

C.C.I.D. OPEN LAND

Merced County, California

361.17± Acres

\$10,115,000
(\$28,006±/Acre)



- Central California Irrigation District
- Two separate farming units
- Historically farmed to row crops



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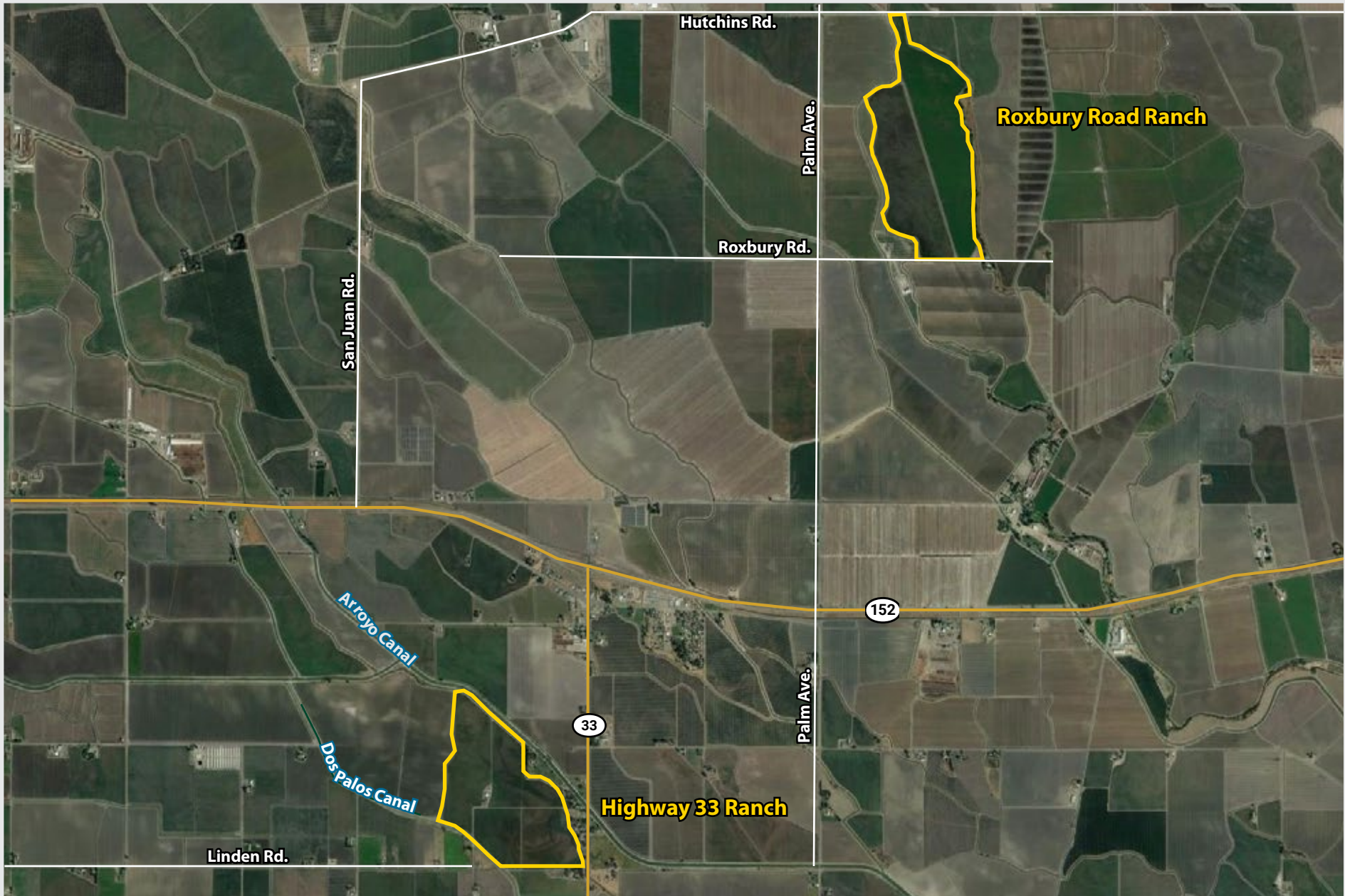
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PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A total of 361.17± assessed acres of open land situated in the Central California Irrigation District, which consists of two separate farming units; the Highway 33 Ranch (156.37± acres) and the Roxbury Road Ranch (204.8± acres). The properties are being marketed as a package, though the Sellers will consider offers on individual ranches.

LOCATION

Roxbury Road Ranch (204.80± acres)

The north side of Roxbury Road, approximately 1/2 mile east of Palm Avenue.

Highway 33 Ranch (156.37± acres)

The north side of the Linden Avenue Alignment lying on the west side of Highway 33 and the Poso Slough.

LEGAL

Roxbury Road Ranch

Merced County APN's: 085-360-037 & 038. Located in a portion of Section 12, T10S, R12E, M.D.B.&M.

Highway 33 Ranch

Merced County APN's: 085-210-032 & 041; 086-130-007, 008, 014, 017, 018, 019 & 020. Located in portions of Sections 22 and 27, T10S, R12E, M.D.B.&M.

ZONING

A-1 (Agriculture). APN 085-360-038 is the only parcel enrolled in the Williamson Act.

PLANTINGS

The ranches have historically been farmed to row crops, including cotton, wheat, alfalfa, corn and tomatoes.

WATER

Central California Irrigation District

(1) 75 HP irrigation pump & well (located on the Roxbury Road Ranch).

(1) domestic pump & well (located on the Highway 33 Ranch).

Flood irrigation via open ditch.

SOILS

Roxbury Road Ranch

Bolfar clay loam, partially drained

Palazzo sandy loam, partially drained

Highway 33 Ranch

Bolfar clay loam, partially drained

Elrido clay loam, partially drained

Alros clay loam, partially drained

Dospalos clay, partially drained

BUILDINGS

(1) tenant house and (1) barn located on the Highway 33 Ranch.

PRICE/TERMS

\$10,115,000 cash at the close of escrow. The 2022 crops are negotiable.



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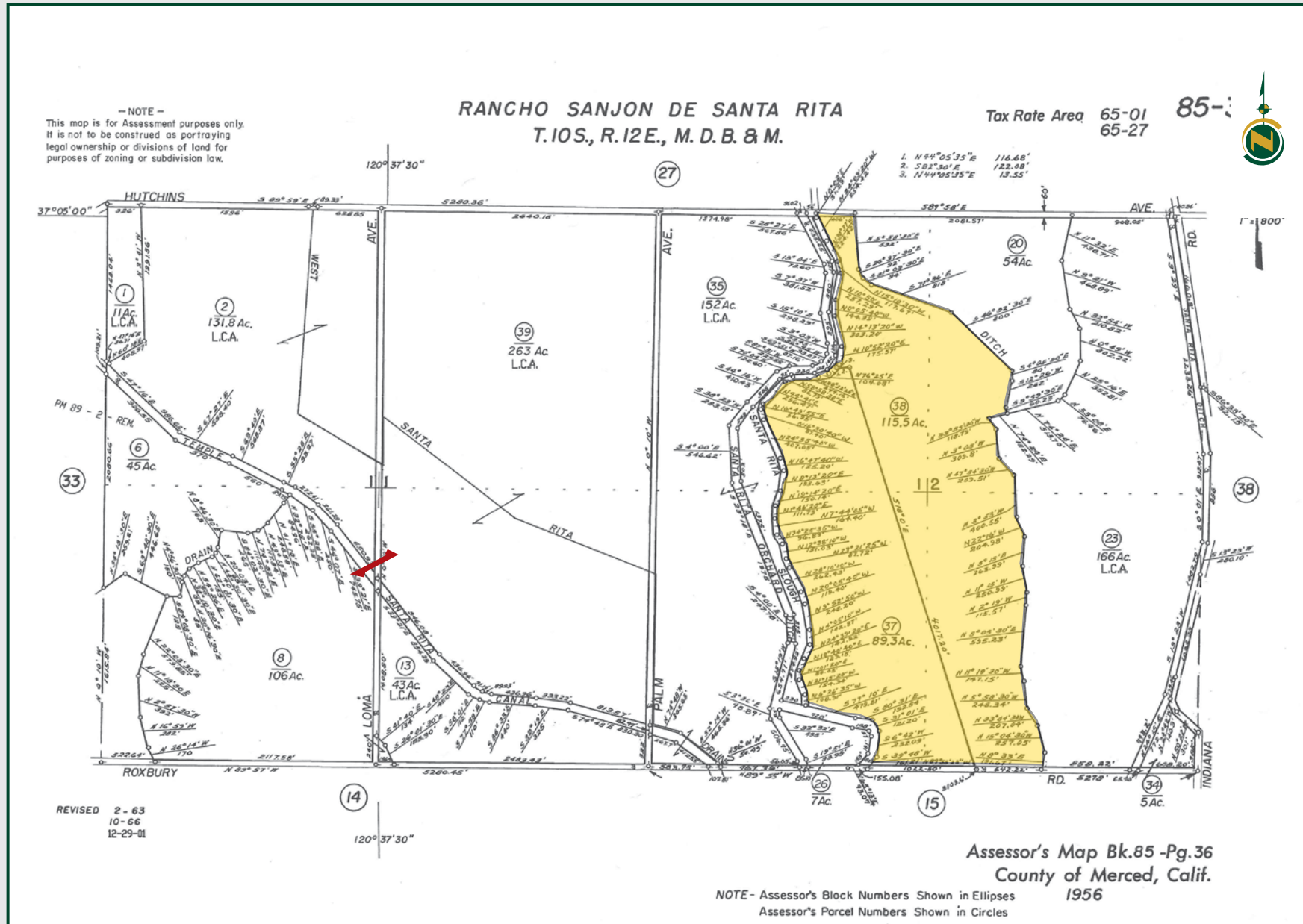
PROPERTY OVERVIEW - ROXBURY RANCH



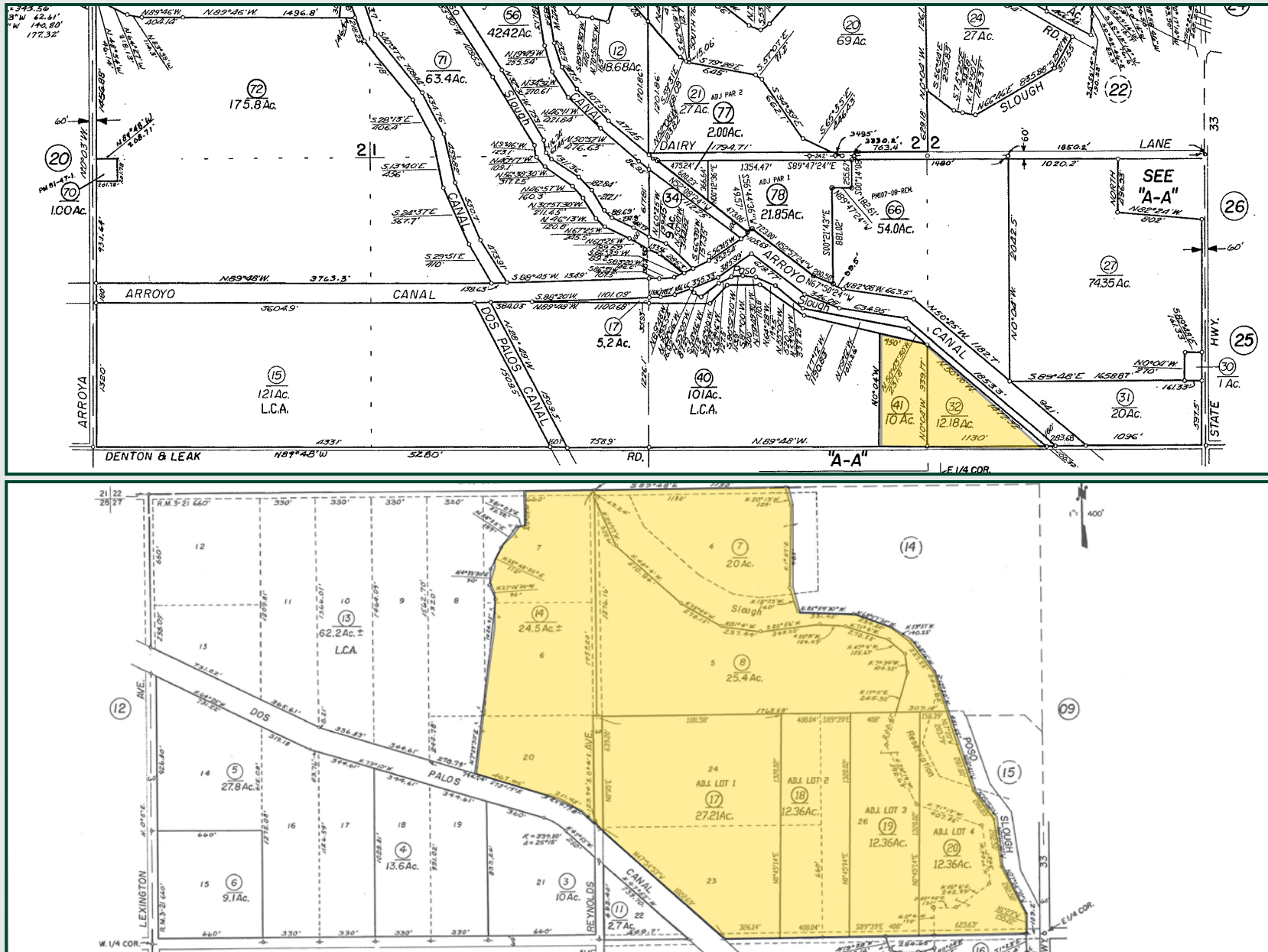
PROPERTY OVERVIEW - HIGHWAY 33 RANCH



PARCEL MAP - ROXBURY RANCH



PARCEL MAPS - HIGHWAY 33 RANCH

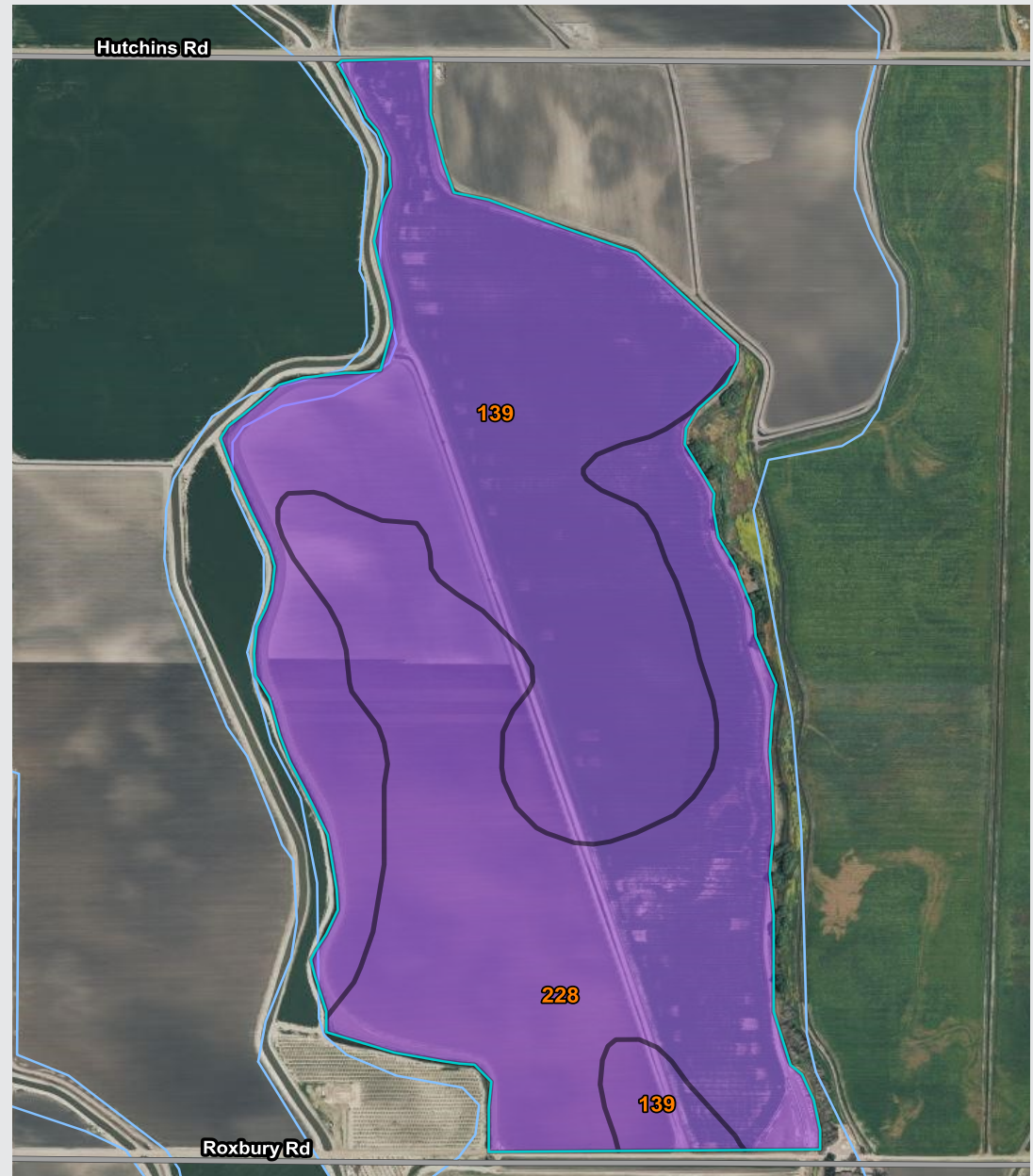


SOILS MAP - ROXBURY RANCH

SOILS MAP LEGEND

139 = Bolfar clay loam
partially drained

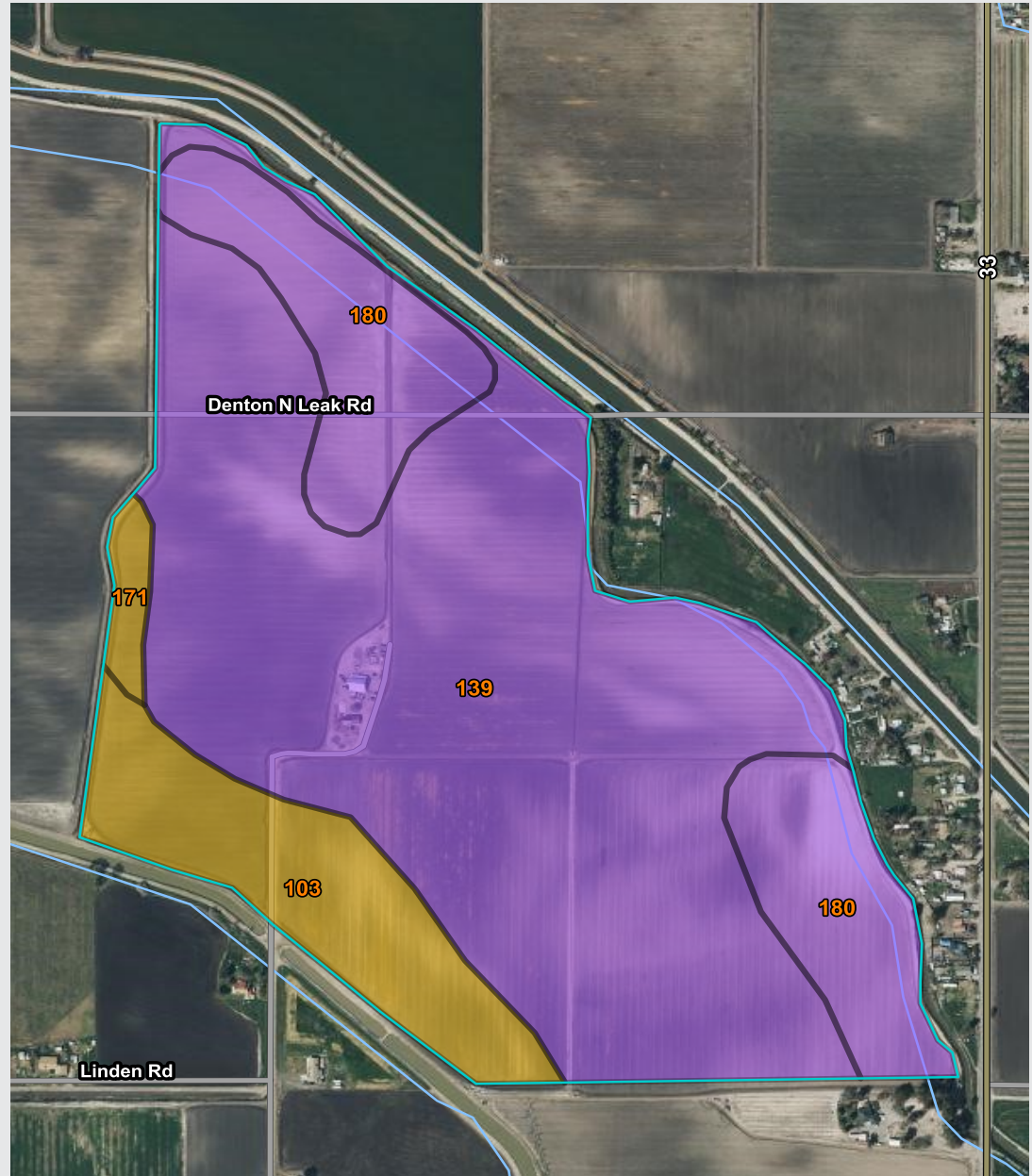
228 = Palazzo sandy loam,
partially drained



SOILS MAP - HIGHWAY 33 RANCH

SOILS MAP LEGEND

- 139 = Bolfar clay loam
partially drained
- 180 = Elnido clay loam,
partially drained
- 103 = Alros clay loam,
partially drained
- 171 = Dospalos clay,
partially drained



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ROXBURY RANCH



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HIGHWAY 33 RANCH



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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.