

KELSEY RANCH 7,217.57± ACRES



List Price: **\$30,000,000**

**MERCED & MARIPOSA
COUNTIES, CALIFORNIA**



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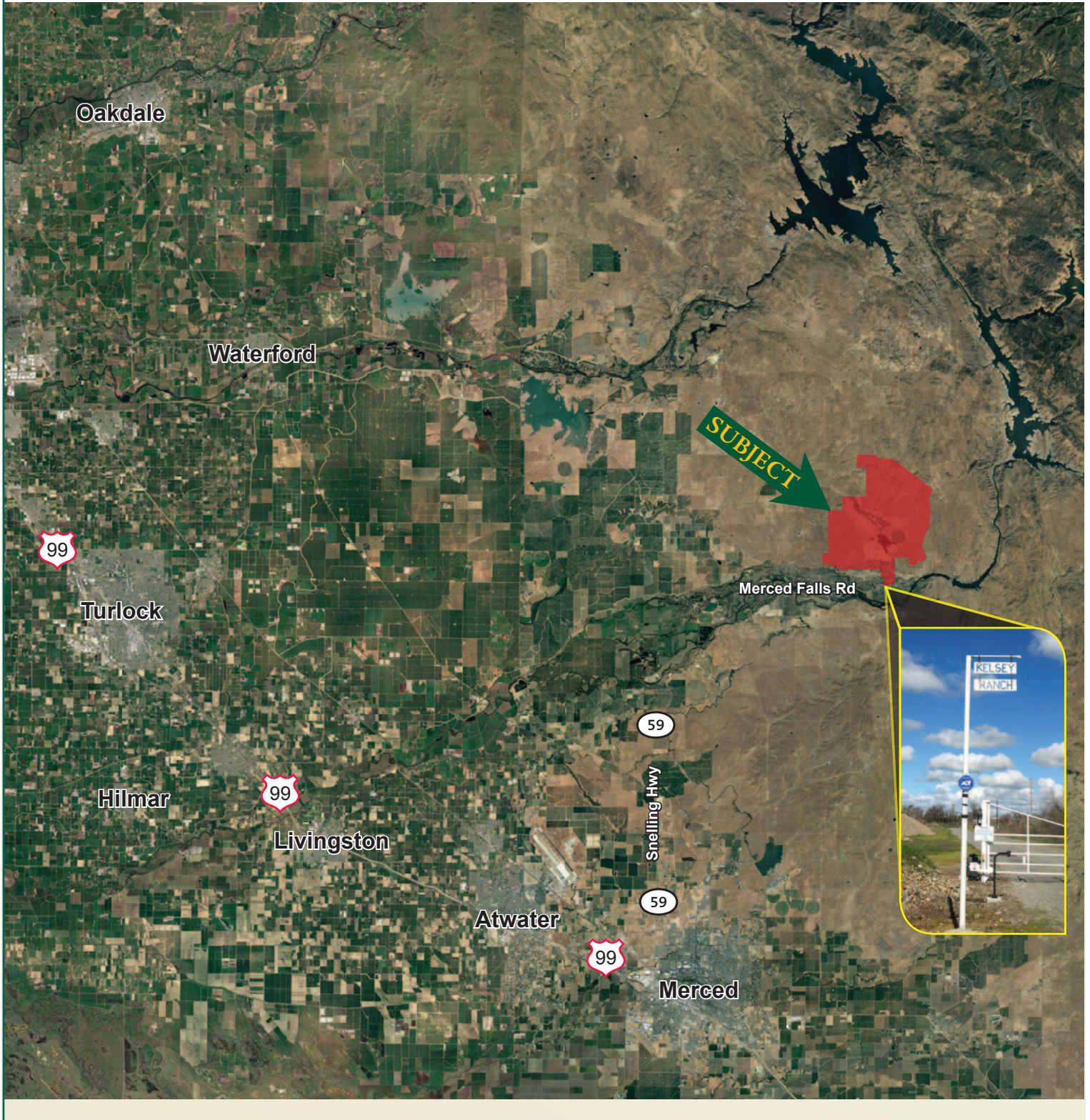
KELSEY RANCH

7,217.57± acres
Merced & Mariposa Counties, CA



LOCATION

From Highway 99, go north on Highway 59 to Snelling Highway. Continue through the town of Snelling on Merced Falls Road for approximately 5 miles. Subject property is located on the north side of Merced Falls Road. There is a Kelsey Ranch sign over the entrance to the property.





PROPERTY DETAILS

LEGAL:

7,217.57± acres as outlined below:

APN	County	Gross Acres ±
007-010-007	Mariposa	1,644.37
038-150-004	Merced	480.00
038-150-007	Merced	640.00
038-170-007	Merced	250.00
038-170-008	Merced	564.00
038-180-004	Merced	28.00
038-180-005	Merced	658.60
038-180-006	Merced	560.00
038-180-007	Merced	76.00
038-180-009	Merced	658.60
038-180-010	Merced	358.00
038-180-011	Merced	69.00
043-010-006	Merced	193.00
043-010-007	Merced	137.00
043-120-014	Merced	121.00
043-120-015	Merced	16.00
043-150-001	Merced	409.00
043-150-003	Merced	104.00
043-150-004	Merced	222.00
043-160-028	Merced	29.00

Total Assessed Acres: 7,217.57

NOTE: All parcels are located in the Williamson Act.

LAND USE:

The property consists of native rangeland that ranges from 325 to 800± feet above sea level. Topography is gently undulating to rolling. There is a 120-acre reservoir, identified as the "Kelsey Reservoir" located near the central-southern portion of the property. The reservoir has a capacity of 1,000± acre feet. An additional 5-acre reservoir is served by a spillway, providing stock water for the west side of the ranch.

There are 2,400± acres that is an area of interest near the middle of the ranch. This area is believed to be suitable for development. (see area of interest map included herein).

WATER:

In 1859, the Kelsey family established an appropriative right by constructing a ditch from the Merced River and initiating diversion to the subject property. The diversion is a pre-1914 water right.

Diversion Point A is the main diversion point for the ranch. It is located on the north side and immediately to the west of the Kelsey Ranch Main Access Road MID bridge on the canal. The ranch's lift pump, known as the "Big Pump" uses this diversion point, next to the Kelsey Weir. The "Big Pump" is equipped with a 100-horsepower electric motor.

Diversion Point B is the pumping station opposite the Diversion Point A, immediately on the southeast side of the MID Bridge, and serves the two irrigated pastures south of the MID Canal, known as the Canal Fields.

Diversion Point C is located on the south side of the MID canal, approximately 600 feet to the east of the Kelsey Ranch Main Access Road MID bridge on the canal. Currently a valve feeds a pipeline which traverses the East Canal Field to a pond south of the pasture. Historically this diversion supplied water to the Kelsey farm ground and dredging companies in the Merced River bottom before the dredging of the river valley took place. (See diversion map)

BUILDINGS:

None.

PRICE/TERMS:

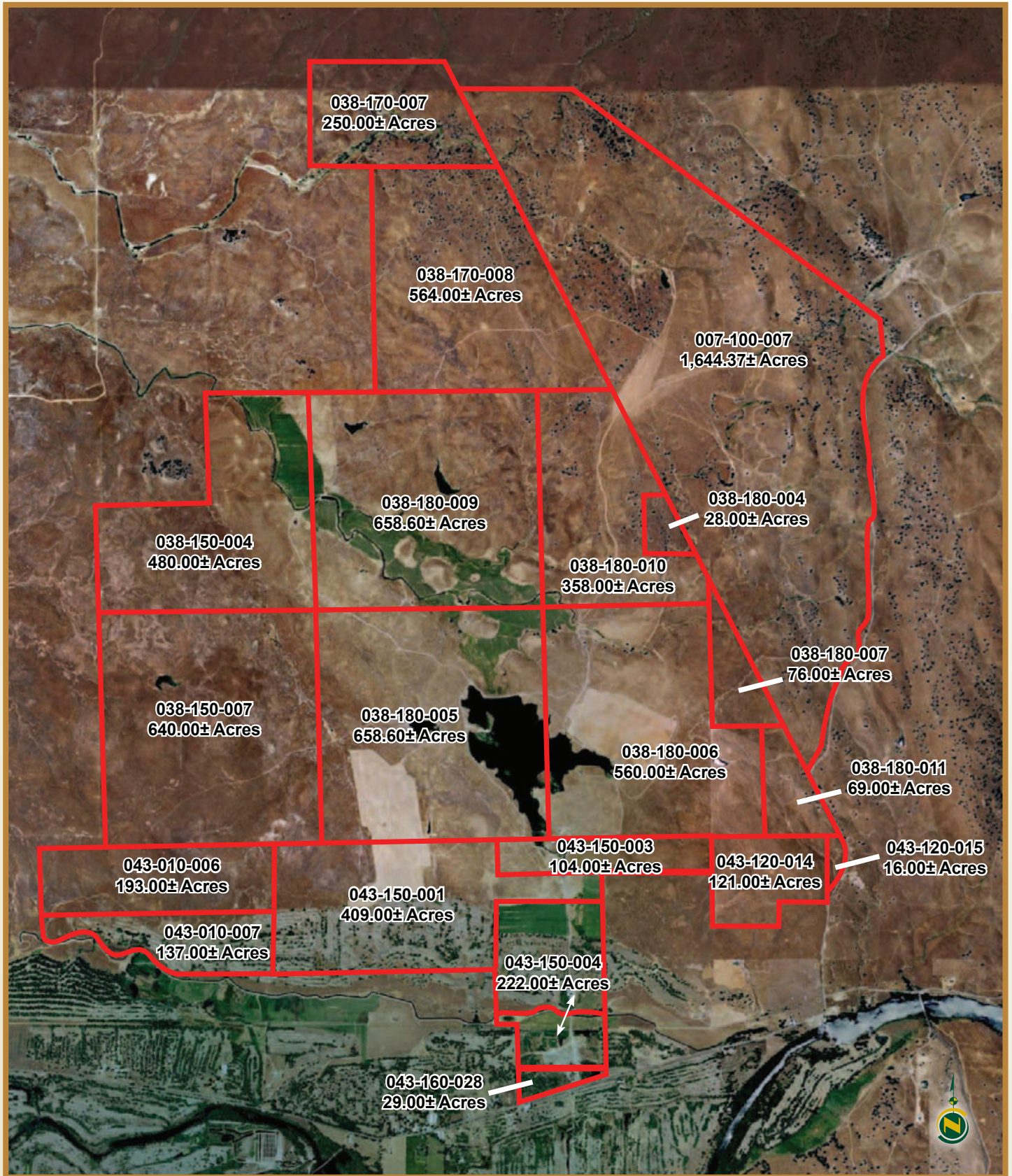
\$30,000,000 all cash at close of escrow. Property has a livestock lease until June 1, 2017.

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PARCEL AERIAL

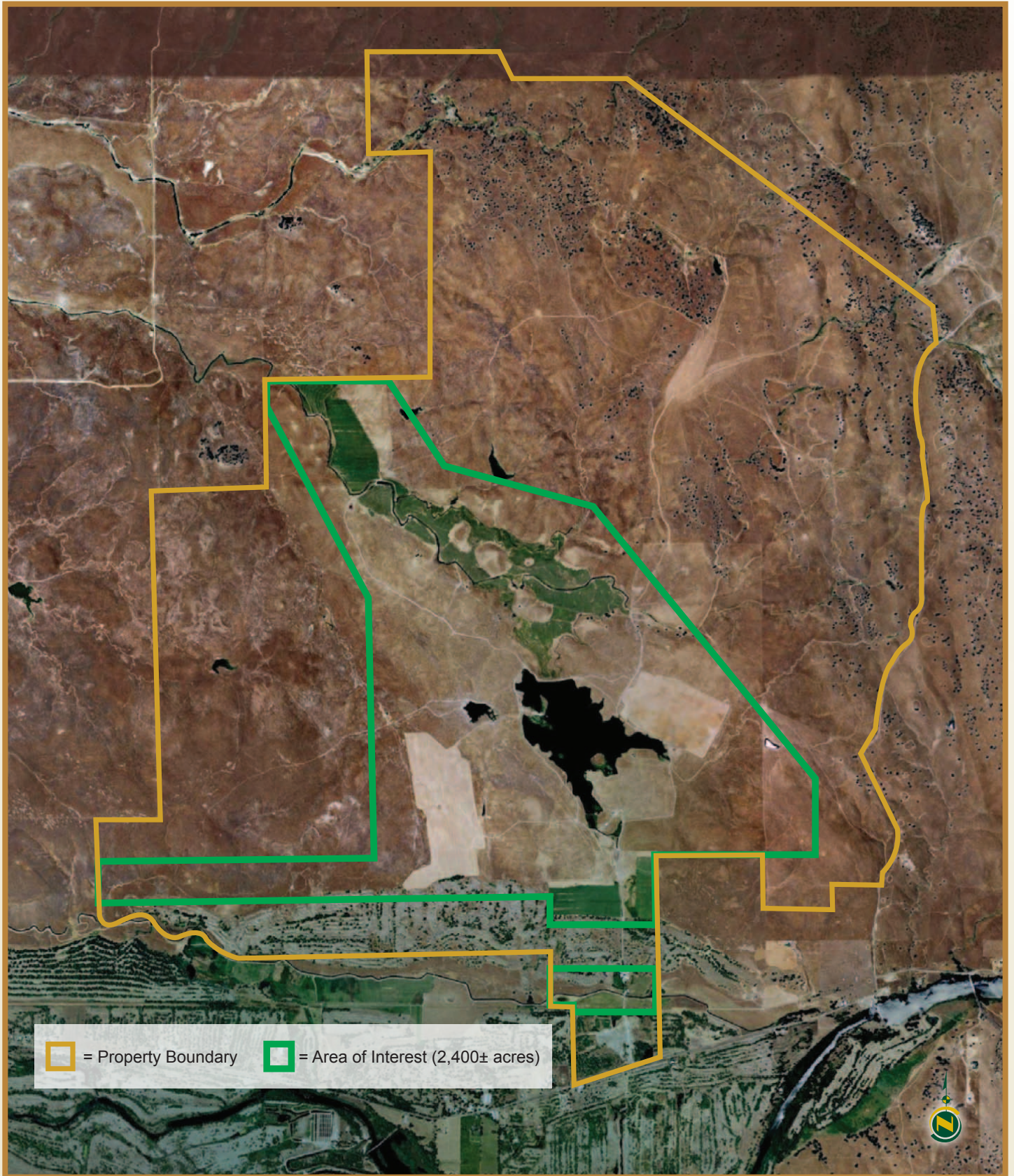


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AREA OF INTEREST



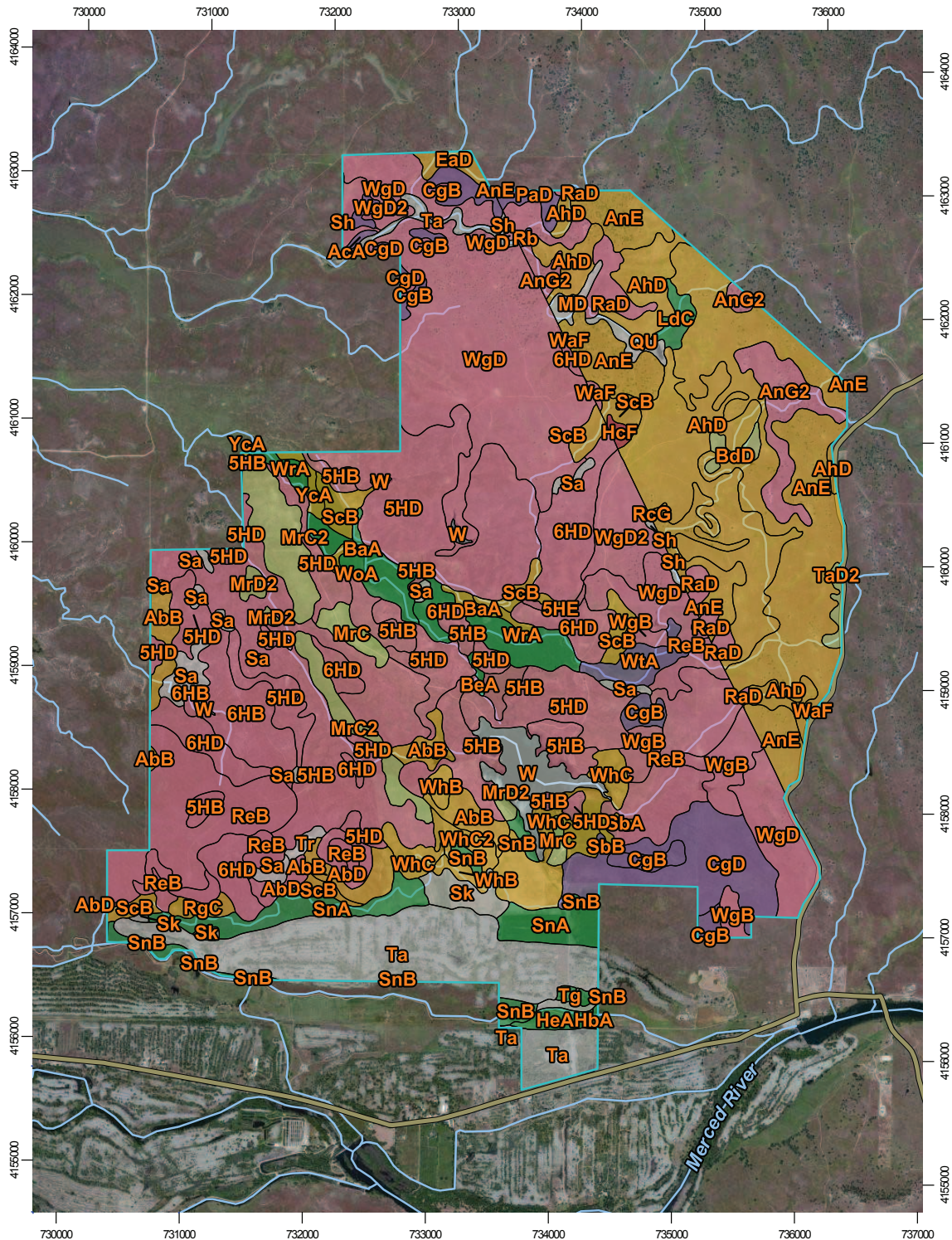
 = Property Boundary  = Area of Interest (2,400± acres)

KELSEY RANCH

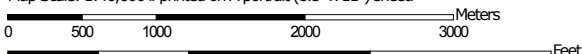
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SOIL MAP



Map Scale: 1:46,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84



Natural Resources
Conservation Service



SOIL DESCRIPTION

MERCED COUNTY

5HB	Hornitos fine sandy loam, 3 to 8 percent slopes
5HD	Hornitos fine sandy loam, 8 to 30 percent slopes
5HE	Hornitos fine sandy loam, 30 to 45 percent slopes
6HB	Hornitos gravelly fine sandy loam, 0 to 8 percent slopes
6HD	Hornitos gravelly fine sandy loam, 8 to 30 percent slopes
AbB	Amador loam, 0 to 8 percent slopes
AbD	Amador loam, 8 to 30 percent slopes
AcA	Anderson gravelly soils, channeled, 0 to 3 percent slopes
BaA	Bear Creek clay loam, 0 to 3 percent slopes
BeA	Borden fine sandy loam, 0 to 2 percent slopes
CgB	Corning gravelly loam, 0 to 8 percent slopes
CgD	Corning gravelly loam, 8 to 30 percent slopes
EaD	Exchequer and Auburn rocky silt loams, 8 to 30 percent slopes
HbA	Hanford fine sandy loam, moderately deep and deep over sand, 0 to 1 percent slopes
HeA	Hanford sandy loam, 0 to 1 percent slopes
MrC	Montpellier coarse sandy loam, 8 to 15 percent slopes
MrC2	Montpellier coarse sandy loam, 8 to 15 percent slopes, eroded
MrD2	Montpellier coarse sandy loam, 15 to 30 percent slopes, eroded
ReB	Redding gravelly loam, 0 to 8 percent slopes, dry, MLRA 17
ReD	Redding gravelly loam, 1 to 30 percent slopes, dry, MLRA 17
RgC	Rocklin loam, 8 to 15 percent slopes
Sa	Sandstone rock land
SbA	San Joaquin loam, 0 to 3 percent slopes
SbB	San Joaquin loam, 3 to 8 percent slopes
ScB	San Joaquin sandy loam, 3 to 8 percent slopes
Sh	Slate rock land
Sk	Slickens
SnA	Snelling sandy loam, 0 to 3 percent slopes
SnB	Snelling sandy loam, 3 to 8 percent slopes

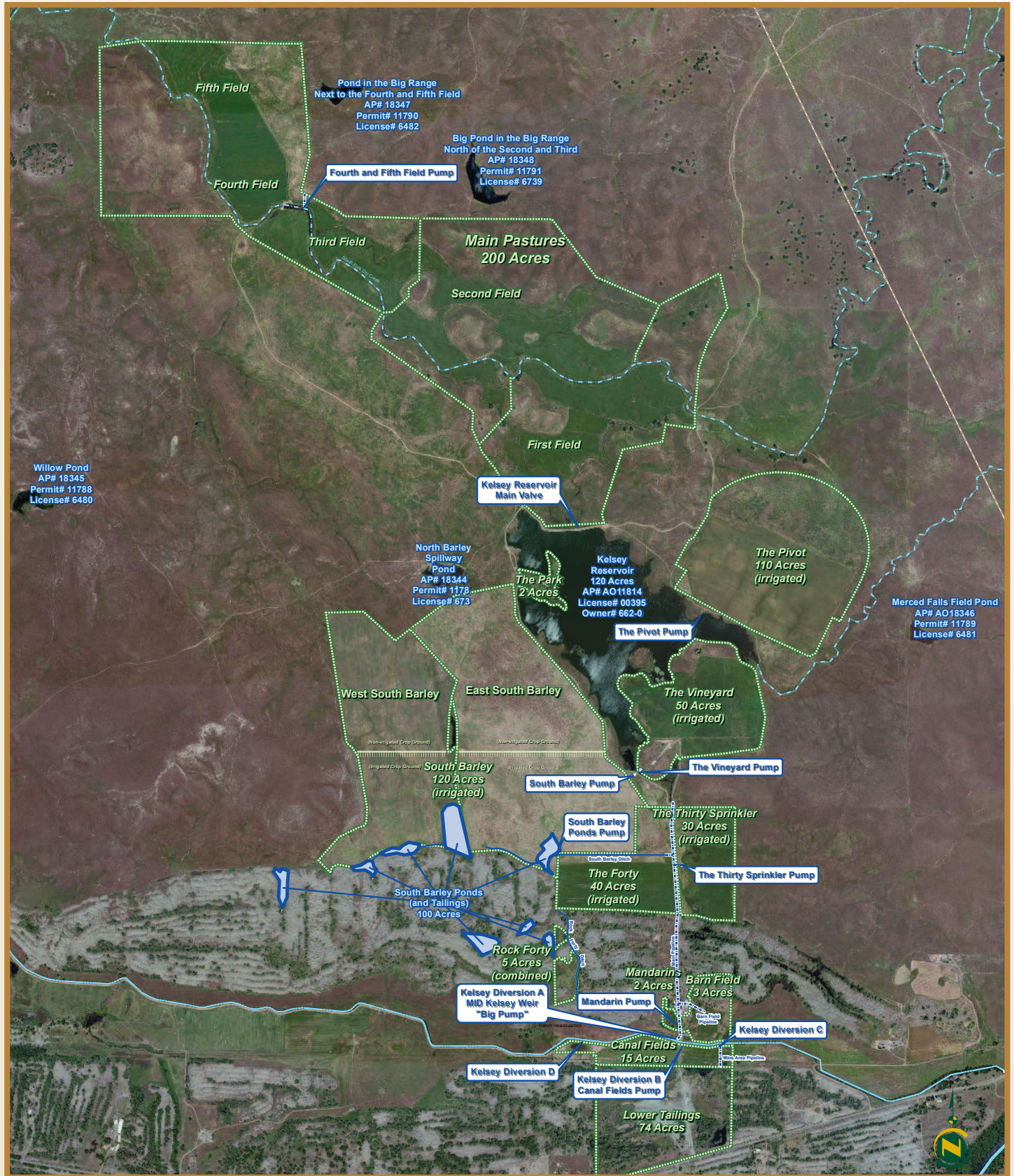
Ta	Tailings
Tg	Terrace escarpments
Tr	Tuff rock land
W	Water
WgB	Whiterock rocky silt loam, 3 to 8 percent slopes
WgD	Whiterock rocky silt loam, 8 to 30 percent slopes
WgD2	Whiterock rocky silt loam, 8 to 30 percent slopes, eroded
WhB	Whitney fine sandy loam, 3 to 8 percent slopes
WhC	Whitney fine sandy loam, 8 to 15 percent slopes
WhC2	Whitney fine sandy loam, 8 to 15 percent slopes, eroded
WoA	Wyman clay loam, 0 to 3 percent slopes
WrA	Wyman loam, 0 to 3 percent slopes
WtA	Wyman loam, moderately deep and deep over gravel, 0 to 3 percent slopes
YcA	Yokohl loam, 0 to 3 percent slopes

MARIPOSA COUNTY

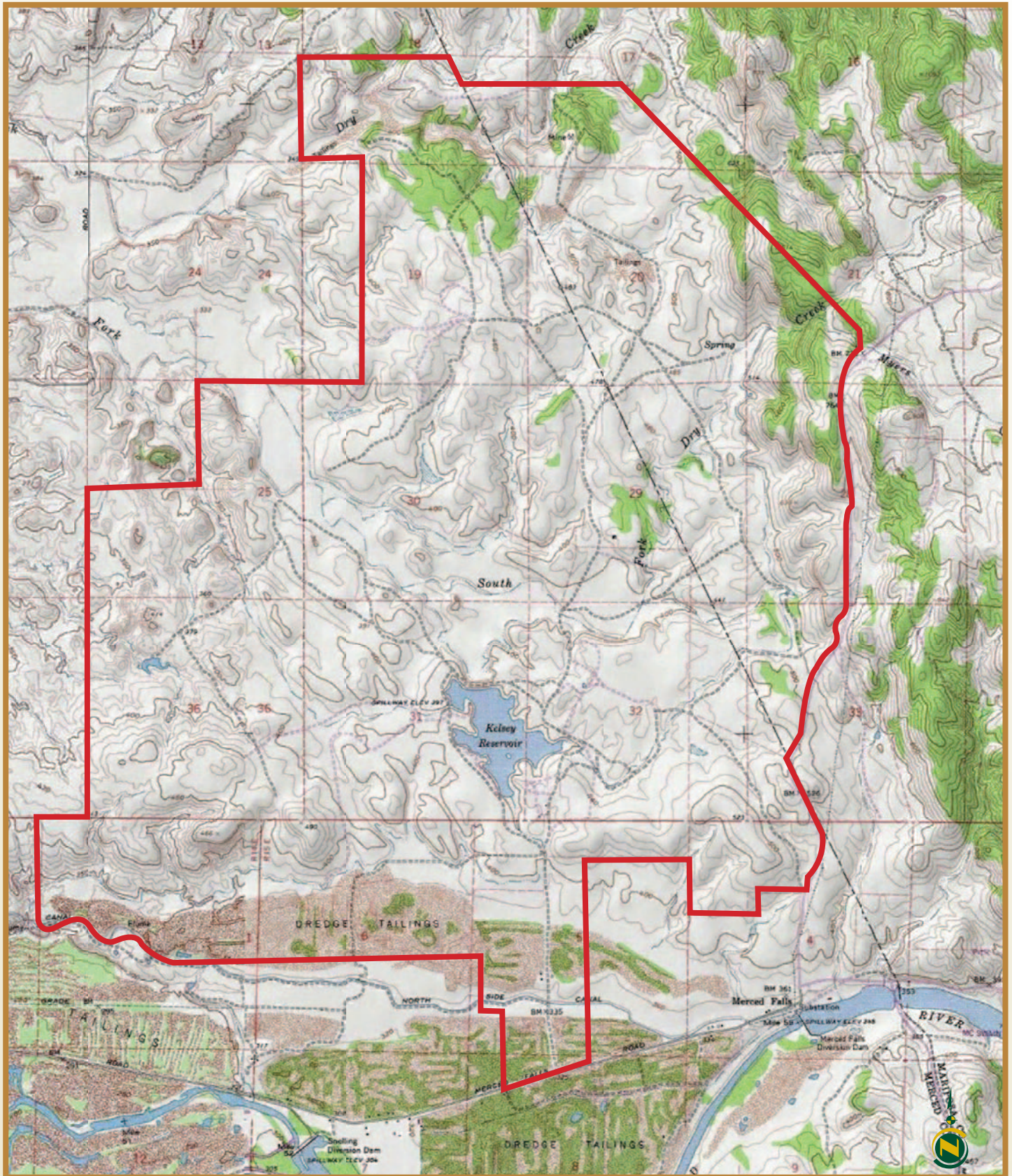
AhD	Auburn loam, 2 to 15 percent slopes
AnE	Auburn very rocky loam, 15 to 30 percent slopes
AnG2	Auburn very rocky loam, 30 to 75 percent slopes, eroded
BdD	Blasingame loam, 2 to 15 percent slopes
HcF	Hornitos extremely stony sandy loam, 2 to 50 percent slopes
LdC	Loamy alluvial land MD Miscellaneous dumps
PaD	Positas gravelly clay loam, 2 to 15 percent slopes
QU	Quarries
RaD	Redding gravelly loam, 2 to 15 percent slopes
Rb	Riverwash and tailings
RcG	Rock land
ScB	San Joaquin loam, 2 to 9 percent Slopes
TaD2	Trabuco clay loam, 2 to 15 percent slopes, eroded
WaF	Whiterock rocky loam, 5 to 50 percent slopes



DIVERSION MAP



TOPOGRAPHY



KELSEY RANCH

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PHOTOS



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PHOTOS





CALIFORNIA LOCATION MAP



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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.