

# SANDY MUSH RD PISTACHIOS

Merced County, California

45.73± Acres

\$2,057,850

(\$45,000/Acre)



- 2020 Golden Hills Pistachios
- Le Grand - Athlone Water District
- Double Line Drip Irrigation



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## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

Good opportunity to purchase some up and coming Golden Hills pistachios planted in 2020. This property is located in Le Grand-Athlone Water District just Southwest of Merced. These plantings are getting ready to come in to production and would be a great asset to add to your portfolio.

### LOCATION

4320 E. Sandy Mush Road, Merced, CA 95341.

### LEGAL

Merced County APN: 066-240-008

Located in a portion of Section 35, Township 8S, Range 14E, M.D.B&M.

### ZONING

AE-20 (Agricultural Exclusive, 20 acre minimum).

### PLANTINGS

2020 Golden Hills Pistachios

### WATER

Double line drip. Le Grand-Athlone Water District. Shared ground well and pump agreement with neighboring parcel (Merced County APN: 066-240-009) will be recorded upon the close of escrow. Also, the neighboring parcel (066-240-009) will have a shared turnout agreement recorded upon the close of escrow with the subject parcel. 125 HP pump on the well with the shared well agreement.

### SOILS

See soils map included.

### BUILDINGS

None

### PRICE/TERMS

\$2,057,850 all cash at the close of escrow. Cultural cost reimbursement negotiable depending on time of sale.



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## PROPERTY OVERVIEW



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## SOILS MAP



California Revised Storie Index (CA)

Map unit symbol	Map unit name
FrA	Fresno loam, moderately saline-sodic, 0-1% slopes
FsA	Fresno loam, strongly saline-sodic, 0-1% slopes

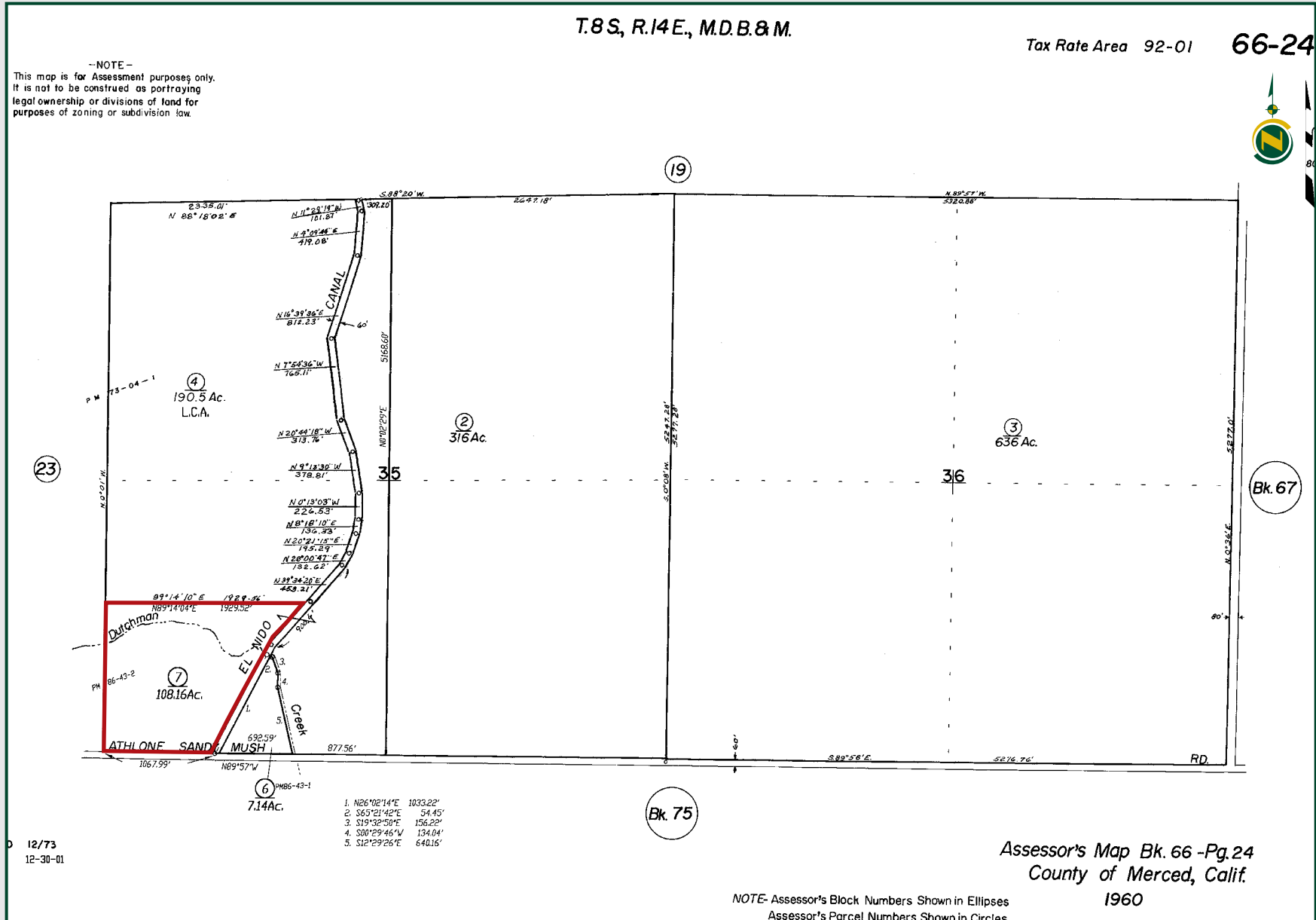


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## PARCEL MAP



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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.**