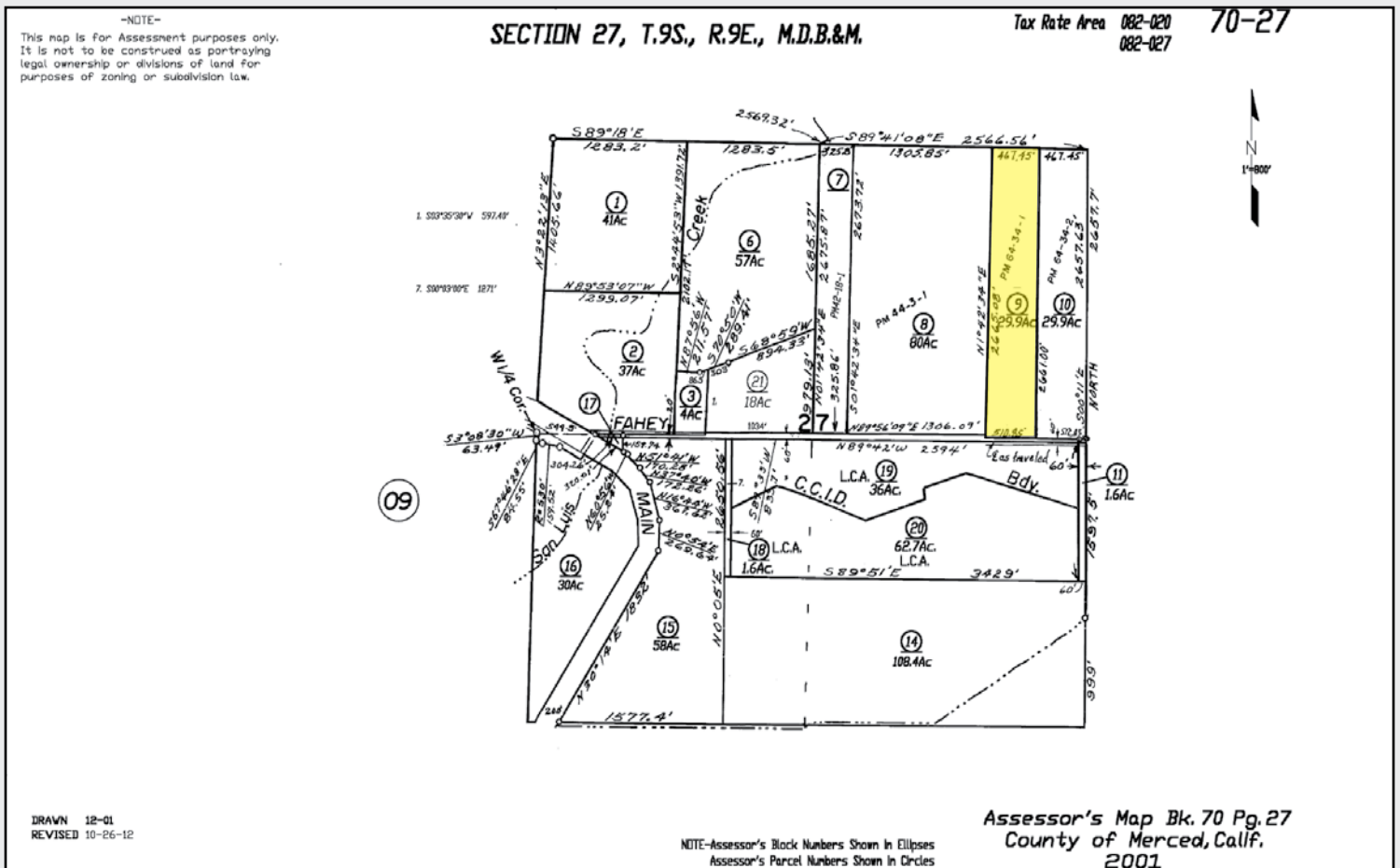
### BUILDINGS/IMPROVEMENTS

Perimeter fencing and one small outbuilding

### PRICE/TERMS

\$600,000 cash or terms agreeable to the Seller.

## APN MAP



## STATE MAP



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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.*



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