

MRF LANDS REAL ESTATE

AGRICULTURAL & COMMERCIAL INVESTMENTS

2 DAIRIES ~ 708 ACRES ~ MERCED COUNTY

\$20,000,000



MRF LANDS - DRE# 00575678

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Mobile: 831-901-9335

“Over 40 Years of Experience in the Real Estate Industry”

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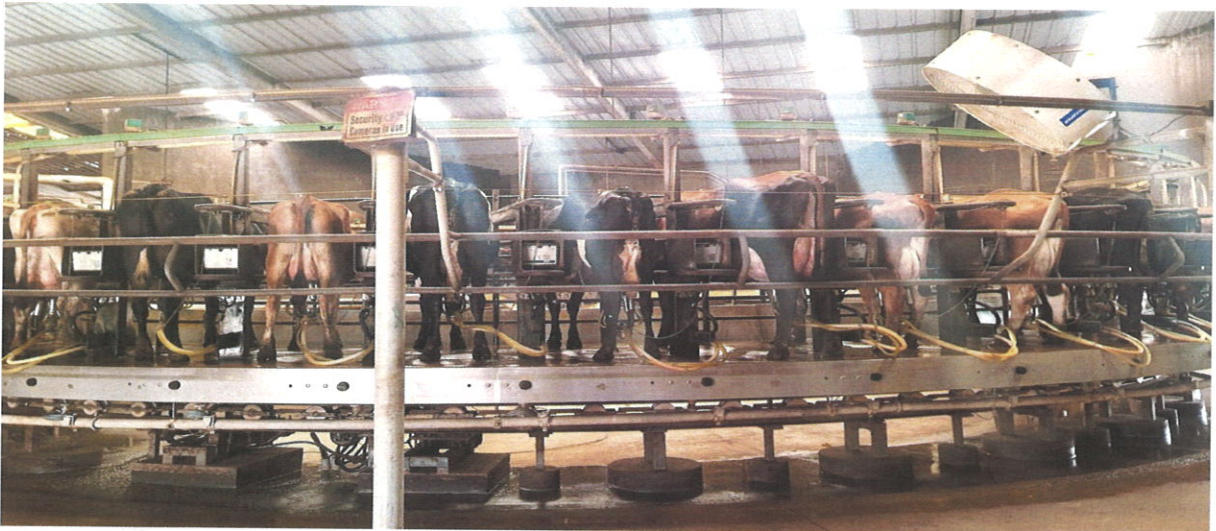
AZEVEDO DAIRY #1 - W. EL NIDO

- LOCATION:** 2025 W El Nido Road, El Nido, CA 95317
- REAL PROPERTY:** 550.6 Total Assessed Acres
297 Acres APN 074-110-019
21 Acres APN 074-110-022
154 Acres APN 074-110-022
78.6 Acres APN 074-110-025
- USES:** 70 Acre Dairy Facility
462 Acres of Irrigated Land
- MILKING FACILITY:** 50 Cow Rotary Milk Parlor—3,000 Milk Cow Capacity
Two 7,000 Gallon Silo Milk Tanks
- EXISTING PERMITS:** Merced County CUP09-11 4,105 Milk Cows
CA Regional Water Quality 1,360 Milk Cows
San Joaquin Air Bd Permit 4,105 Milk Cows
Present Legally Permissible 2,750 Milk Cows
Estimated 5,330 Animal Units
- DAIRY BDLGS:**
- | | |
|-----------------------------------|------------|
| 1 Dairy Milking Barn | 19,215 SF |
| Loafing Barn #1 | 88,000 SF |
| Loafing Barn #2 | 188,550 SF |
| Milk Dry/heifer Loafing Barn | 128,150 SF |
| Dry/Springer Loafing Barn | 31,400 SF |
| Heifer/Springer/Milk Loafing Barn | 56,100 SF |
| Bred Heifer/Milk Cow Loafing Barn | 11,000 SF |
| Bred Heifer Loafing Barn | 88,000 SF |
| Commodity Barn | 6,300 SF |
- RESIDENCES:**
- | | |
|-----------------------|----------|
| Foreman Residence | 2,600 SF |
| Labor Residence #1 | 800 SF |
| Labor Residence #2 | 800 SF |
| Labor Residence #3 | 800 SF |
| Labor Residence #4 | 900 SF |
| Labor Residence #5 | 1,100 SF |
| Older Shop | 1,000 SF |
| 5 Misc Sheds/Canopies | |
- WATER SOURCE:** 7 Pump and Wells: Total GPM 5,200+-
HP: 30, 50, 60, 75 100, 125
Located in the Merced Subbasin GSA
- IRRIGATION:** Distribution by underground pipelines for flood-type irrigation.

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AZEVEDO DAIRY #1

- SOILS:** Class I and II: Pachappa Loam, Hanford Series
Class III: Fresno Loam
- CROPS:** Corn, Wheat, Barley, Alfalfa, Sillage, other row crops.
- UTILITIES:** PG&E & Propane
- SOLAR SYSTEM:** 1.01 Megawatt System on 7 acres
Completed in 2020 for \$2,215,000.
- FLOOD PLAIN:** Areas with 1% or minimal flood hazard
- ZONING:** A-1 General Agriculture, 20 acre minimum
The property is not in the Williamson Act.
- ACCESS:** 3 miles west of Hwy 59, Roosevelt Road
- DAIRY #1 PRICE: \$13,750,000**



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DAIRY NO. 1





DAIRY NO. 1

**50 COW
ROTARY**



**COMMODITY
BARN FOR
GREEN CHOP**



GO TO VIMEO.COM AND SEE OUR DRONE FLIGHTS OVER THE DAIRIES

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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W ROOSEVELT RD

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W ROOSEVELT RD

Parcels, Off
W ROOSEVELT RD

Tools

Reports

DAIRY NO. 4



|  All Polygons 716.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	403.0 4	56.27	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	200.7	28.02	0	5	6s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	37.35	5.21	0	30	4c
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	30.33	4.23	0	1	6s
PgA	Pachappa sandy loam, deep over hardpan, 0 to 1 percent slopes	27.68	3.86	0	29	4s
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	9.88	1.38	0	20	4c
HeA	Hanford sandy loam, 0 to 1 percent slopes	7.29	1.02	0	30	4c
TOTALS		716.2 7(*)	100%	-	21.03	4.65

(*) 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 477.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	260.8 8	54.62	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	165.5 9	34.67	0	5	6s
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	30.33	6.35	0	1	6s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	10.92	2.29	0	30	4c
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	9.88	2.07	0	20	4c
TOTALS		477.6(*)	100%	-	18.74	4.82

(*) 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 78.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	44.12	56.0	0	29	4s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	26.43	33.54	0	30	4c
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	8.24	10.46	0	5	6s
TOTALS		78.79(*)	100%	-	26.83	4.21

(*) 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).

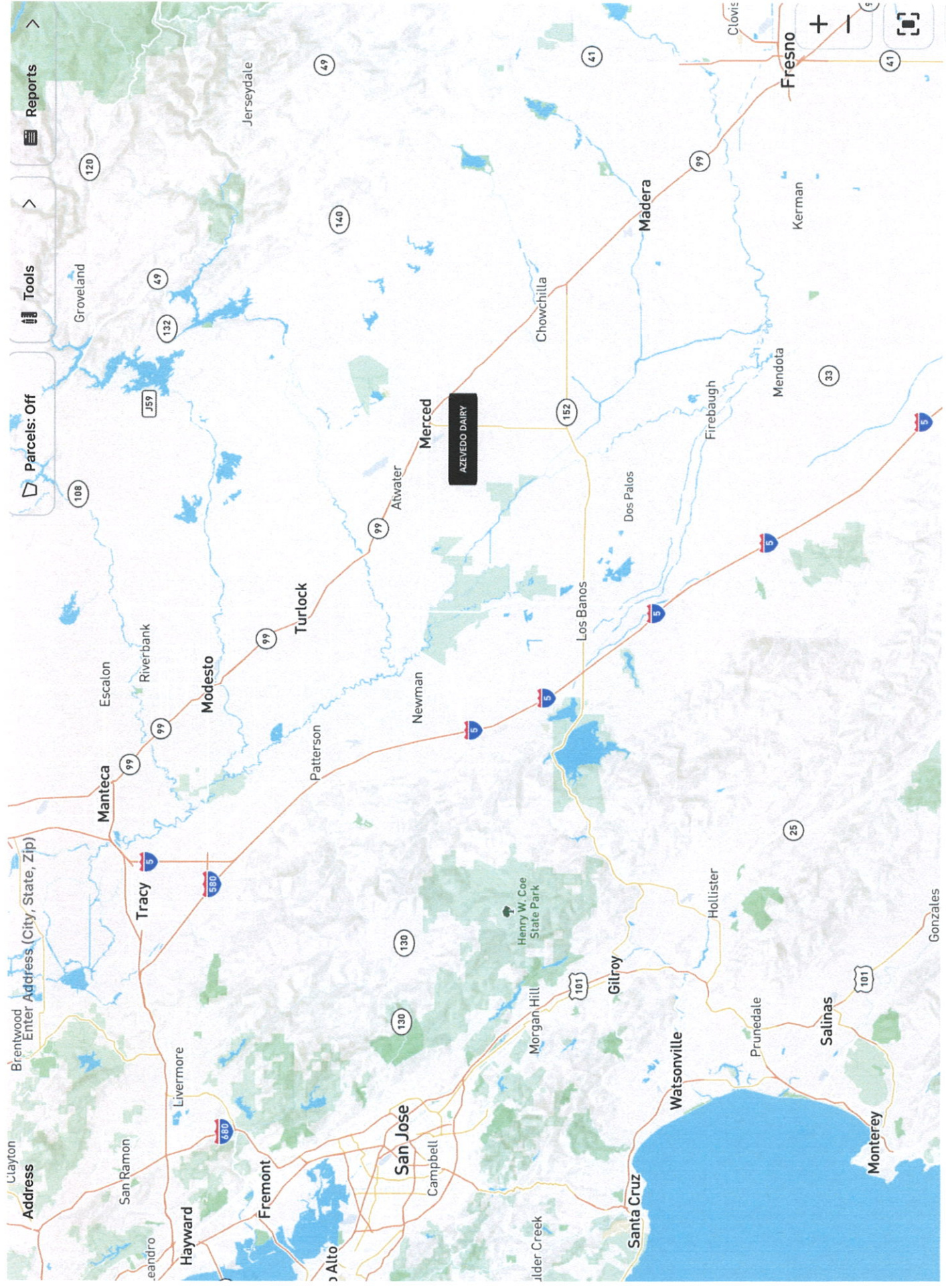
THEIR GOAL IS TO ACHIEVE SUSTAINABLE GROUND WATER MANAGEMENT ON A LONG-TERM AVERAGE BASIS BY INCREASING RECHARGE AND/OR REDUCING GROUNDWATER PUMPING.

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 AND www.mercedsgma.org







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AZEVEDO...



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36.951, -119.4508

MRF LANDS/FARMLAND CALIFORNIA REALTY, INC.

DISCLAIMER & DISCLOSURE AGREEMENT

CA LICENSE #00575678

MRF LANDS, (the “Broker”) has been authorized by the owner of the subject property, the “Seller”, to present their marketing package and sales information to the undersigned below. This is a confidential package intended solely for the limited use and benefit of the principal when considering whether to acquire the subject property.

The marketing package was prepared by MRF Lands, the Seller’s Broker, and it has been reviewed by the Seller. The information and materials contained therein are selective and limited in nature and neither the Seller or Broker purport this to be an all-inclusive report on the subject property. The information is based in part upon the material supplied by the Seller and in part upon information supplied by the Broker from sources believed to be reliable. All income, expenses and/or income projections contained therein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, market conditions, interest rates and inflation and other factors beyond the control of the Seller and Broker. The information supplied by the Broker is not a substitute for a thorough due diligence investigation.

Neither the Broker, the Seller, nor any of their respective agents, employees, or members have made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of the sales package or any of its contents, or to the value of the property, the size and square footage of the property and improvements, the zoning or present and future land use, the presence or absence of contaminating substances, PCB’s or asbestos, or the compliance with State or Federal regulations. No legal commitments or obligations shall arise by reason of the information or sales package or its contents.

The information offered is subject to modification, rescission, termination or withdrawal, with or without notice. It is not deemed to be an offer to sell property. The property owner or owners shall have no legal commitment or obligation to any interested party reviewing the information to accept an offer or respond to an offer.

All parties are hereby informed and acknowledge receipt of this notice that this agricultural property is subject to the Sustainable Groundwater Management Act (SGMA) passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA may limit the amount of well water that may be pumped from underground aquifers. This property lies within the Merced Basin and is under the jurisdiction of both the Merced Subbasin GSA and the Merced Irrigation Urban GSA and their applicable rules and regulations

All Buyers should consult their own water attorney, hydrologist, civil engineer and/or other environmental advisors. More information is available from the Department of Water Resources, SGMA portal: <https://sgma.water.ca.gov/portal>. Phone: 916-653-5791. Merced Irrigation District at 209-722-5761 and the Merced Subbasin GSA at 209-385-7654.

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