

# MERCED FALLS RANCH

9,113.29± ACRES | MARIPOSA COUNTY, CALIFORNIA

**\$29,700,000**

(\$3,259/Acre)



## PROPERTY HIGHLIGHTS

- LARGE CONTIGUOUS RECREATION LAND
- OAK COVERED HILLS
- MULTIPLE PONDS & SEASONAL CREEKS
- EXPANSIVE WILDLIFE & CATTLE HABITAT



Independently Owned And Operated  
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pearsonrealty.com

### FRESNO

7480 N. Palm Ave., Suite 101  
Fresno, CA 93711  
559.432.6200

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

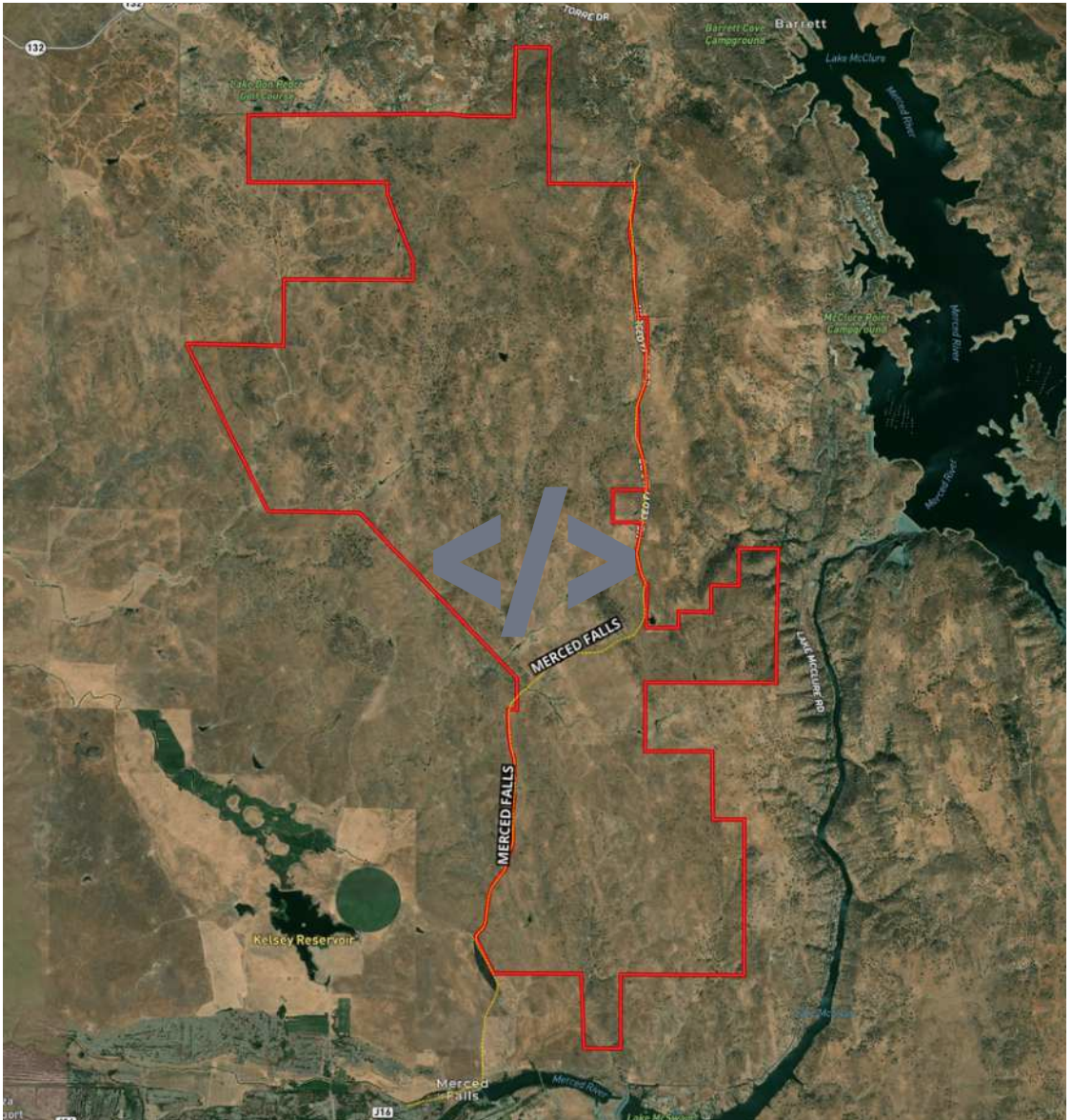
### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2477

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## LOCATION MAP





## PROPERTY INFORMATION

### DESCRIPTION

This expansive cattle ranch, situated in the rolling hills of Mariposa County, represents a rare and valuable opportunity with its vast, contiguous layout and gentle topography. It is located on Merced Falls Rd right next to Lake McClure and the Don Pedro Reservoir. The ranch provides an ideal environment for raising healthy and productive cattle while having its own natural charm and endless recreational potential. The multiple ponds and creeks that wind through the property are not only scenic but also provide natural water resources for cattle. The ranch's well maintained cross fences enable efficient management and rotational grazing practices. With its balance of oak-studded hillsides, productive grazing land, natural beauty, and extensive water resources, this exceptional cattle ranch is an unparalleled investment opportunity.

### LOCATION

Located just west of Lake McClure on Merced Falls Rd  $\frac{3}{4}$  of a mile above the junction of Merced Falls Rd and Lake McClure Rd. Just 5 minutes to Lake McClure and the Don Pedro Reservoir makes for a convenient location for access to summer recreation. From the ranch, it is about 30 minutes into Turlock and Merced.

### SUBDIVISION OPPORTUNITY

Though the current zoning is Agricultural Exclusive (AE) the north side of the property is adjacent to the Lake Don Pedro Community Service District which provides safe drinking water to the community. The Lake Don Pedro Community encompasses over 12k acres with 18 natural preserves/parks, and 90± miles of pedestrian & equestrian trails. The Merced Falls Ranch has 73 total parcels allowing buyers to subdivide the ranch to fit their needs (buyer to verify access & legal restrictions). There is also a future opportunity to expand the Don Pedro community with recreation, sustainability, commercial, and residential attractions. This is not just a cattle ranch; it's a vision!

### WATER

Several natural creeks and ponds scatter through the ranch.

### BUILDINGS

There is one 3-bedroom 2-bath ranch style home located at 8767 Merced Falls Road, Snelling Ca, 95369. The home has easy access and overlooks the property/valley below.

### RECREATIONAL LIFESTYLE

From the historic stone walls and Native American artifacts to the land preserved in its original, untouched condition, Merced Falls Ranch offers a unique opportunity to own a piece of California's natural beauty. For those seeking a private retreat to enjoy a carefree lifestyle, fresh air, and complete tranquility with no neighbors in sight, this is your ideal home. Located just minutes from Lake McClure and Don Pedro, you'll have easy access to world-class boating, fishing, water sports, and the relaxing beauty of open water.

### PRICE/TERMS

**\$29,700,000** (\$3,259 / acre) all cash at the 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.

#### POLICY ON AGENT COOPERATION

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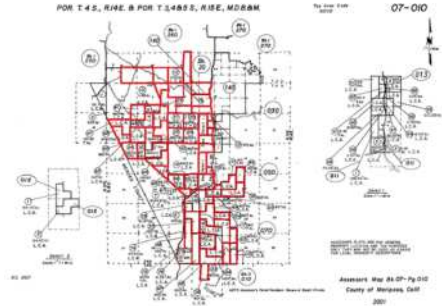


## PROPERTY VIDEO

## PARCEL INFORMATION

### LEGAL

001-260-005, 007-010-010, 007-050-002, 038-180-012, 007-012-001, 007-012-002, 007-140-011, 007-140-014, 007-140-017, 007-010-003, 007-010-014, 007-015-004, 007-015-005, 007-015-006, 007-015-007, 007-015-008, 007-010-008, 007-010-015, 007-010-017, 007-010-018, 007-010-019, 007-010-026, 007-010-033, 007-010-034, 007-010-036, 007-010-037, 007-010-043, 007-010-045, 007-010-046, 007-010-047, 007-010-048, 007-010-049, 007-010-010-056, 007-010-057, 007-010-058, 007-010-069, 007-010-070, 007-010-071, 007-010-073, 007-010-074, 007-010-075, 007-010-076, 007-010-016, 007-010-020, 007-010-020, 007-010-021, 007-007-010-022, 007-010-024, 007-010-025, 007-101-035, 007-010-041, 007-010-042, 007-010-044, 007-010-051, 007-010-054, 007-101-060, 007-010-061, 007-010-062, 007-010-063, 007-010-064, 007-010-065, 007-010-066, 007-010-067, 007-010-089, 007-010-091, 007-010-095, 007-010-96, 007-011-001, 007-011-002, 007-011-003, 007-015-001, 007-015-002, 007-015-003, 007-010-077



## OTHER INFORMATION















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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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