

# Bettencourt Property



**Merced County, CA**

**750.00± ACRES**

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.  
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.

# Bettencourt Property

750.00± ACRES  
Merced, CA



## PROPERTY DETAILS

### DESCRIPTION:

Bettencourt Property was established by Walter F. and Gladys Barbara Bettencourt in the mid 1940's and now consists of 750± pristine acres of land that borders the Merced River for approximately one mile. The Bettencourts built a small dairy facility, improved the farm land, built the irrigation water distribution system throughout the property and raised a family on the property. The farm land now consists of about 500± acres with prime soils suitable for any type of crops and has been intensely farmed to various row and field crops. Other areas of the land has been dredged by Santa Fe Aggregates for sand and gravel and some of these areas have open pits and areas of reclaimed farm land. The river frontage has various types of native vegetation throughout the area, including Valley Oaks, Cottonwood trees, Blue Oaks and provides not only natural beauty but many recreational opportunities such as fishing, boating, swimming, camping and others.

### PLANTINGS:

The property is currently being farmed as open ground to corn.

### LEGAL DESCRIPTION:

Merced County APN's: 042-140-012 & 028; 042-260-025; 042-130-007 and 042-250-005.

### WATER/IRRIGATION:

Water is provided to this property by diverting water from a channel of the Merced River through a 42 inch pipeline via 3 mechanisms of water rights known to be some of the best in California; riparian, adjudicated and well access. The water rights are (CWD # 7, ) water rights (adjudicated ) rights, Merced County No. 4479, dated January 27, 1926. Recorded March 29, 1926. 9:05 a.m. in Book "161" of Official Records, 1, File No. 2769 ). In addition to these Merced River water rights, the property has 2 pumps and wells. Well #1 is located on the eastern portion of the property. This well produces approximately 3,000 gallons per minute, depth is 598± feet deep, water level is at 30± feet, pumping at 118± feet and well casing is 16 inches. A 500 HP CAT GA 8023 electric portable generator provides power to a 3-phase 150 HP electric motor. This well is used only as a backup water source and only used once in the last six years. Well # 2 is located on the north portion of the

property. It is mostly used by the Santa Fe Aggregates plant in processing sand and gravel. Well is 225± feet deep, bowls set at 118 feet and produces around 750± GPM. The farm land is irrigated by water from the Merced River via an extensive network of pipelines and (minimal) open ditches. This system can carry large amounts of water throughout the entire farmable area. Disbursement of this irrigation water is controlled via center diversion stations (headgates) located throughout the property.

### RECLAIMED LAND USE:

The final goal of the reclamation plan is to return the area to a stable, self sufficient ecosystem and habitat for fish, waterfowl and other wildlife native to the region and reclaimed farm land. CUP 01009 Dated January 27, 2004. (Merced County Apr: 042-130-007).

### SOILS:

Mostly Grangeville. The soil profile consist of deep, stratified deposits of granitic alluvium that is predominantly sandy but includes considerable silt and very fine sand.

### BUILDINGS/IMPROVEMENTS:

The property is improved with four houses, two deep irrigation wells, a 750 head feed lot, corrals, older dairy facility used for feeding livestock (450 ) head capacity and irrigation water delivery system, pipelines and valves of various sizes.

### PRICE/TERMS:

\$35,000,000 All cash at close of escrow.

**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

# Bettencourt Property

750.00± ACRES  
Merced, CA



## SAND & GRAVEL LEASE:

The Bettencourt Property Mining Permit Is included in sale. Santa Fe Aggregates has a long term Mining Lease on the property removing Sand and Gravel. The proposed mining operation is located along a stretch of the Merced River that has present and past mining operations. The existing mining operation and processing plant adjacent to site was established under a CUP (#3373) permit in the late 80's. The estimated tonnage of the Sand and Gravel is approximately 25,000,000 tons, (see agent for Table 3,3-1 Bettencourt Property Estimated Reserves) The removal of sand and gravel will be done in four phases and will take around 32 to 48 years. Phase 1 is near completion which will reduce total available tonnage by around 6,000,000 tons of sand and gravel. The Bettencourt Property receives revenue for each ton removed from the property. The revenue for per ton value is determined by the 'Producer Price Index Revision ("PPIR"). Bettencourt also receives revenue from gold and precious metals recovery from the sand and gravel processed. See 2002 Mining Lease, ( Bettencourt – Santa Fe Aggregates Inc.) Bettencourt Property Mining & Reclamation Plan and Conditional USE Permit is currently active. The Mitigation Monitoring and Reporting Program (MMRP) each mitigation measure was adopted as a condition in the use permit. Acres to be reclaimed back to farmland are yet to be determined but estimated to be around 150 acres. The remaining land (550) acres will be reclaimed to open water lakes (35 to 50 feet deep) surrounded with Cottonwood forest, and Valley Oak woodlands. Several islands will be built and placed throughout the open water lakes area to development and provide additional areas for wildlife habitat such as cover forges and nesting sites. Circulation of water in the ponds or lakes and the migration of ground water will be maintained through leaving specific banks or levees in native undisturbed material. These undisturbed native soils will act as conduits for the migration of water from and to the river through the final configurations. The reclaimed Old Winton Mime 120 acres plus or minus will be included in the open water lakes acreage. For future details of the Mining information. See: Santa Fe Aggregates and Bettencourt Property Mining lease 2003 and Reclamation Plan. Santa Fe Aggregates , Inc. states that they accept the responsibility for reclaiming the land in accordance with this reclamation plan, pursuant to Section 2772 (c) (10) of the Public Resources Code.

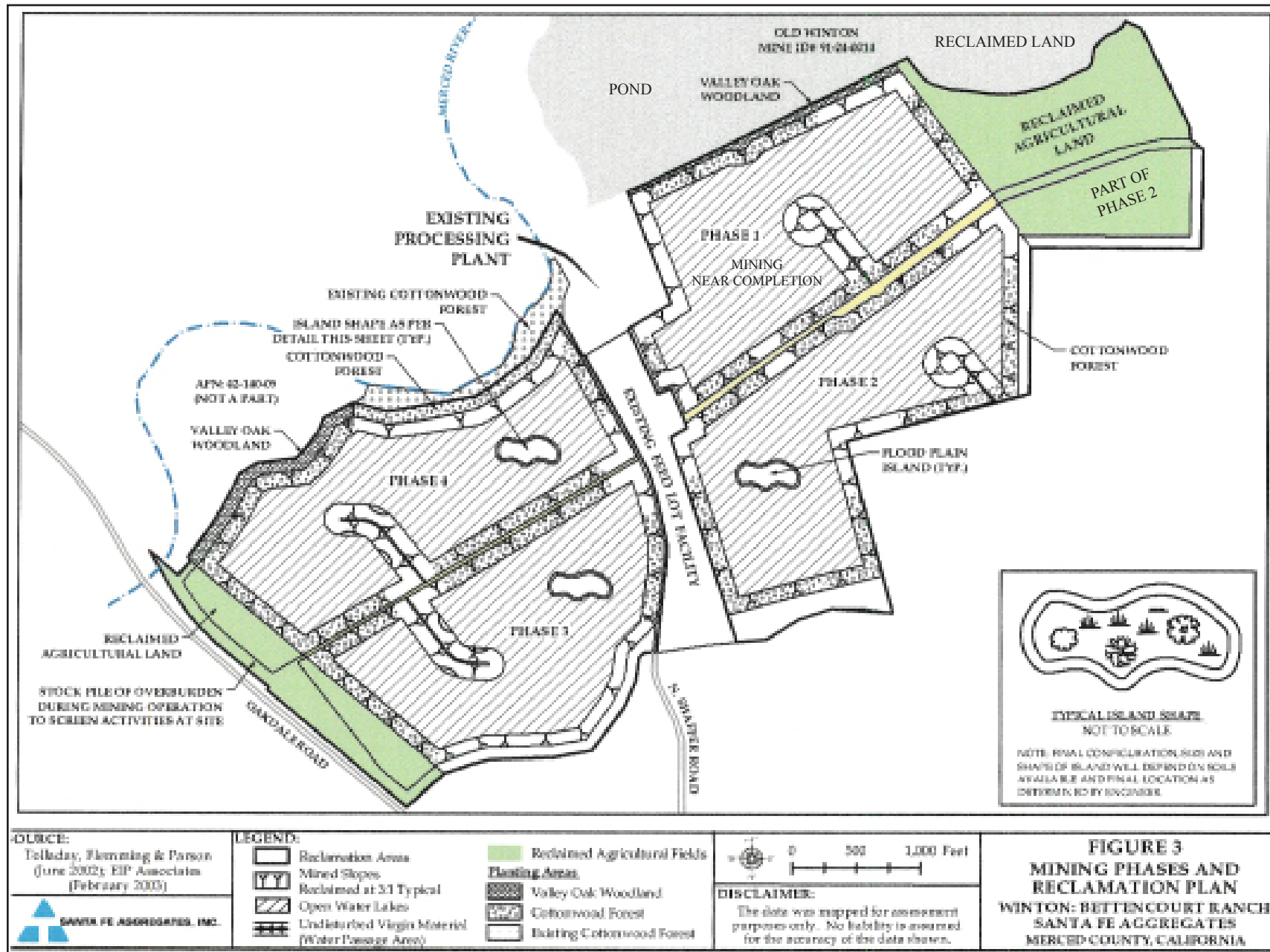




**LOCATION :** Shaffer Road, 6 miles north of Winton, California in Merced County.



## MINING PHASES AND RECLAMATION PLAN MAP





## PROPERTY PHOTOS



FEED LOT



FEED LOT



FEED LOT



DAIRY FEED LOT



WATER DIVERSION



WATER DIVERSION



## PROPERTY PHOTOS



WELL



HOUSES



FARM LAND



FARM LAND



FARM LAND



FARM LAND

# Bettencourt Property

750.00± ACRES  
Merced, CA



## CALIFORNIA & REGIONAL MAP



**Download Our  
Mobile App!**  
<http://snap.vu/oue9>



**Offices Serving  
The Central Valley**

**FRESNO**  
7480 N Palm Ave, Ste 101  
Fresno, CA 93711  
559.432.6200

**VISALIA**  
3447 S Demaree Street  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
1801 Oak Street, Ste 159  
Bakersfield, CA 93301  
661.334.2777