

GURR RANCH

MERCED, CA

OFFERED AT:

\$21,000,000



931 ASSESSED ACRES

- ✓ OPEN FARM GROUND
- ✓ 311 ACRES MID SURFACE WATER
- ✓ 620 ACRES ON PUMP & WELL

EXCLUSIVELY PRESENTED BY:

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*18+ YEARS OF AG LAND SALES
EXPERIENCE*

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OPEN FARM GROUND

931 ACRES
MERCED COUNTY



PROPERTY DETAILS

DESCRIPTION:

The Subject property is 931 contiguous acres currently planted to alfalfa and corn silage.

LEGAL:

Merced County, CA Parcels

065-070-027 311 Assessed Acres

065-100-002 620 Assessed Acres

ACCESS:

Property has multiple accesses, by two different public paved roads. Internal access is dirt roads.

ZONING:

A-1 Agriculture

WILLIAMSON ACT:

All 931 assessed acres of the property are under contract pursuant to the California Land Conservation Act of 1965. (Williamson Act)

SOILS:

According to the Web Soil Survey of the United States Department of Agriculture's Natural Resource Conservation Service, the ranch is composed of the Lewis silty clay loam series.

POWER:

Power to the ranch is derived from 2 sources, PG&E and diesel engines.

WATER:

The property has access to two sources of water. 5 deep wells and surface water provided by Merced Irrigation District. (Subject to MID availability)

The wells and the district water are all connected, and water can be moved anywhere on the entire property.

IRRIGATION SYSTEM:

There are 5 irrigation wells, 2 booster pumps and a sump return pump. Currently all planted acres are flood irrigated.

SURFACE WATER DELIVERY:

311 acres of the property are located in the class 1 Merced Irrigation District (MID)

*The water infrastructure has the capability to flood irrigate the remaining 620 acres (subject to MID availability)

PLANTINGS:

The property has 892.9 +/- farmable acres currently planted to Alfalfa and Corn Silage. The details of the plantings are contained in the following chart.

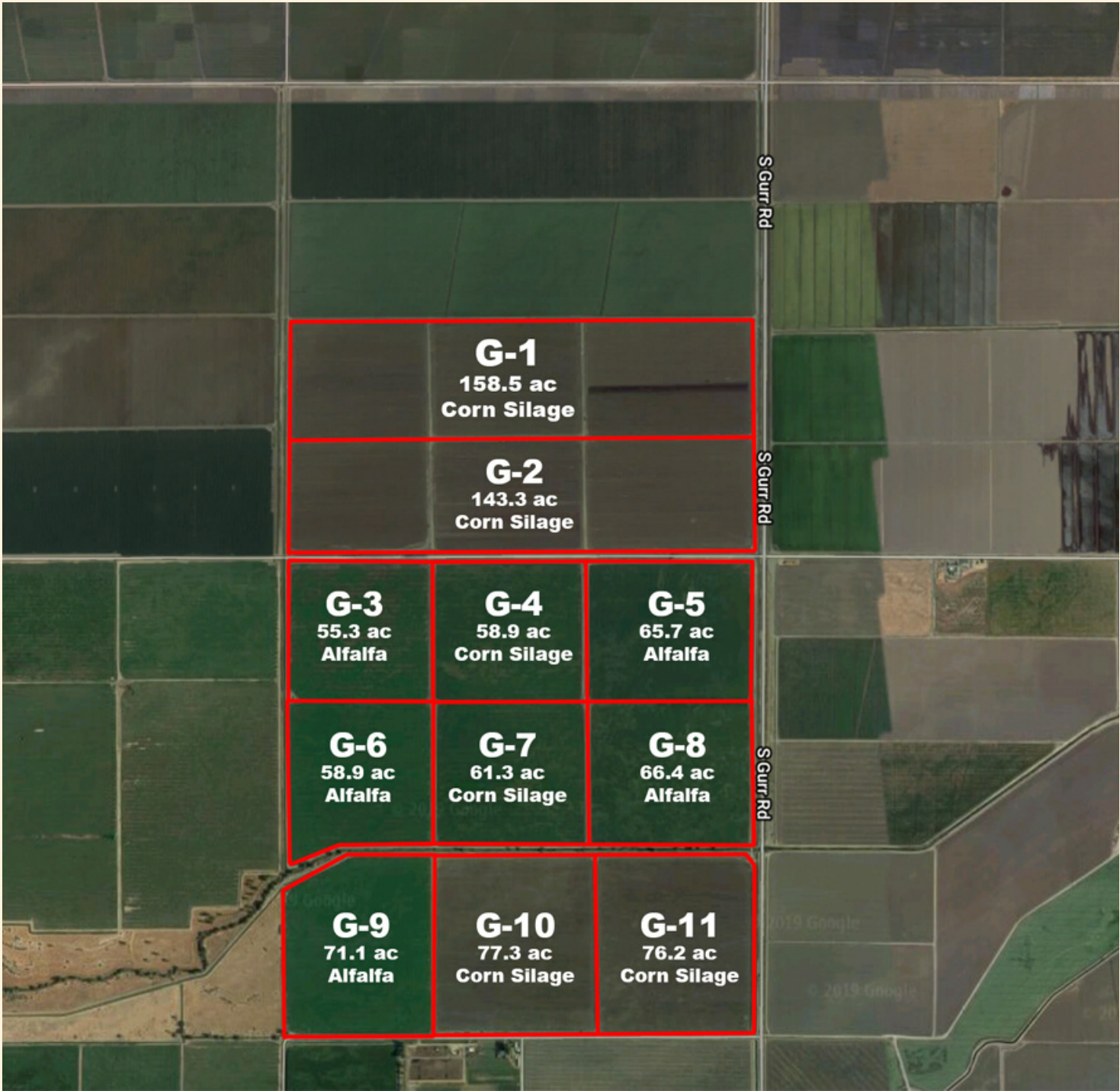
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PLANTING MAP



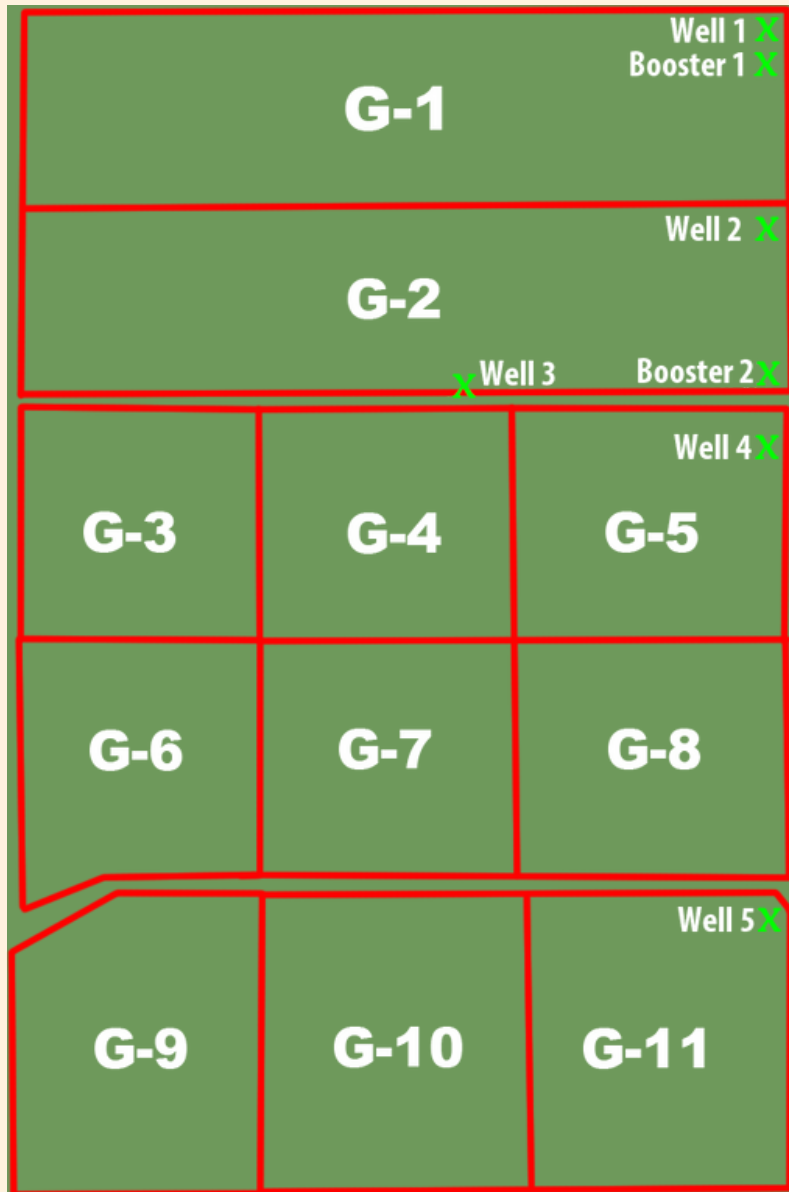
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WELL AND PUMP LOCATIONS



Deep Wells

Well #1 - 30hp
Well #2 - 75hp Diesel Engine
Well #3 - 150hp
Well #4 - 50hp
Well #5 - 75hp Diesel Engine

Booster Pumps

Booster Pump #1 - 30hp
Booster Pump #2 - 30hp

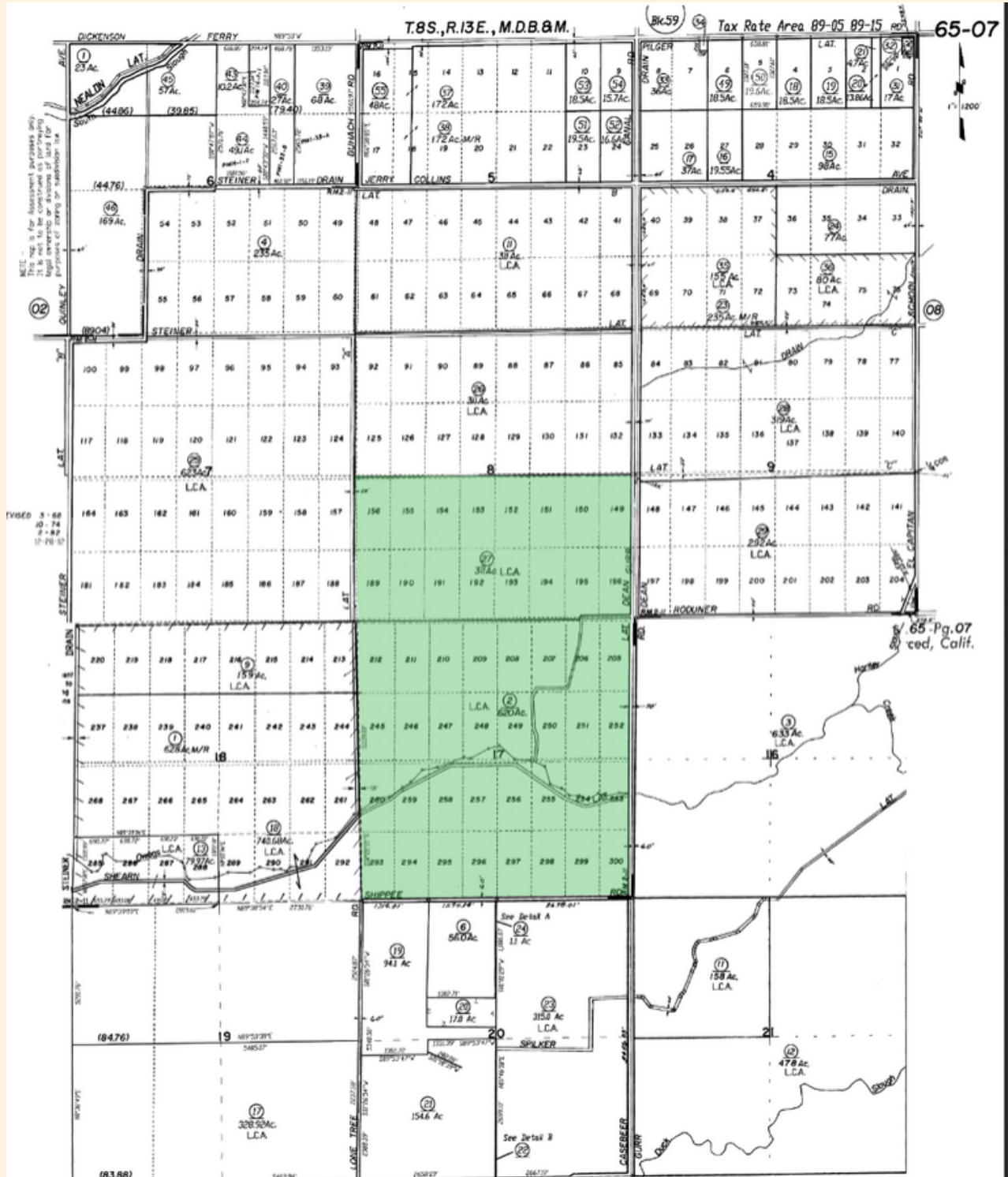
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APN MAP



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