

# **MRF LANDS REAL ESTATE**

**AGRICULTURAL & COMMERCIAL INVESTMENTS**

**AZEVEDO DAIRY #4 ~ 158 ACRES**



**MRF LANDS - DRE# 00575678**

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# MRF LANDS REAL ESTATE

## AZEVEDO DAIRY #4 - W. ROOSEVELT

**LOCATION:** 1257 W. Roosevelt Road, El Nido, 95317

**REAL PROPERTY:** 158.2 Total Assessed Acres

Parcel #1	78.2 Acres	APN 074-110-026
Parcel #2	80.0 Acres	APN 074-110-033

**USES:**

Parcel #1	Dairy Facility - 20 Acres Two Residences, 2 Loafing Barns 60 Acres Irrigated Land
Parcel #2	7.8 Acres Corrals, 1 Residence 70 Acres Irrigated Land

**MILKING FACILITY:** Parcel #1 Double 14 Parallel

**EXISTING PERMITS:**

Merced County CUP20-005	4,000 Cows
CA Regional Water Quality	431 Milk/Dry Cows
San Joaquin Vly Permit	3,000 Milk/Dry Cows
Present Legally Permitted	430 Milk Cows

**IMPROVEMENTS:** **PARCEL #1:**

1 Dairy Milk Barn	13,936 SF
Loafing Barn #1	63,840 SF
Loafing Barn #2	97,090 SF
Milk Cow Corral	31,220 SF
Steel Frame Shop	5,400 SF

Main Residence	3,300 SF
Improved Attached Garage	850 SF
Labor Residence #1	1,500 SF
Labor Residence #2	1,000 SF

**PARCEL #2:**

Bred Heifer Corral	24,500 SF
Labor Residence #3	1,300 SF

**2 WATER SOURCES:** Merced Irrigation District—Class II Surplus Water

2 Pump & Wells: 30hp & 100hp, 1,500 GPM  
Located in the Merced Irrigation Urban GSA

**IRRIGATION:** Distribution by underground pipelines, open ditch and flood type irrigation.

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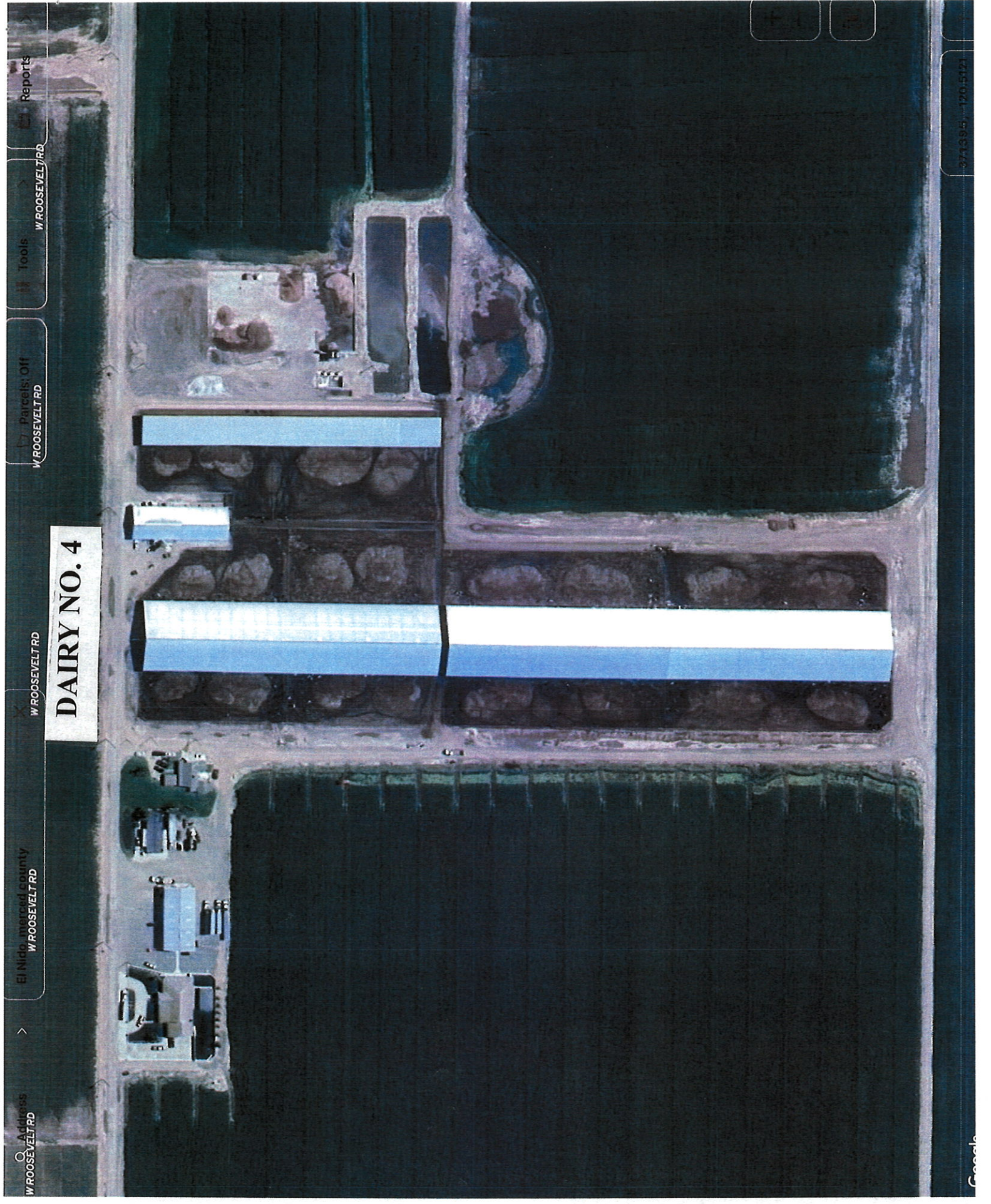
## AZEVEDO DAIRY #4

- SOILS:** Class II: Pachappa Sandy Loam (66%)  
Class III: Fresno Loam (34%)
- CROPS:** Corn, Sillage, wheat, barley, oats, other row crops
- UTILITIES:** PG&E, Propane tanks
- FLOOD PLAIN:** Minimal Flood Hazard
- ZONING:** A-1 General Agriculture, 20 acre minimum
- ACCESS:** Paved County Roads
- DAIRY #4 PRICE:** **\$6,250,000**  
**\$3,950,000 PARCEL 1**  
**\$2,300,000 PARCEL 2**
- TERMS:** All Cash to an existing loan on Parcel 2 of \$1,700,000 at 5% interest only, \$7,083/month, to March, 2027, additional terms thereafter. Call for more information.
- REMARKS:** Seller may consider selling a portion of the dairy herd in the sale. Dairy #4 or Parcel 1 may be purchased separately.



*The information contained herein has been obtained from sources deemed reliable, however, we do not guarantee its accuracy and completeness. We assume no responsibility for any errors, omissions, or misrepresentations. This offer is subject to withdrawal, change or prior sale without notice. Consult your legal, financial and environmental expert for advice and guidance.*

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Address  
W ROOSEVELT RD

El Nido, merced county  
W ROOSEVELT RD

W ROOSEVELT RD

Parcels, Off  
W ROOSEVELT RD

Tools

Reports

# DAIRY NO. 4

Maps

id.

YZEVE...



377595...120.5121

Google



(\* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

| □ Boundary 159.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	98.04	61.32	0	29	4s
PgA	Pachappa sandy loam, deep over hardpan, 0 to 1 percent slopes	27.68	17.31	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	26.87	16.81	0	5	6s
HeA	Hanford sandy loam, 0 to 1 percent slopes	7.29	4.56	0	30	4c
TOTALS		159.88(*)	100%	-	25.01	4.34

(\* Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

### Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

**SGMA:**

**THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT (SGMA) WAS PASSED IN 2014 TO BRING THE OVERDRAFTED GROUNDWATER BASIN LOCATED IN THE SAN JOAQUIN VALLEY INTO SUSTAINABLE MANAGEMENT BY 2040. THE COUNTY OF MERCED, WITH WATER DISTRICTS AND CITIES WITHIN THE MERCED SUBBASIN, CREATED TWO MAJOR GSAs:**

- 1. THE MERCED SUBBASIN GROUNDWATER SUSTAINABILITY AGENCY (MSGSA)**
- 2. THE MERCED IRRIGATION-URBAN GROUNDWATER SUSTAINABILITY AGENCY (MIUGSA).**

**THEIR GOAL IS TO ACHIEVE SUSTAINABLE GROUND WATER MANAGEMENT ON A LONG-TERM AVERAGE BASIS BY INCREASING RECHARGE AND/OR REDUCING GROUNDWATER PUMPING.**

**THESE GSAs ARE CREATING GROUNDWATER SUSTAINABILITY PLANS (GSPs) THAT MAY LIMIT GROUNDWATER PUMPING AND ALLOCATE SURFACE WATER DELIVERY BETWEEN AREAS LOCATED WITHIN THE SUBBASIN. MORE INFORMATION CAN BE FOUND AT:**

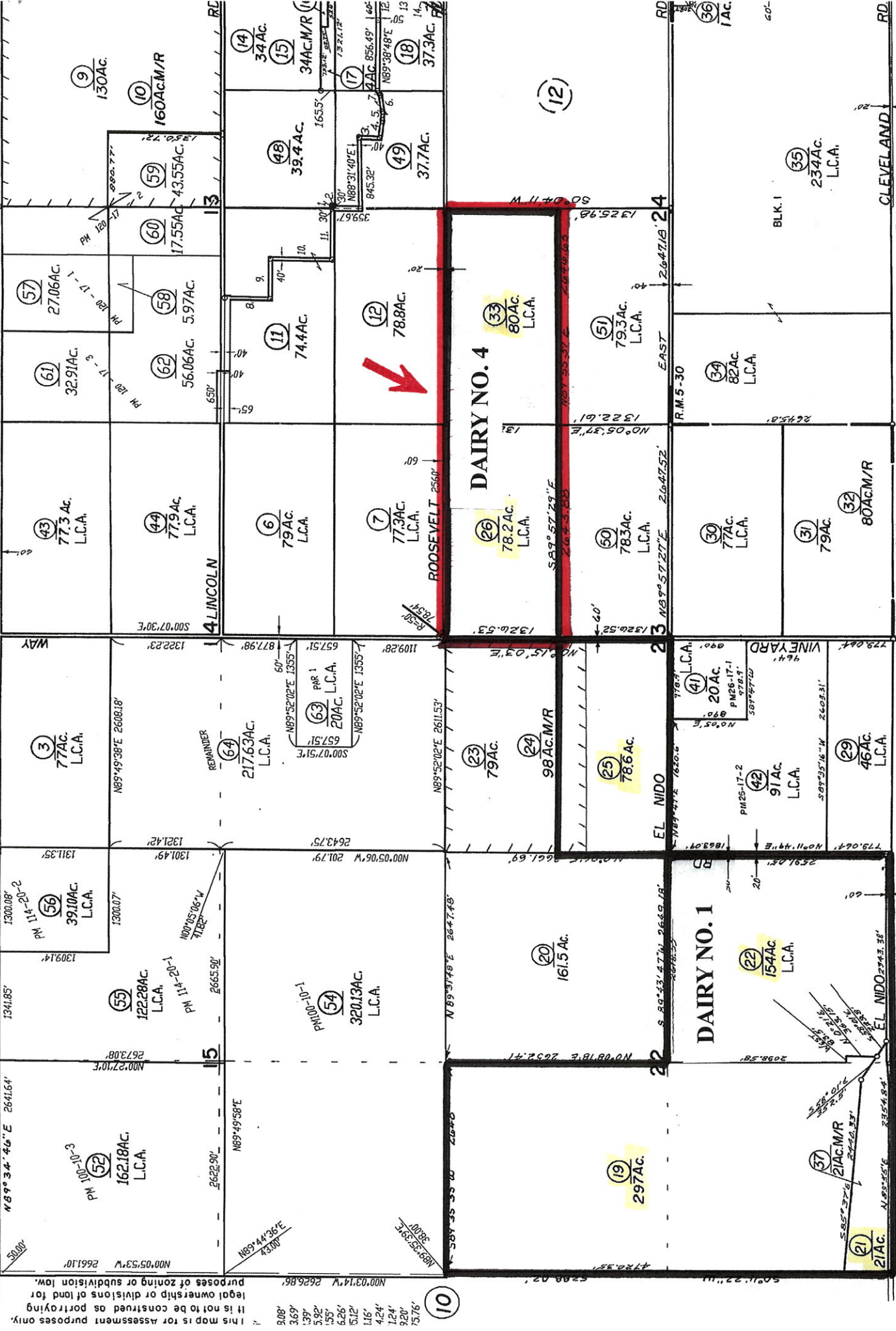
***[www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal) AND [www.mercedsgma.org](http://www.mercedsgma.org)***



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Assessor's Map Bk. 74-R  
County of Merced, Ca. 1960

NOTE- Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Sub. No. 5 of Chowchilla Ranch R.M. Bk. 5, Pg. 30

12-28-05  
12-29-05  
12-31-15  
12-29-21  
08-23-25

