

DEL PUERTO W.D. GRAZING LAND

Stanislaus County, California

527.83± Acres

\$2,000,000

(\$3,789/Acre)

PRICE REDUCED

- Located off Interstate 5
- 356± Acs. in Del Puerto Water District
- Windmill Powered Water Troughs
- Permanent Plantings Nearby



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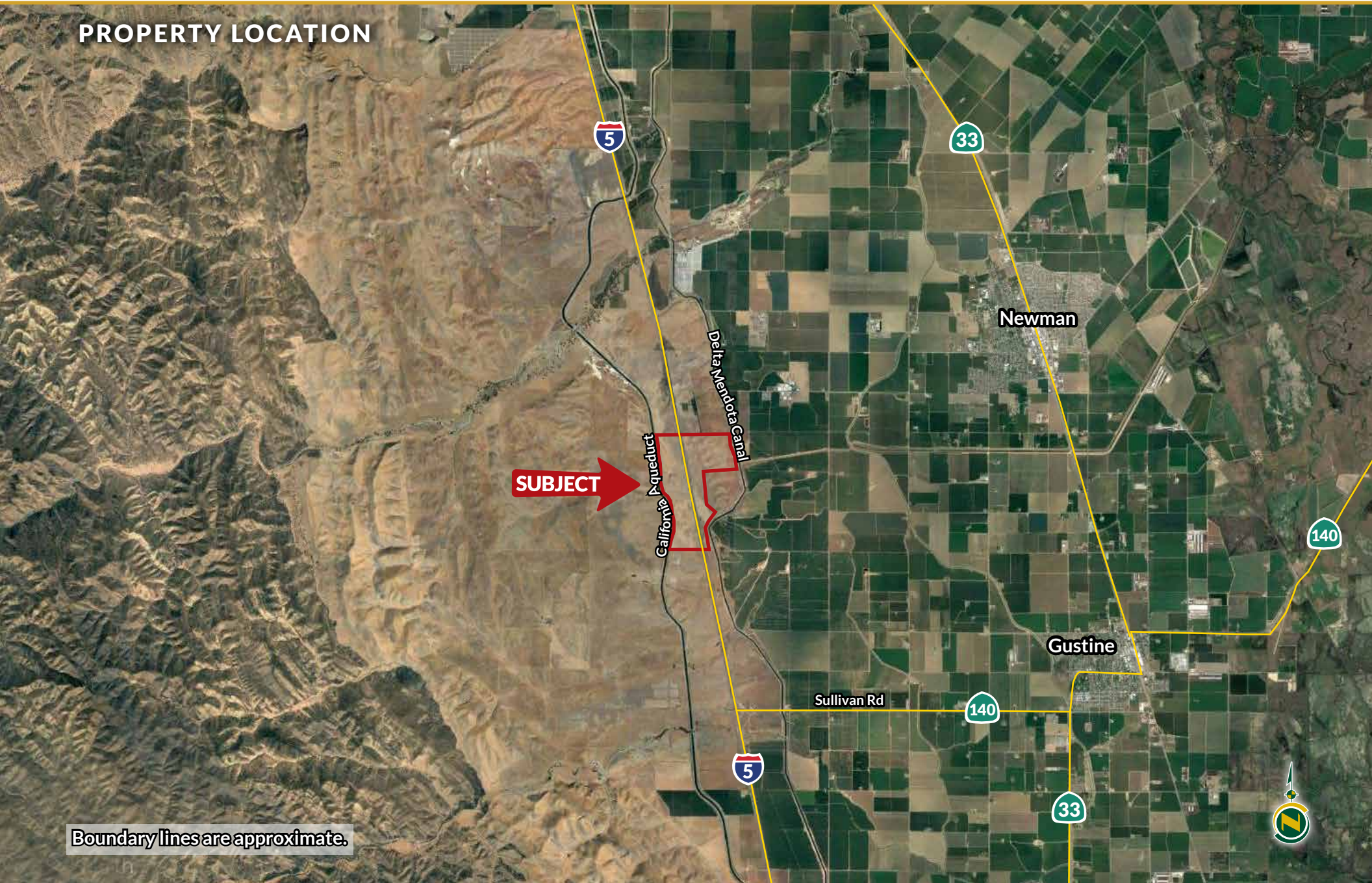


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PROPERTY LOCATION



Boundary lines are approximate.

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PROPERTY INFORMATION

DESCRIPTION

Here is an opportunity to purchase 527.83± acres of grazing land off of Interstate 5. All 3 parcels have fencing along the borders which is in adequate condition. The property includes 356± irrigatable acres within Del Puerto Water District and potentially suitable for permanent plantings.

LOCATION

The property is located roughly 11± miles southwest of Newman, CA right off Interstate 5. One parcel is between the California Aqueduct and Interstate 5 and the other two are located on the east side between Interstate 5 and the Delta Mendota Canal. The western parcel can be accessed by taking Sullivan Rd and then driving along the California Aqueduct. The eastern parcels can be accessed by taking Sullivan Rd and driving along the Delta Mendota Canal. The properties are connected via a private road that goes underneath Interstate 5.

LEGAL

Stanislaus County APNs: 026-024-016, 026-024-024, 026-024-033, located in portions of Sections 28 through 33, T7S, R8E, M.D.B&M.

ZONING

The property is located within the Williamson Act.

WATER

356± of the 527.83± acres are within Del Puerto Water District and are entitled to receive water. There is a turnout on the northeastern block that would be able to pull Del Puerto water, but the condition of the underground infrastructure is unknown. There is one windmill powered well used for cattle troughs; one on the western and one on the northeastern block.

SOILS

Yokut sand loam, 0 to 2 percent slopes
Damluis clay loam, 2 to 8 percent slopes
Capay clay, wet, 0 percent slopes, MLRA 17
Damluis gravelly clay loam, 0 to 2 percent slopes
Alo-Vaquero complex, 30 to 50 percent slopes, MLRA 15
Vaquero-Carbona complex, 8 to 30 percent slopes, MLRA 15

PRICE/TERMS

\$2,000,000 cash at the close of escrow.
The current tenant has a Right of First Refusal to purchase the property.



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PROPERTY OVERVIEW

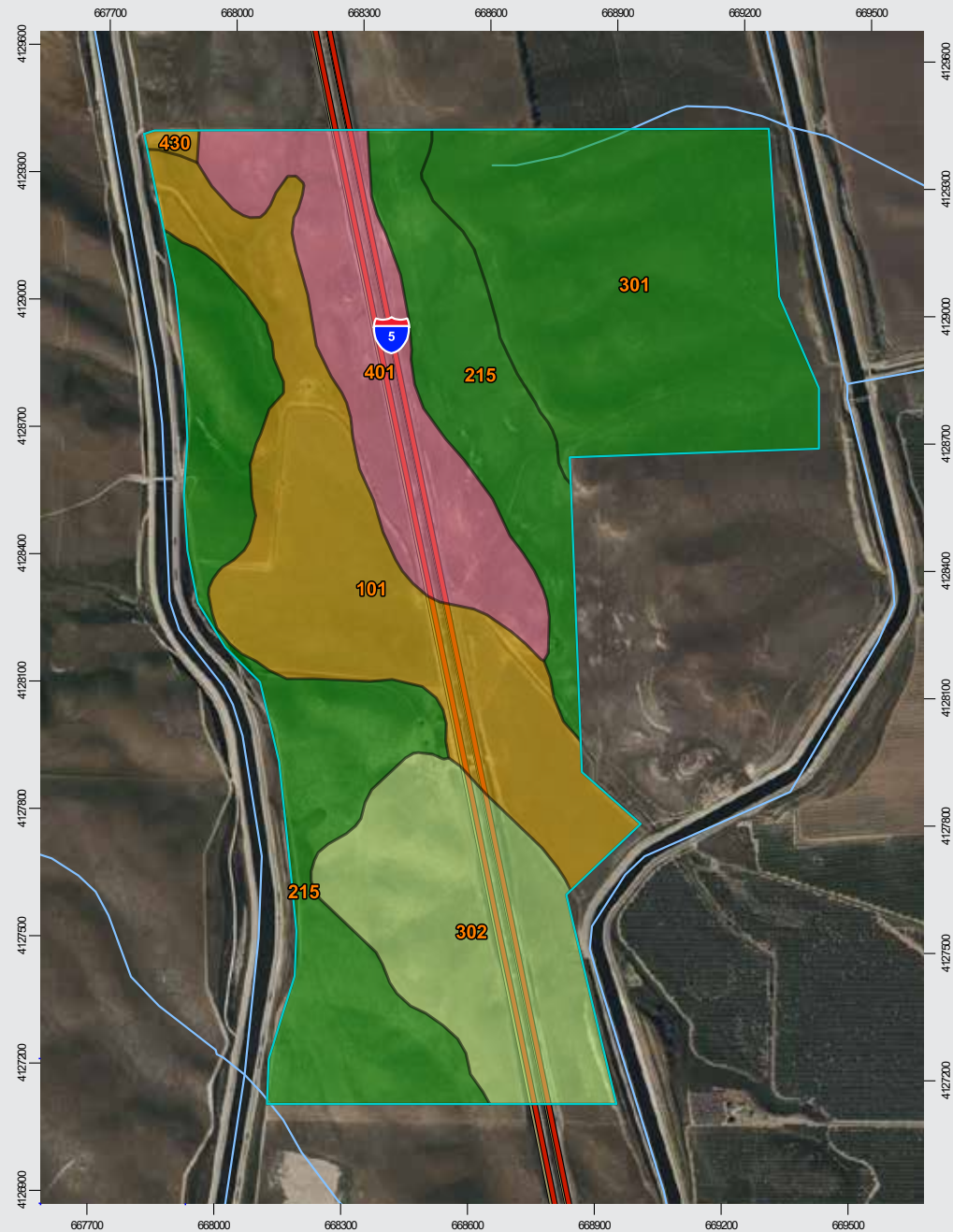


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SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
215	Yokut sandy loam, 0-2% slopes
301	Damluis clay loam, 2-6% slopes
101	Capay clay, wet, 0-1% slopes
302	Damluis gravelly clay loam, 0-2% slopes
401	Alo-Vaquero complex, 30-50% slopes
430	Vaquero-Carbona complex, 8-30% slopes

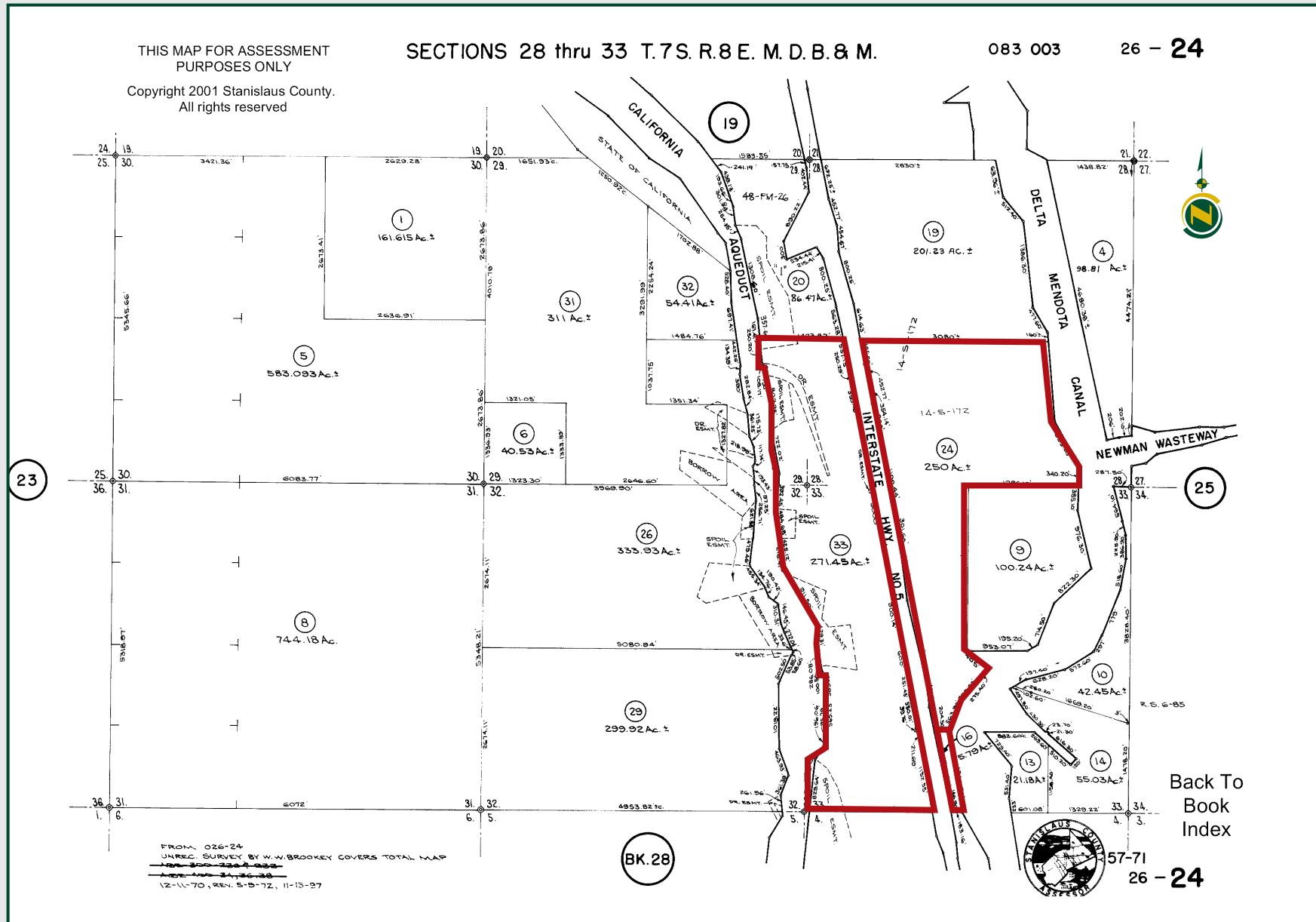


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PARCEL MAP



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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.**