

# GREENHOUSE RANCH

IRRIGATED PASTURE

**1,939.00± acres**  
Merced County, CA

**\$8,725,000**  
( \$4,500 per acre )



EXCLUSIVELY PRESENTED BY:



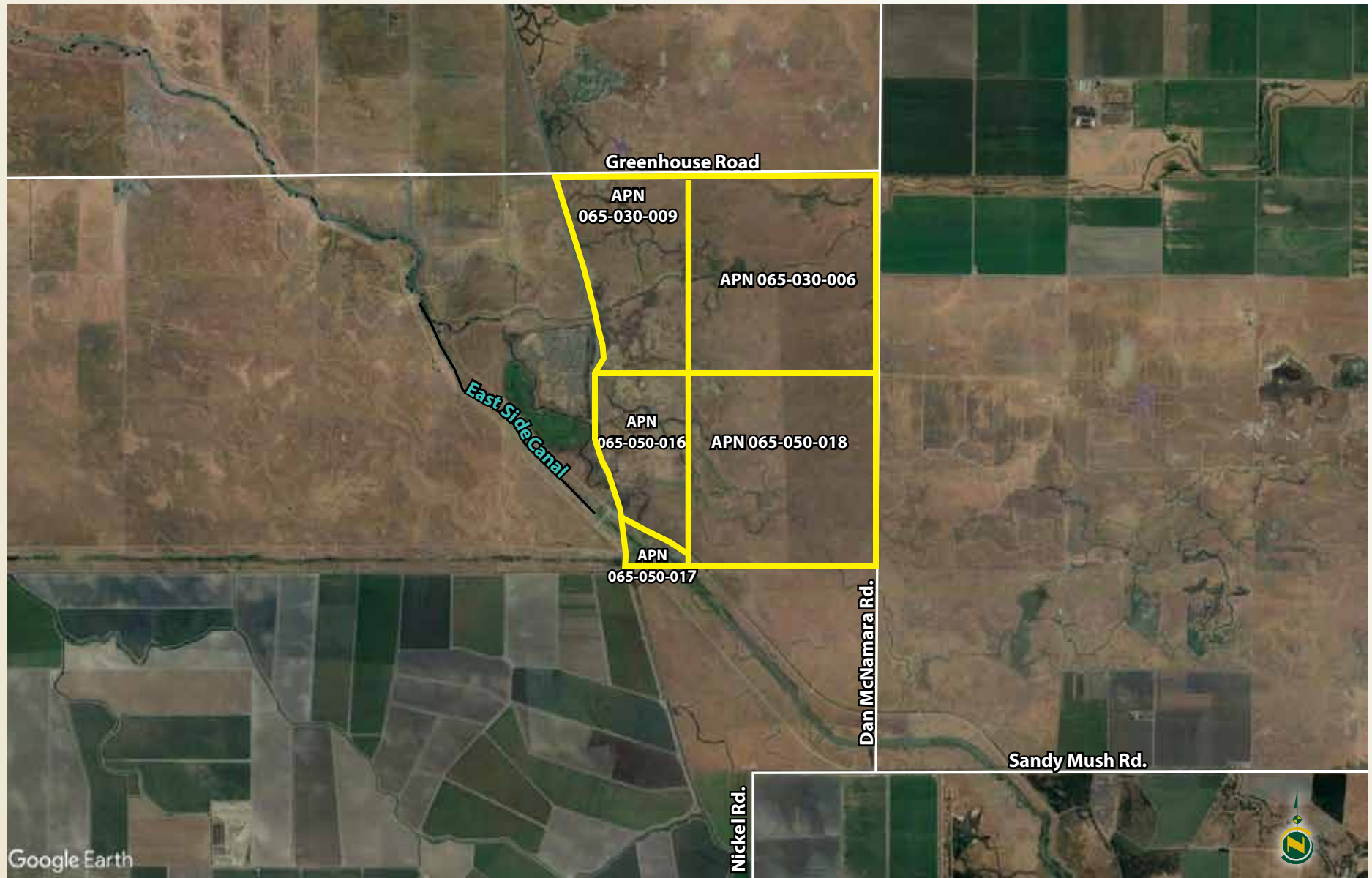
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CA DRE# 00020875

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## LOCATION MAP





## PROPERTY AERIAL

## PROPERTY DETAILS

### LOCATION:

The SWC of Greenhouse Road and Dan McNamara Road (unpaved roads). Approximately 10 miles NE of the city of Los Banos.

### LEGAL:

All of Sections 20 and 29; and, portions of Sections 19 and 30, T8S, R12E, M.D.B.&M. Merced County APN: 065-030-006, 009; and, 065-050-016, 017 & 018 plus the East Side Canal land.

### LAND USE:

Irrigated pasture currently used for a duck club and conservation.

### WATER:

The property is located in the Turner Island Water District GSA. (The property has not historically received TIWD water).

There are five (5) agricultural wells situated on the ranch. Buyer to independently verify the viability of using the property for SGMA mitigation, which is subject to the approval of the Turner Island Water District GSA. Additionally, the property has the right to receive wheeling fees for water conveyed through existing infrastructure on the property from the Merced Irrigation District into Turner Island Water District.

### SOILS:

Burchell slit loam, moderately saline-alkali, 0-1% slopes.

Lewis clay, moderately saline-alkali, 0-1% slopes.

Rossi clay, moderately saline-alkali, 0-1% slopes.

Rossi clay, strongly saline-alkali, 0-1% slopes.

Rossi clay loam, strongly saline-alkali, 0-1% slopes.

### BUILDINGS:

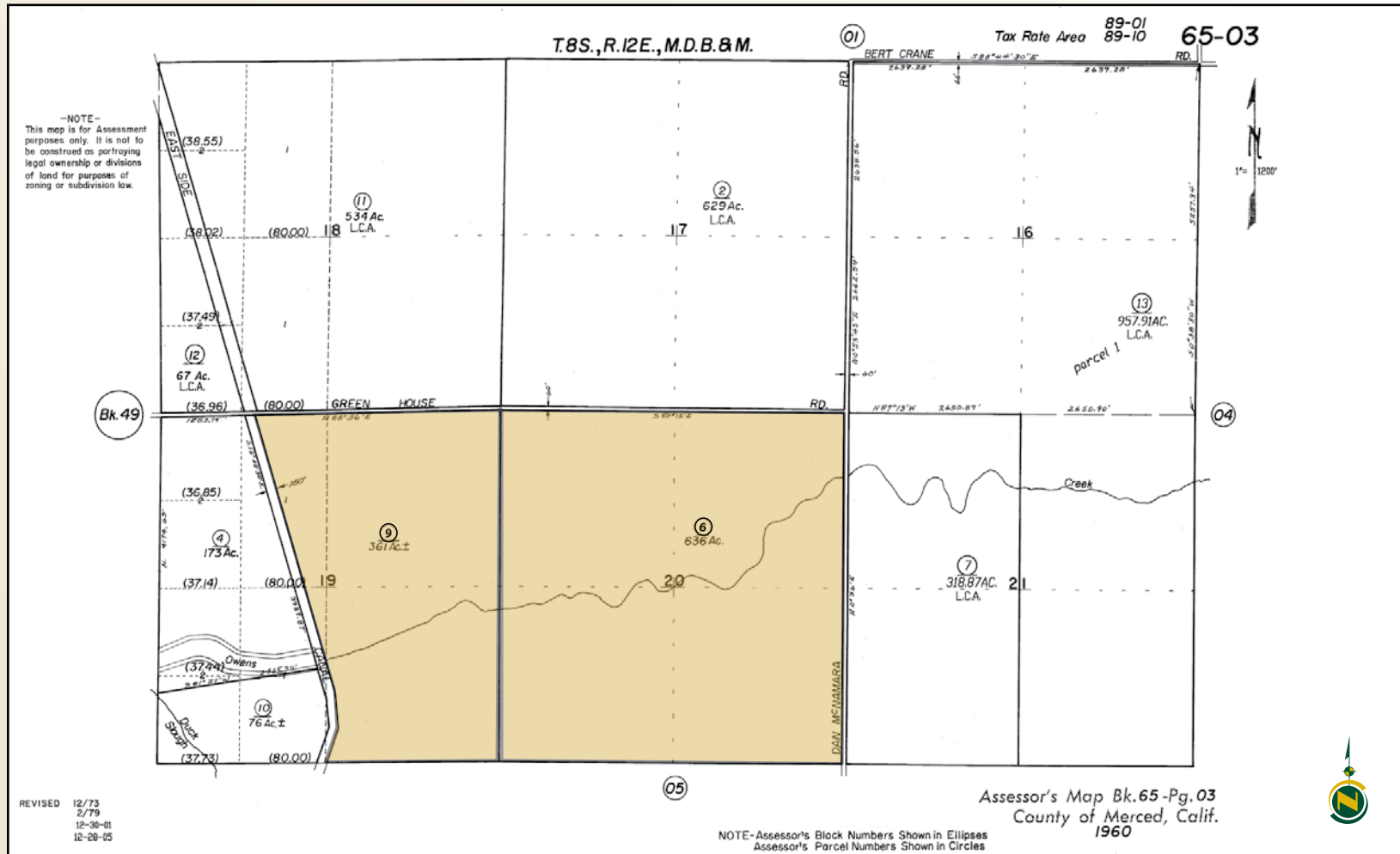
None.

### PRICE/TERMS:

\$8,725,000 cash at the close of escrow. Seller to retain the hunting rights on the property for 10 years.

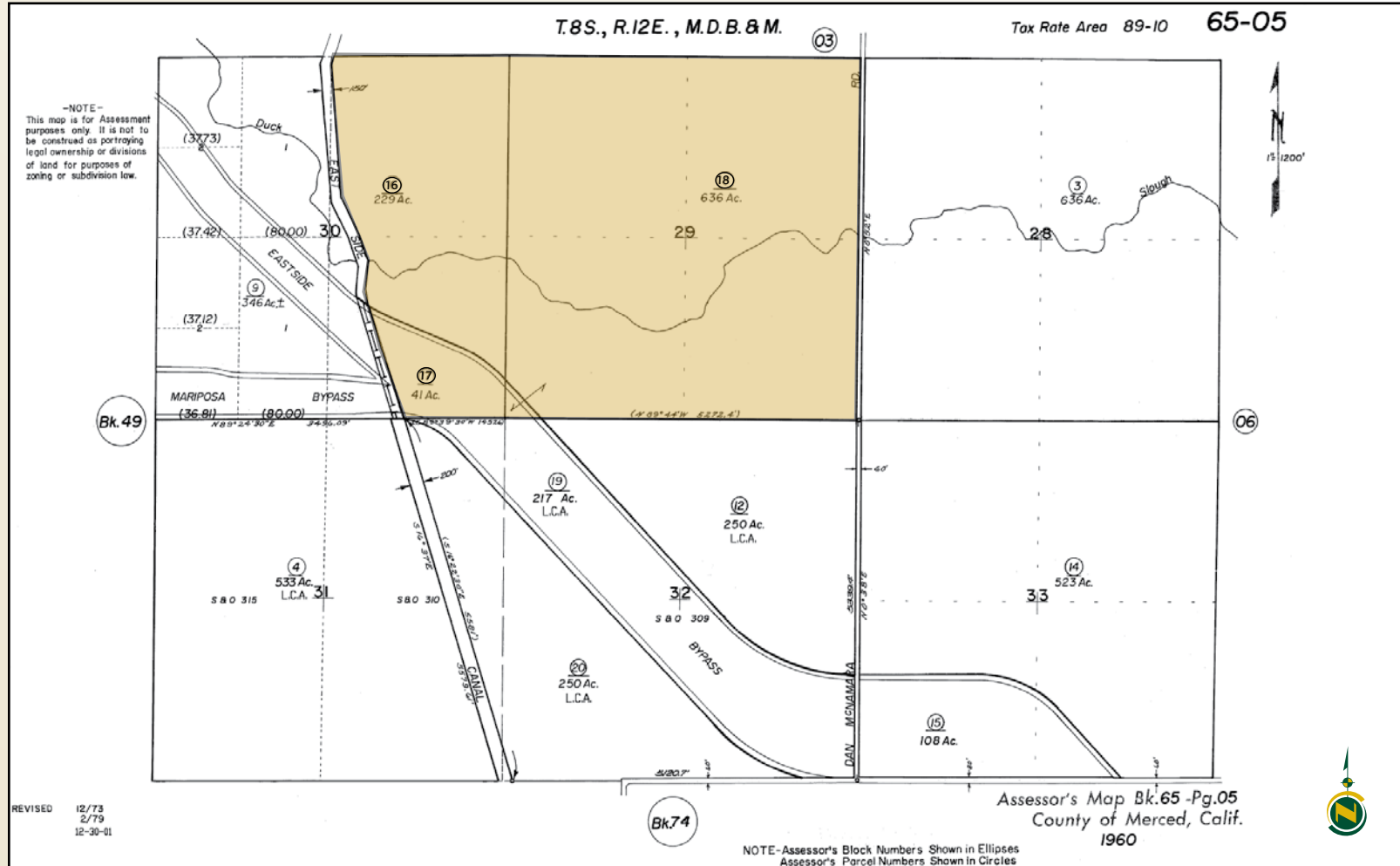


### ASSESSOR'S PARCEL MAP



APN	Acrest±
065-030-006	636.00±
065-030-009	361.00±

## ASSESSOR'S PARCEL MAP



APN	Acrest±
065-050-016	229.00±
065-050-017	41.00±
065-050-018	636.00±



## PHOTOS





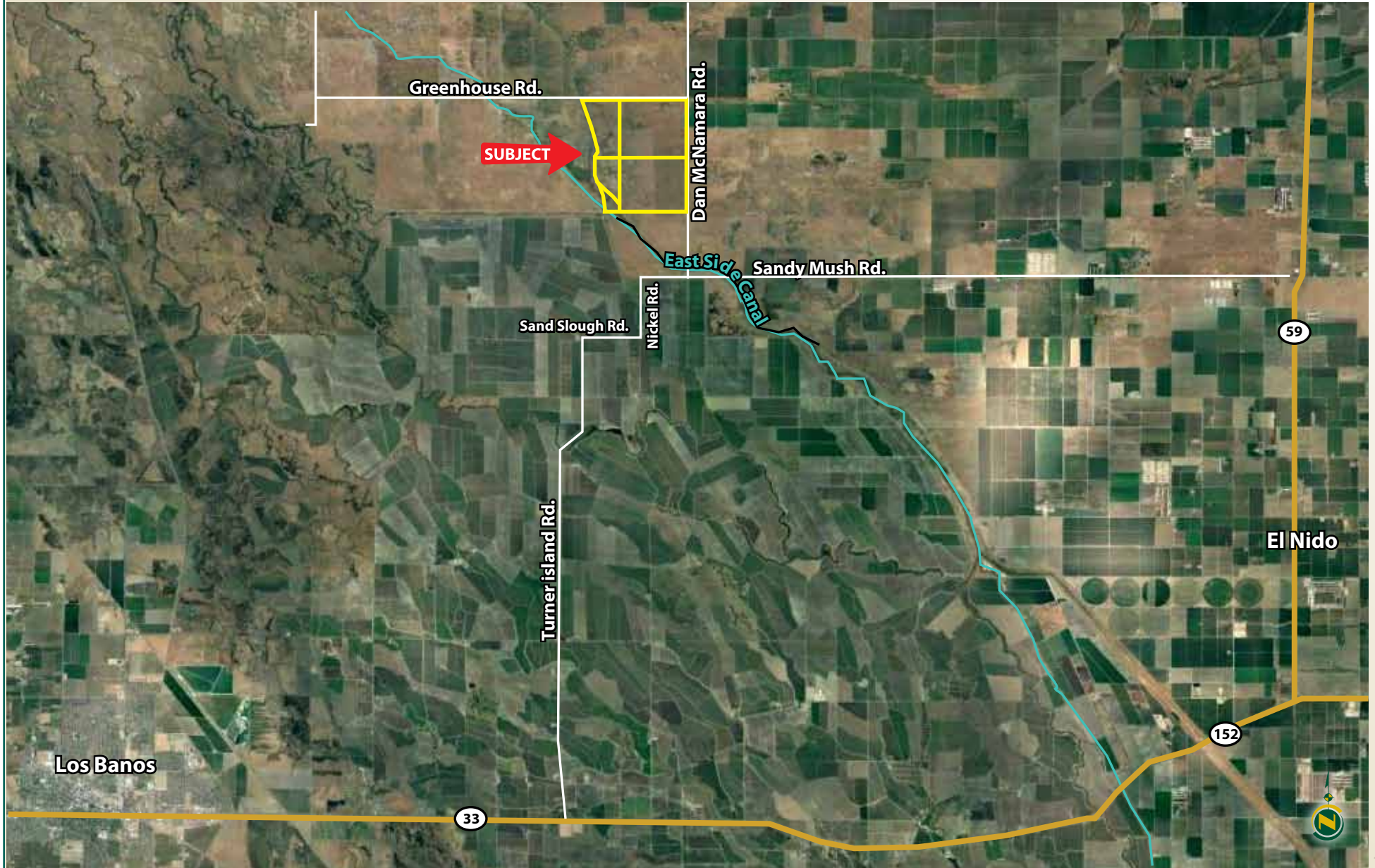
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## AERIAL



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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



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We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions.

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