



Executive Summary

Narbaitz Ranch

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Narbaitz Ranch

Aerial Map

Narbaitz Ranch Aerial Map

This map is not a survey and should be used for reference only.

Legend

- Approx Boundaries of BLM Allotted Land
- Approx Boundaries of Deeded Acreage
- Approx Boundaries of Leased Land
- Emmet High Def

Google Earth

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Mercey Hot Springs

2 mi



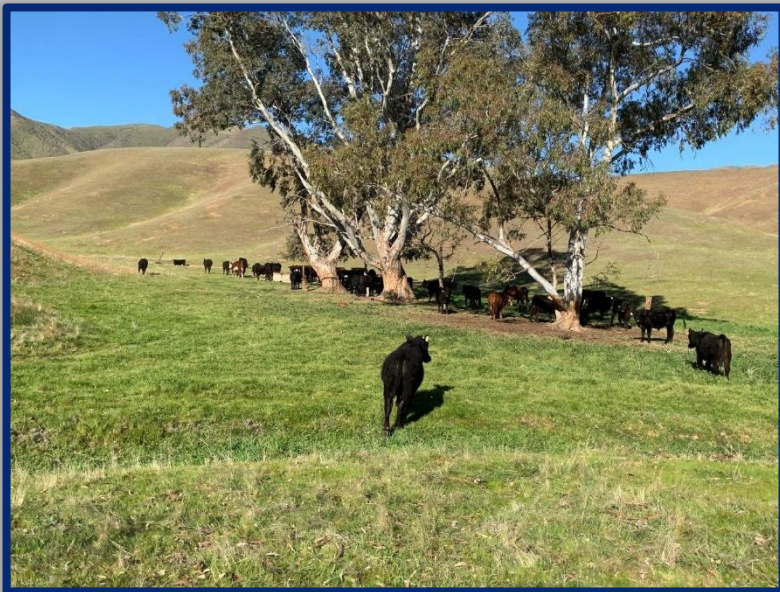
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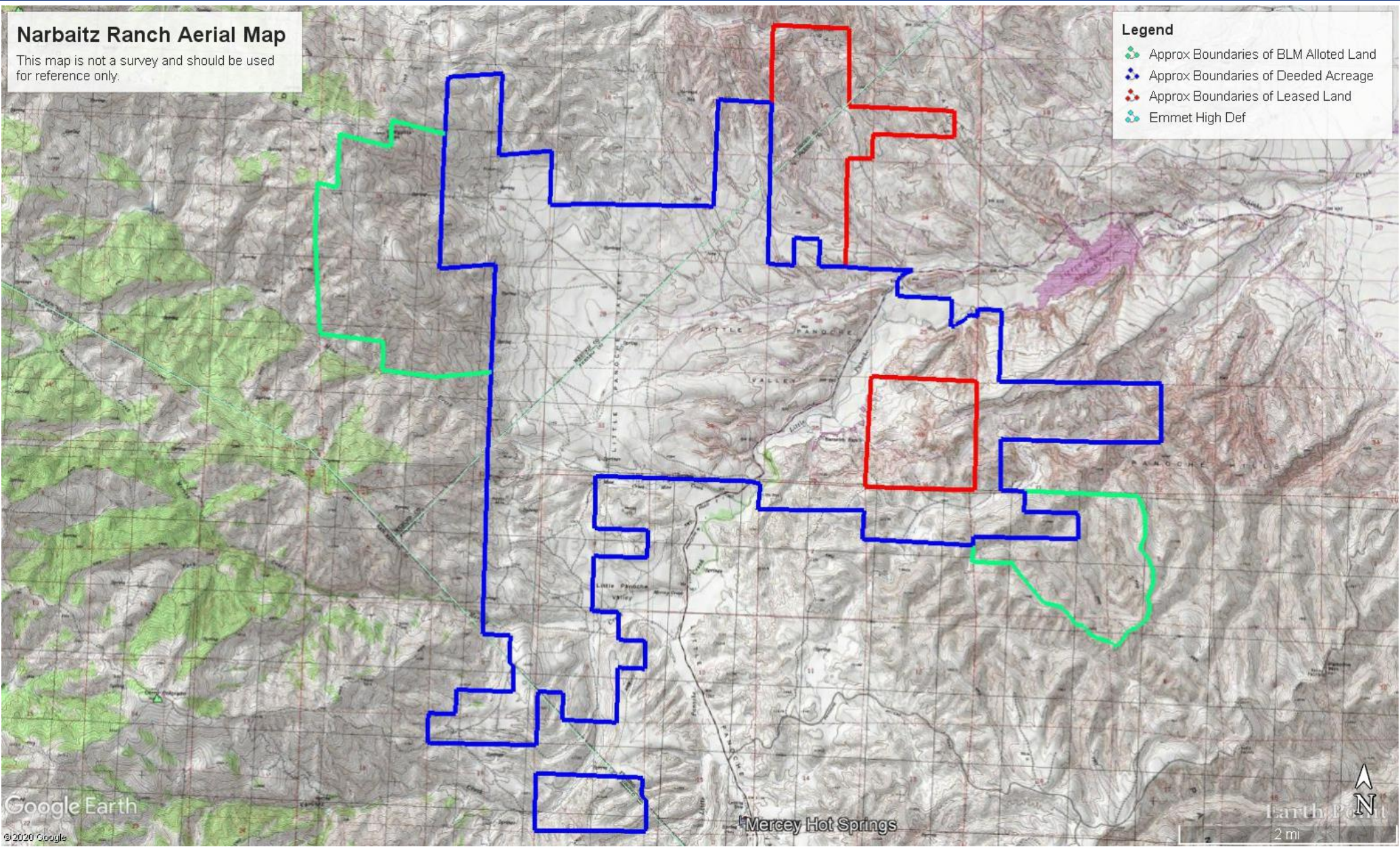
San Benito Realty is pleased to present the Narbaitz Ranch. The Narbaitz Ranch is located 45 miles Southeast of Hollister and 65 miles West of Fresno on Little Panoche Road. The large property encompasses approximately 10,314 deeded Acres, 2,737 BLM Allotted Acres and 1,836 privately leased acres. This is a turnkey cattle ranch that has been professionally set up and operated. The fencing is in excellent condition and the water system has been fully developed with 18 springs, 83 water troughs and multiple ponds set up throughout the property. The roads are in excellent conditions allowing the ability to get around the ranch quickly. The topography consists of large open flat areas and gentle rolling hills making the almost all of the acreage usable. The owners have historically run around 600-700 cow/calf pairs year round. Additional improvements include corrals, two ranch houses, and a shop building.



Location	The Ranch is located on Little Panoche Road approximately 45 miles South East of Hollister and 65 miles West of Fresno.
County	Fresno, Merced, and San Benito Counties
Parcel Size	10,314+- Acres
Assessor Parcel Number(s)	026-280-005 and 52 Additional APNs
Access	County Road
Land Use	The land is currently being used for cattle grazing and recreation.
Topography	Large flat open areas, gentle rolling hills. The ranch is very accessible.
Water	18 Springs, 83 Water troughs set up throughout the whole ranch. The Little Panoche Creek runs through the property.
Improvements	1300 Sqft Residence, 800 Sqft Residence, Shop Building, Corrals, Fencing in Excellent Condition.
Zoning	AE40 Exclusive Agriculture - Fresno County, A-2 Exclusive Agriculture - Merced County, AR Agricultural Rangeland - San Benito County.
Price	\$8,509,000








Narbaitz Ranch


Location Map


Narbaitz Ranch Location


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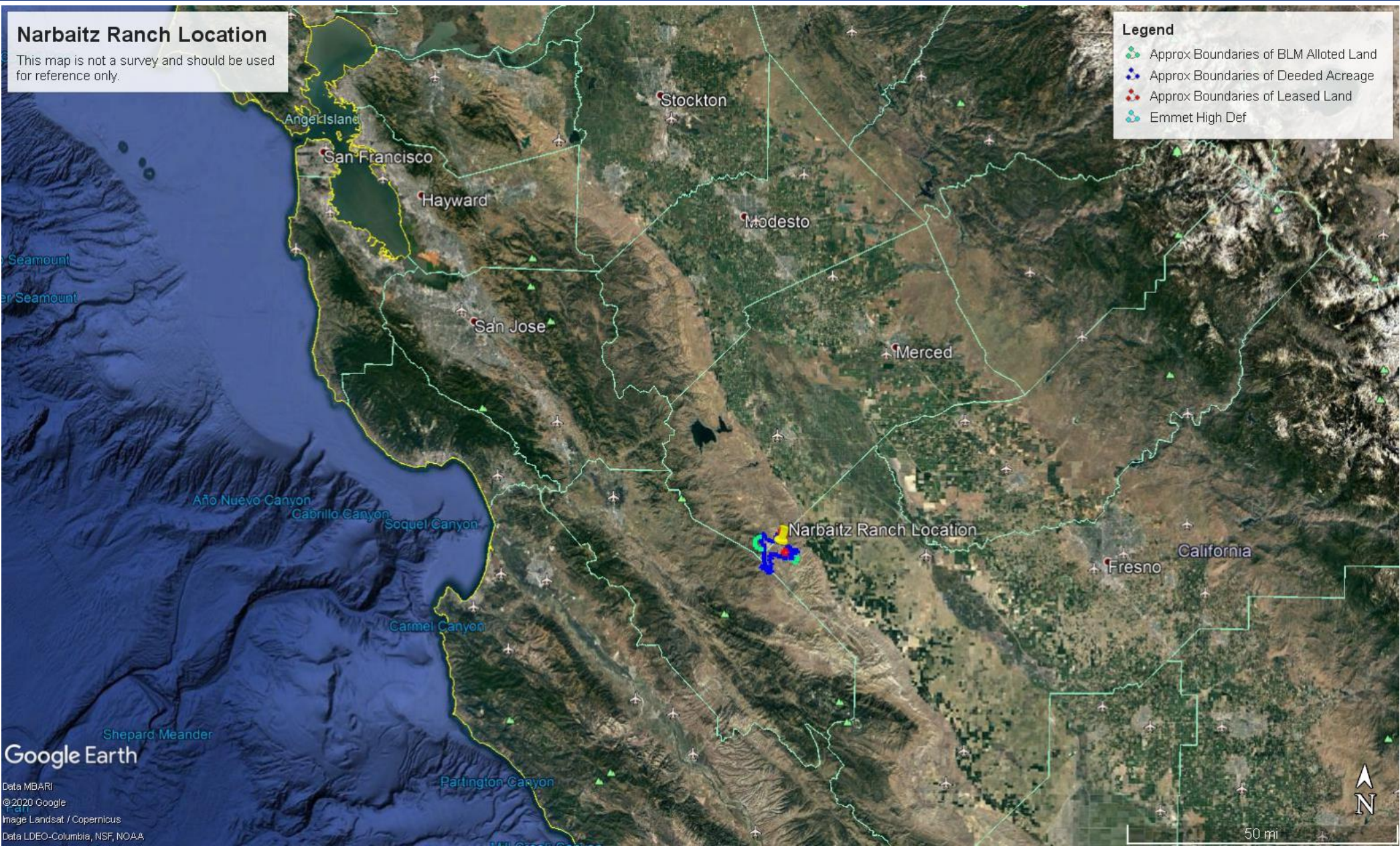
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 Approx Boundaries of BLM Allotted Land

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Google Earth

Data MBARI
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Image Landsat / Copernicus
Data LDEO-Columbia, NSF, NOAA

