

SAN LUIS CANAL COMPANY LAND

2,059.09± ASSESSED ACRES | MERCED COUNTY, CALIFORNIA

\$61,772,700

(\$30,000/Acre)



- Exchange Contractor District
- Irrigation Pumps & Wells
- Drip Irrigation



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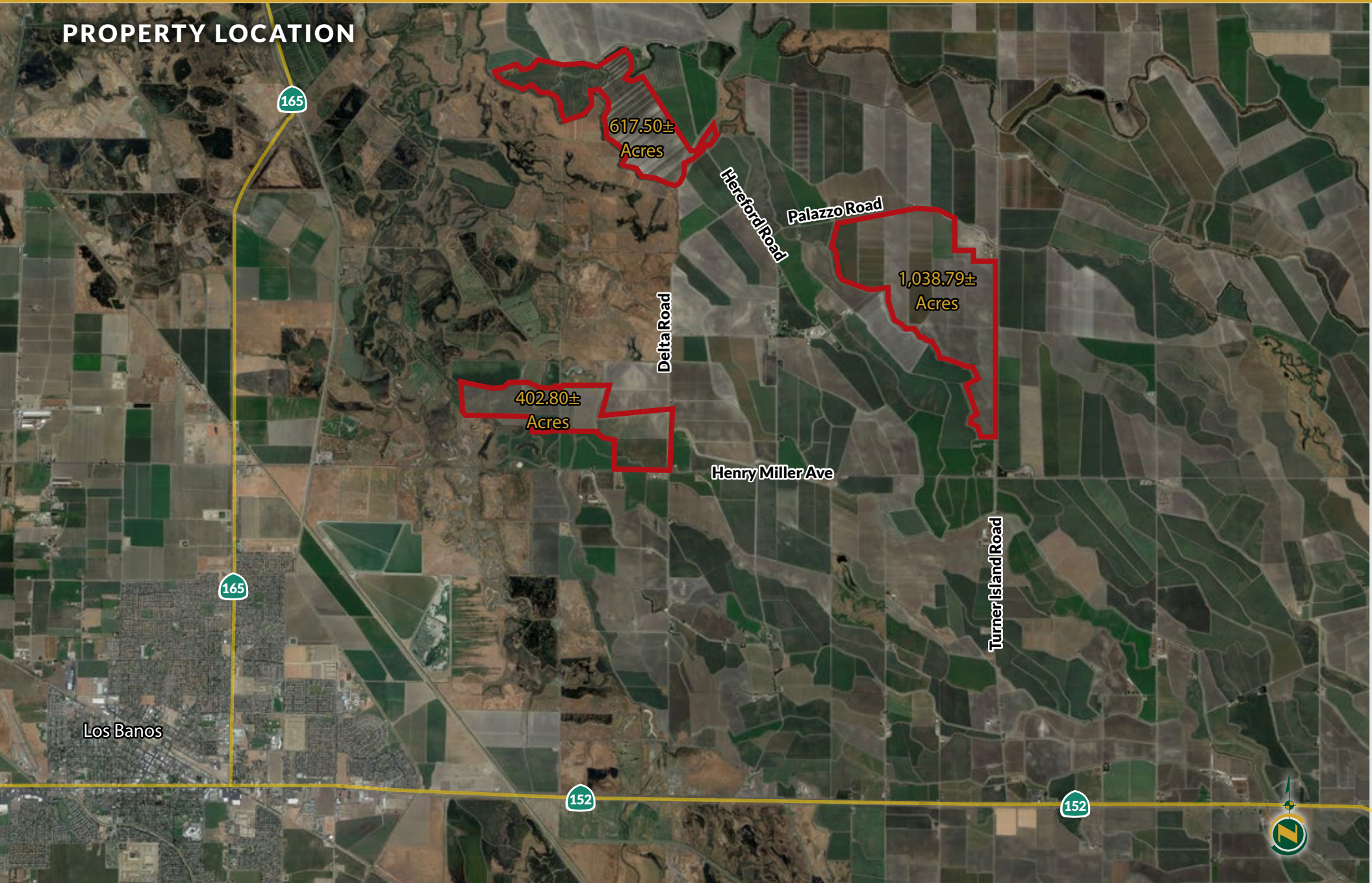


SAN LUIS CANAL COMPANY LAND

2,059.09± Acres
Merced County, CA



PROPERTY LOCATION



PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire 2,059.09± acres of open land in a desirable Exchange Contractors District. The property is currently farmed to a variety of field crops, including tomatoes and cotton. There are three separate farming units, which include a 402.80± acre block, a 617.50± acre block and a 1,038.79± acre block. Irrigation water is from filter stations with booster pumps distributing water to each field via drip irrigation. There are two irrigation pumps and wells.

LOCATION

Southwest Block (402.80± Acres)

The northwest corner of Henry Miller Road and Delta Road.

Northwest Block (617.50± Acres)

The east and west sides of Hereford Road, 1 mile north of Palazzo Road.

East Block (1,038.79± Acres)

The west side of Turner Island Road and south side of Palazzo Road.

LEGAL

Southwest Block (402.80± Acres)

The property is located in portions of Sections 32 & 33, T9s, R11E., M.D.B.&M. Merced County APNs: 073-160-004; 073-170-015, 017, & 021.

Northwest Block (617.50± Acres)

The property is located in portions of Sections 15, 16, 17, 21, & 22, T9s, R11E., M.D.B.&M. Merced County APNs: 073-060-002 & 009; 073-080-008 & 011; 073-090-010 & 073-110-017.

LEGAL (CONTINUED)

East Block (1,038.79± Acres)

The property is located in portions of Sections 23, 24, 25, 26, & 32, T9s, R11E., M.D.B.&M. Merced County APNs: 073-120-028 & 031; 073-130-046, 047, 048, 049, & 050, 073-180-029, 030 & 031.

ZONING

A-1 (General Agriculture). The majority of parcels are enrolled in the Williamson Act consisting of 1,350.13± acres. The following Merced County APN's are not enrolled in the Williamson Act: 073-120-028; 073-170-017; 073-160-004 and 073-130-047 & 049.

PLANTINGS

The property has historically been farmed to tomatoes, cotton, alfalfa and wheat.

WATER

San Luis Canal Company
(2) Irrigation pumps & wells
Multiple lift pumps, booster pumps & filter stations
Drip irrigation

SOILS

See included soils maps.

BUILDINGS

6 Labor houses

PRICE/TERMS

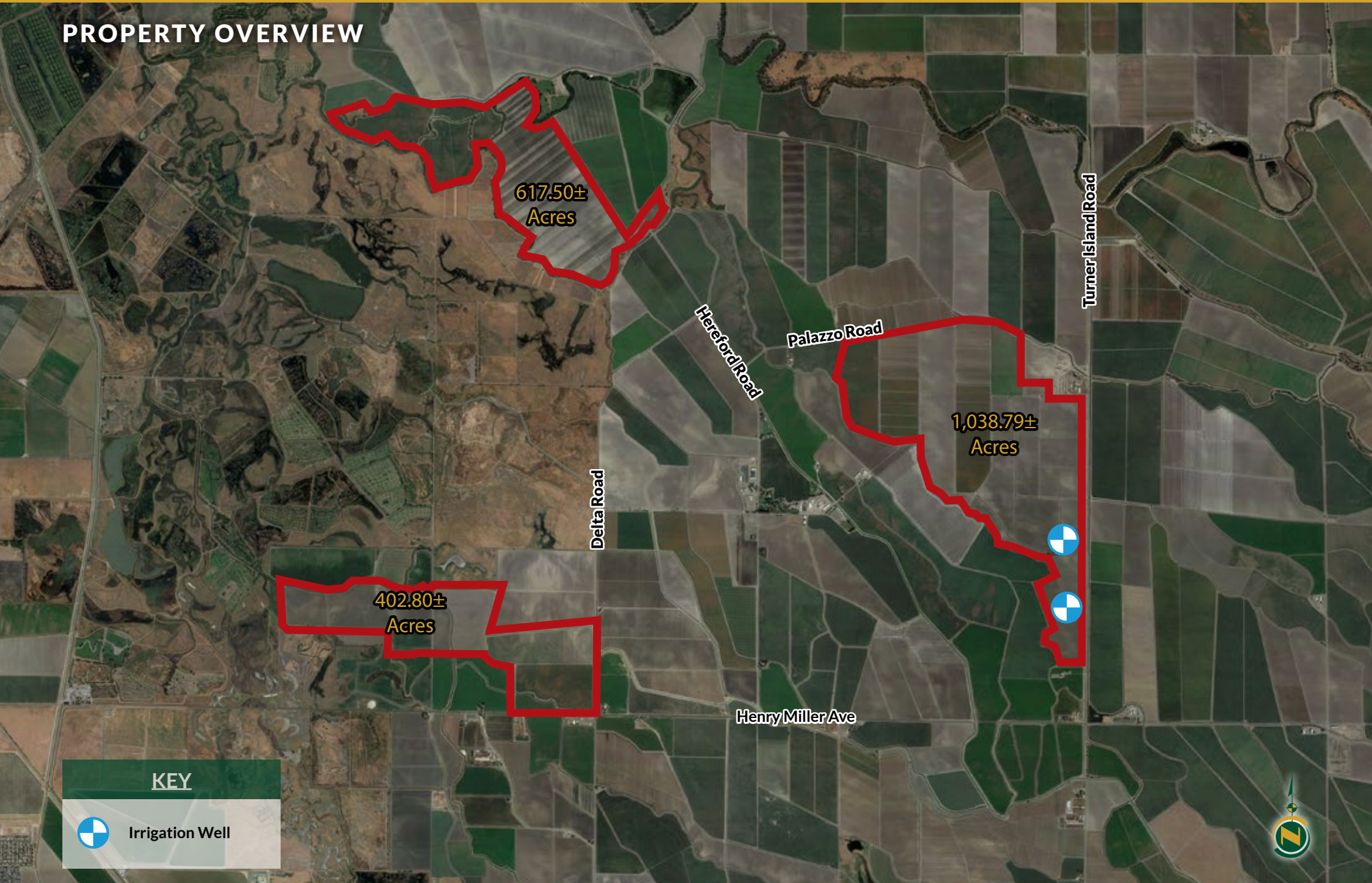
\$61,772,700 (\$30,000 / Acre) cash at the close of escrow. A sale is subject to the existing farm leases, which expire on 12/31/23.

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PROPERTY OVERVIEW

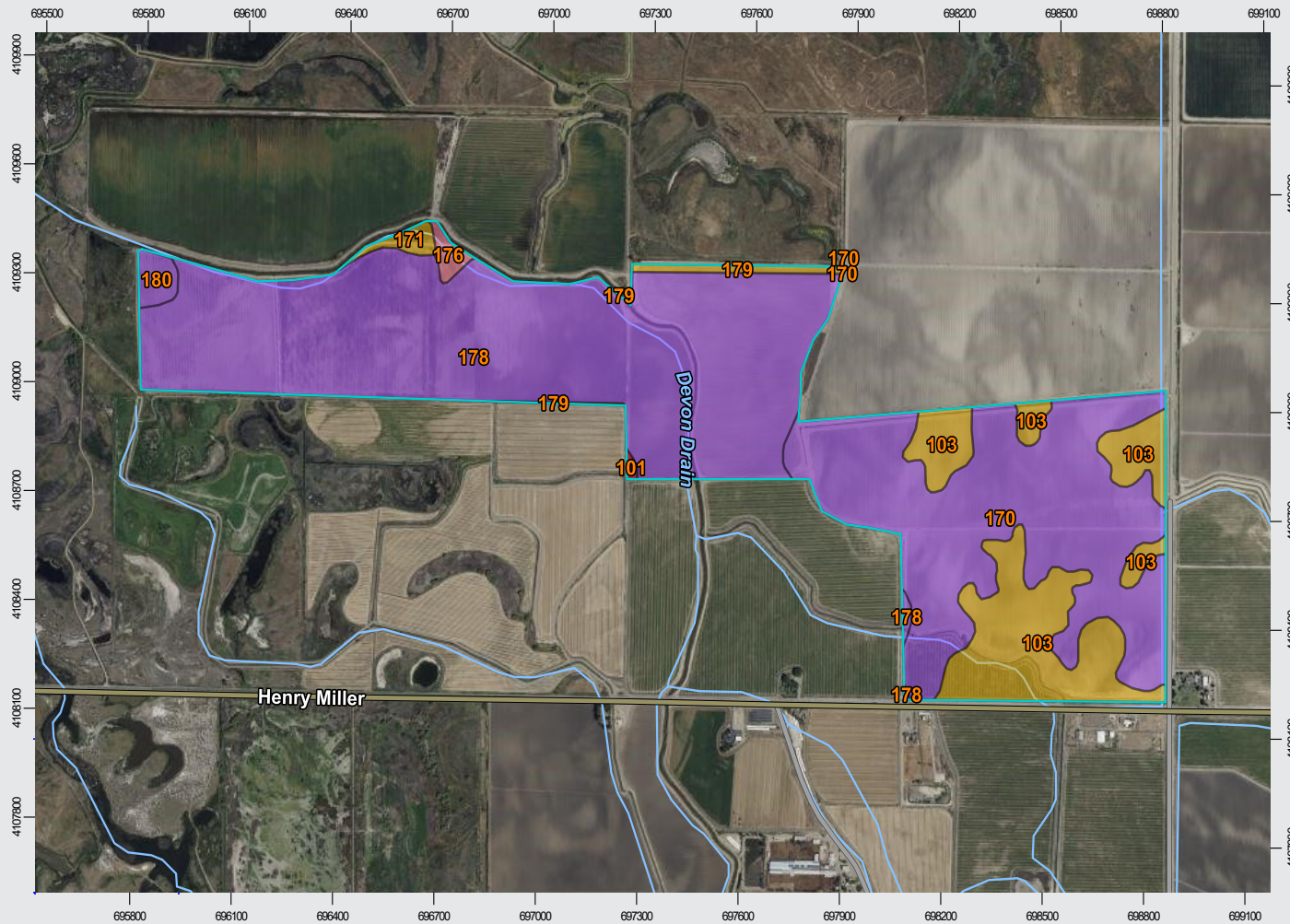


KEY

 Irrigation Well



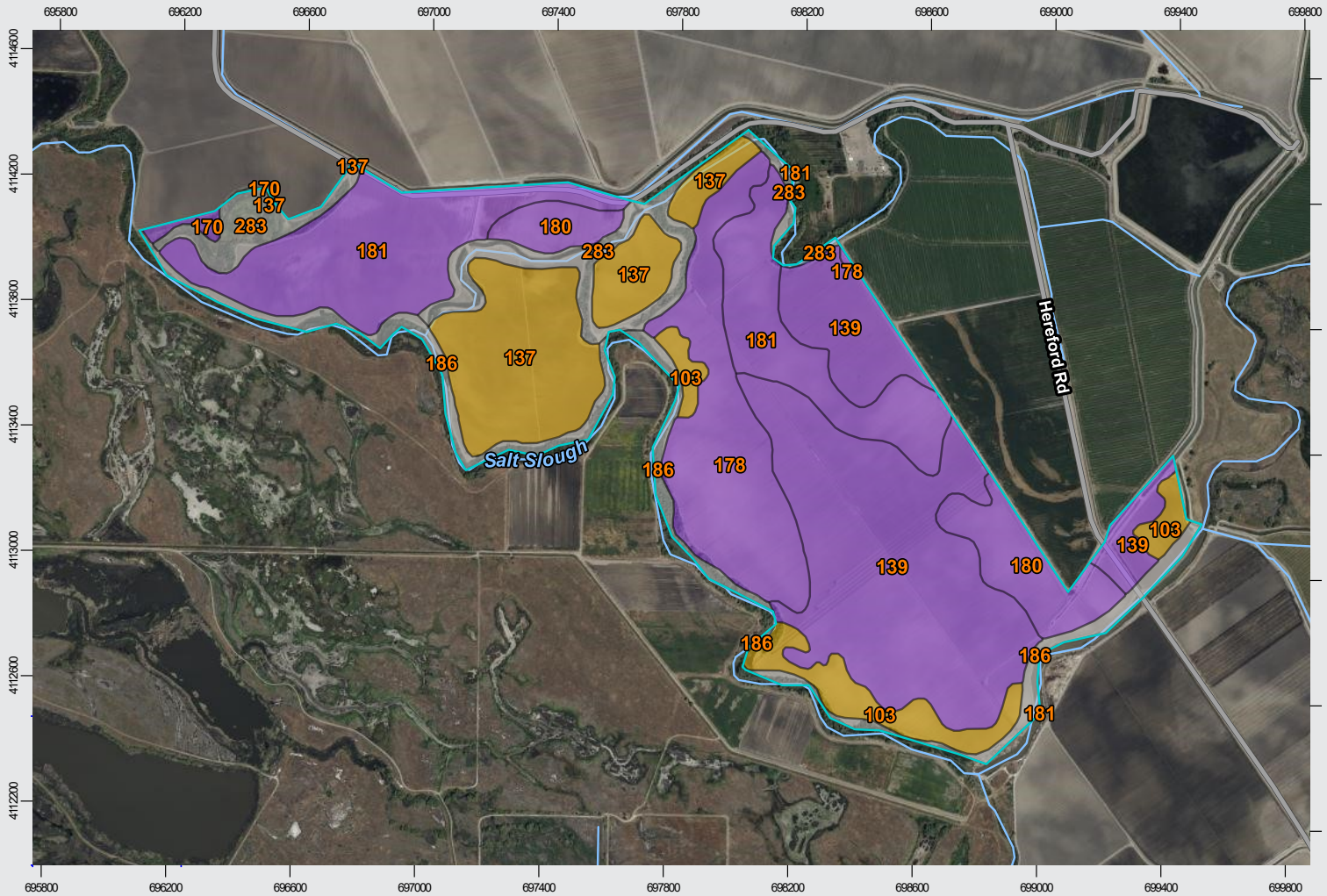
SOILS MAP - SOUTHWEST BLOCK



Map unit symbol	Map unit name
101	Agnal clay loam
103	Alros clay loam, partially drained
170	Dospalos clay loam, partially drained
171	Dospalos clay, partially drained
176	Edminster-Kesterson complex
178	Elnido sandy loam, partially drained
179	Elnido sandy loam, wet
180	Elnido clay loam, partially drained
181	Escano clay loam, partially drained



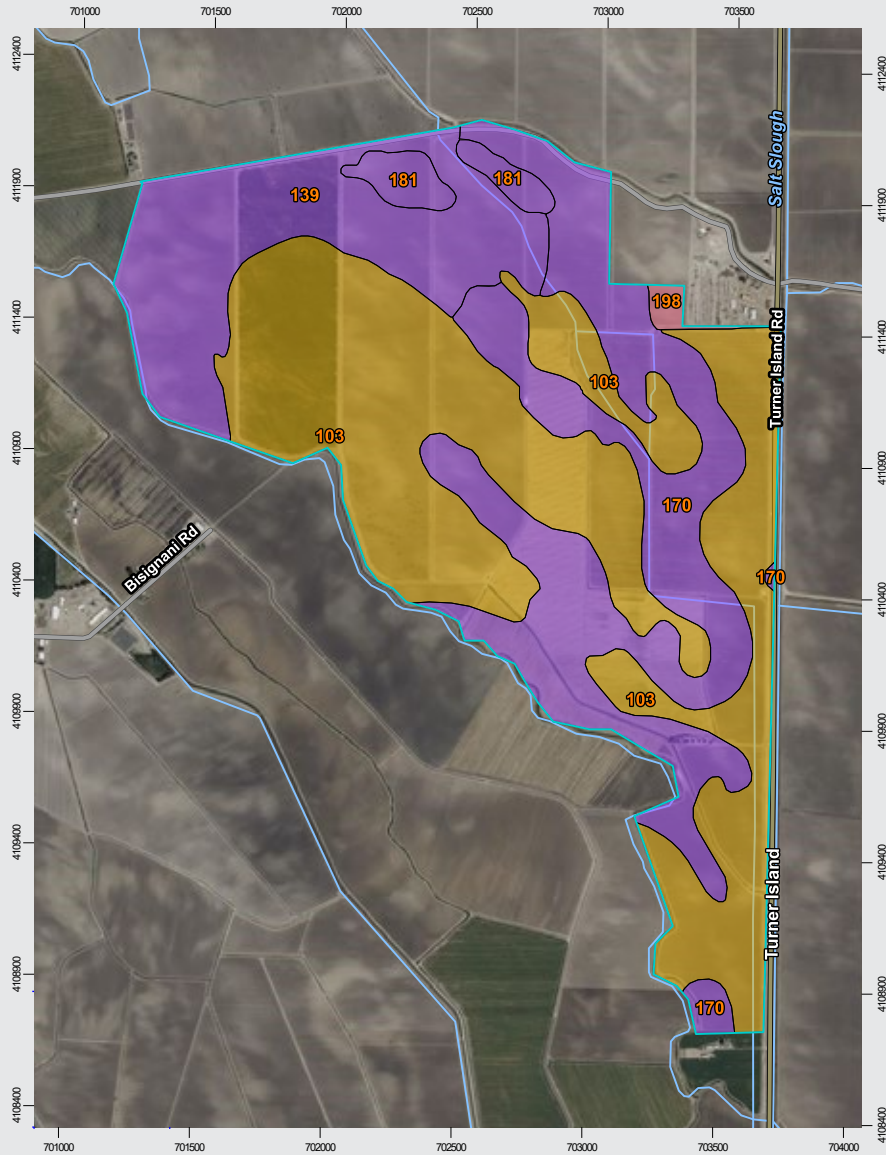
SOILS MAP - NORTHWEST BLOCK



Map unit symbol	Map unit name
103	Alros clay loam, partially drained
137	Bisgani loamy sand, partially drained
139	Bolfar clay loam, partially drained
170	Dospalos clay loam, partially drained
178	Elnido sandy loam, partially drained
180	Elnido clay loam, partially drained
181	Escano clay loam, partially drained
186	Fluvaquents, channeled
283	Xerofluvents, channeled



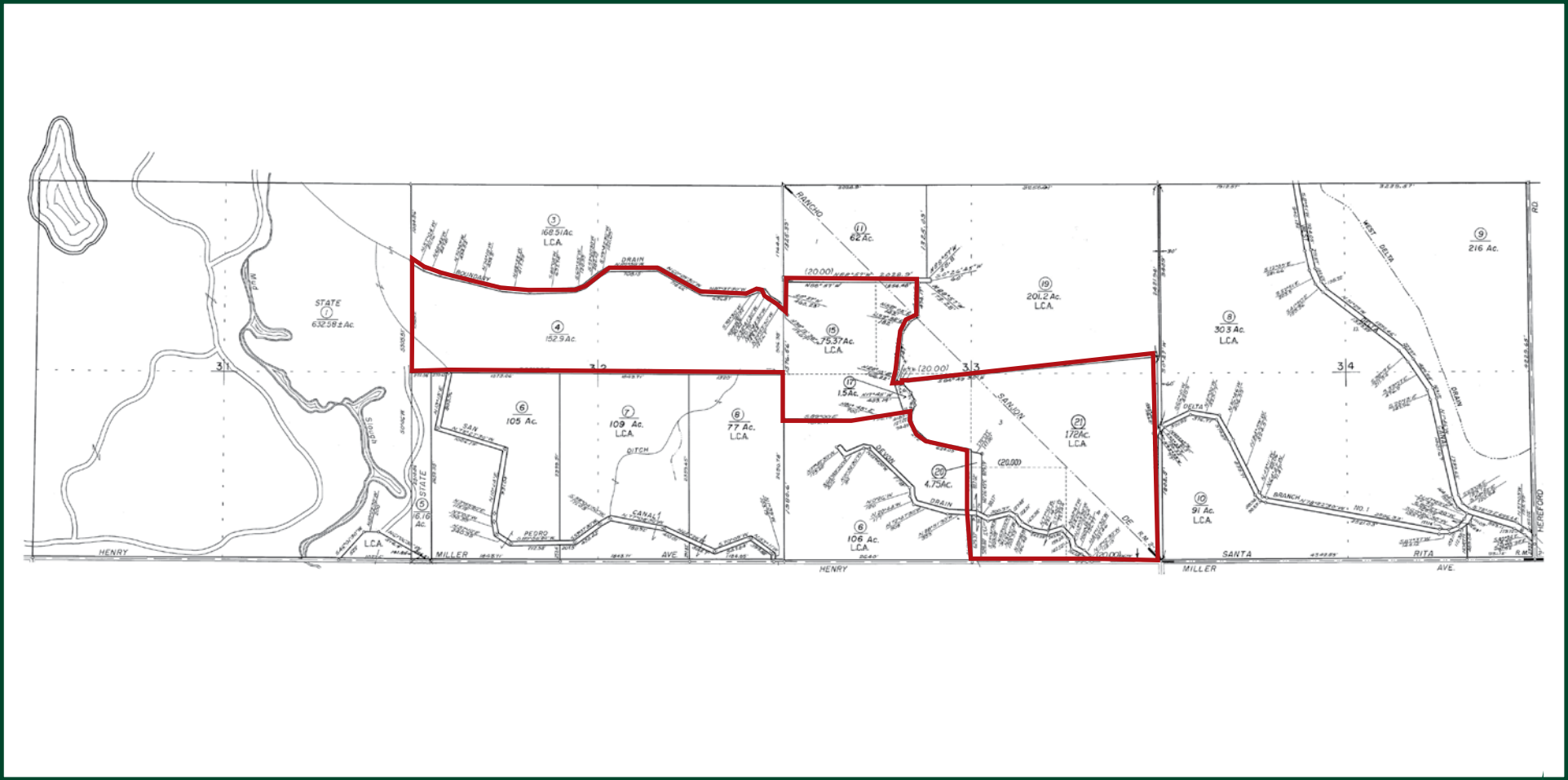
SOILS MAP - EAST BLOCK



Map unit symbol	Map unit name
103	Alros clay loam, partially drained
139	Bolfar clay loam, partially drained
170	Dospalos clay loam, partially drained
181	Escano clay loam, partially drained
198	Kesterson sandy loam



PARCEL MAP - SOUTHWEST BLOCK



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PROPERTY PHOTOS



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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.**