

# GRASSLAND WATER DISTRICT GRAZING LAND

**964± Acres**  
Merced County, California

**\$7,230,000**  
(\$7,500/Acre)



- 350± Acs. in Grassland Water District
- 2 Pumps & Wells and Lift Pump
- Fully Fenced & Cross Fenced Pasture



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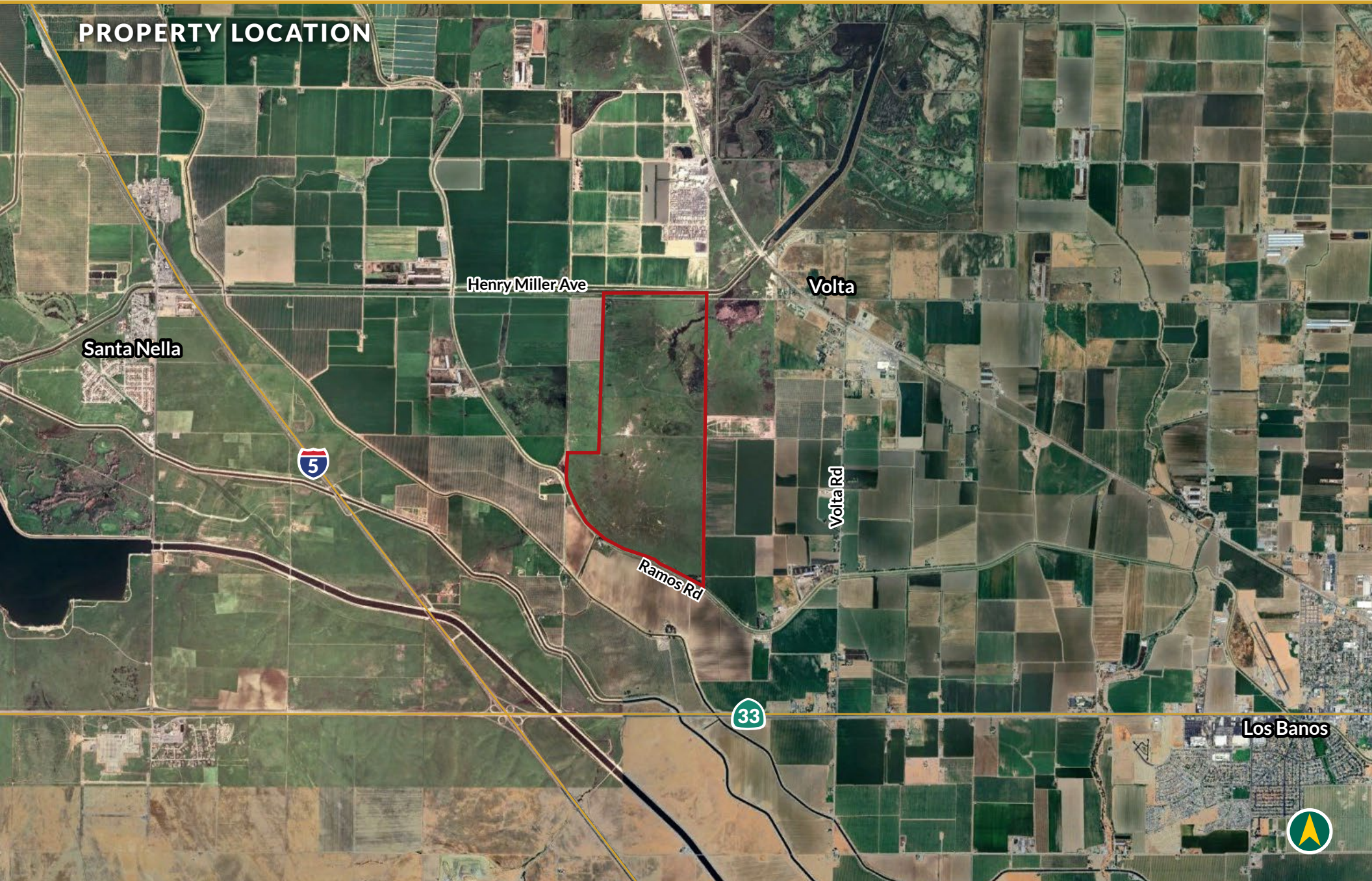


# GRASSLAND WATER DISTRICT GRAZING LAND

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Merced County, CA



## PROPERTY LOCATION





## PROPERTY INFORMATION

### DESCRIPTION

Located 3 miles east of Interstate 5 in western Merced County lies 964± acres of flood irrigated and native pasture, including native sloughs and wetlands. Currently used as a seasonal cattle grazing operation, the property is completely fenced with multiple pastures. 350± acres are located within the Grassland Water District, and in addition to district water, the property has two (2) pumps and wells providing irrigation to support seasonal livestock grazing. There is also an existing pipeline to the Main Canal, which offers the potential opportunity for water mitigation into the San Joaquin River Exchange Contractors Water Authority.

### LOCATION

The subject property is located on the south side of Henry Miller Avenue, 1± mile west of Volta Road, approximately 3± miles east of Santa Nella and 5± miles northwest of the City of Los Banos, Merced County, California 93635.

### LEGAL/ZONING

Merced County APN's: 078-140-005 (477± acres) and 078-140-017 (487± acres).

Located in a portion of Section 2 & 11, Township 10S, Range 9E, M.D.B.&M.

The property is not enrolled in the Williamson Act.

Zoned A-1, Agricultural Exclusive - 20 acres.

### BUILDINGS/STRUCTURES

The property is fully fenced and cross fenced into multiple pastures with an approximate 5± acre corral area, encompassing smaller wooden and pipe corrals, small pole barns and cattle staging area, along with a domestic well and propane tank on site; the condition of these improvements is unknown.

### WATER/IRRIGATION

There are three (3) wells: 1-50 HP, 1-125 HP, and an abandoned well. There is also a ditch lift pump and a domestic well. The condition of the pumps and wells is unknown. Approximately 350± acres of the southern parcel is located within the Grassland Water District (<https://gwdwater.org/>) and is entitled to receive Class II "Fall Flood" water from the district (currently 3± acre feet) and is part of the Grassland GSA. Additional "Spring/Summer" flood water can be purchased to fill ponds and wetlands, when available. The balance of the property is not in a water district, but it is within the Merced County Delta Mendota GSA. The pasture is flood irrigated. The 50 HP pump located on the southern portion of the property has the capacity to pump ground water (subject to approval) directly into the adjacent Main Canal. The water can be exchanged into the San Joaquin River Exchange Contractors Water Authority.

### SOILS

See the enclosed soils map. Most of the property is located within a designated Freshwater Emergent Wetland habitat and is classified as a PEM1K (nontidal wetlands) by the U.S. Fish and Wildlife Service.

### PRICE/TERMS

\$7,230,000, cash at the close of escrow. Sale of the property is subject to court approval, and it is subject to overbid and final approval by the Bankruptcy Court. Seller is a court-appointed Plan Administrator in a Chapter 11 bankruptcy case. Seller has limited information regarding the property, and the property is being sold "AS-IS".

\*Solar Lease: Sale is subject to an existing solar lease option. Optionee has approximately 3 years remaining to exercise an option to long term lease a portion or all of the subject property for a solar development. Further details can be provided upon request to an interested party.

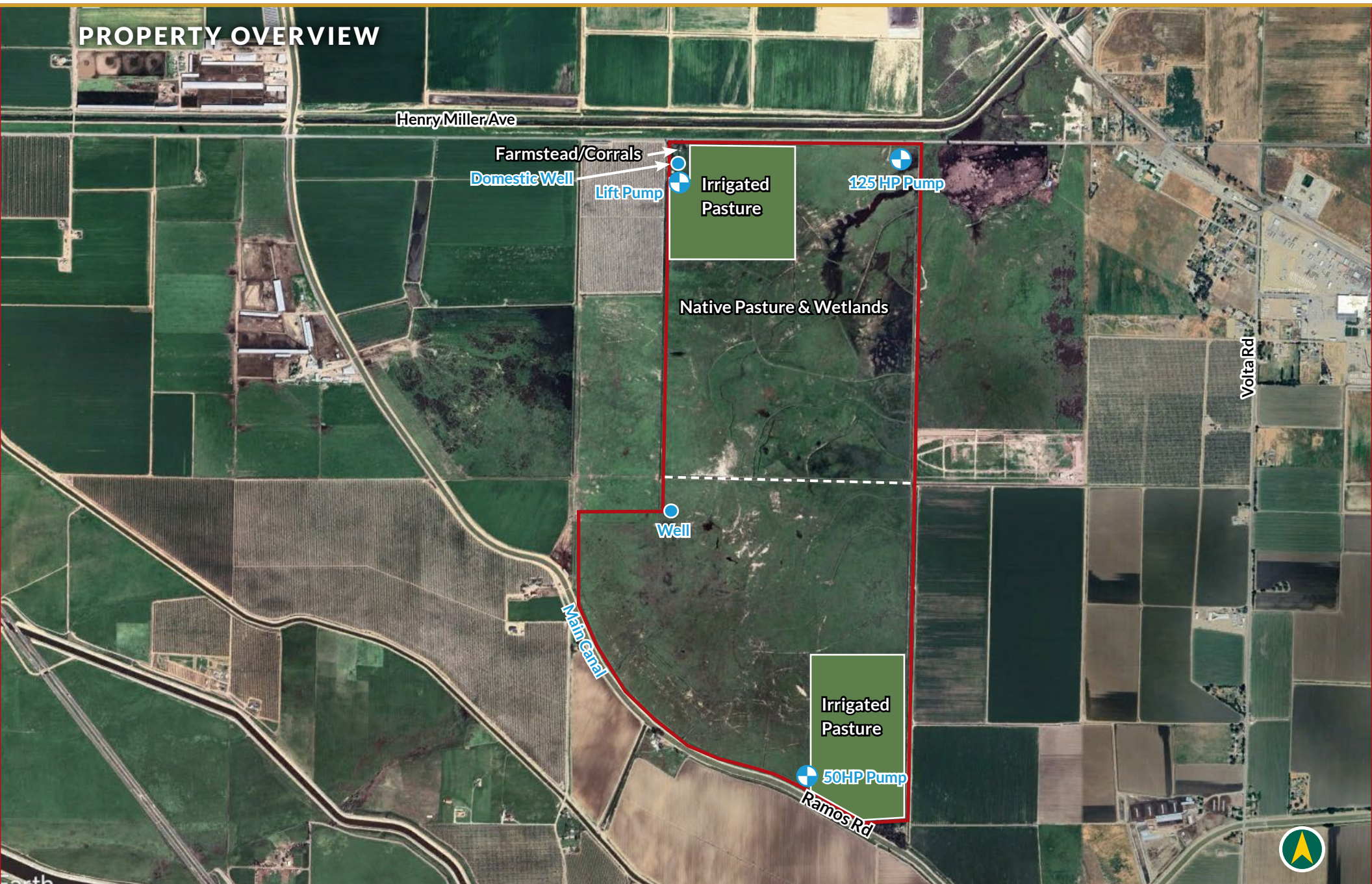


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## PROPERTY OVERVIEW





# GRASSLAND WATER DISTRICT GRAZING LAND

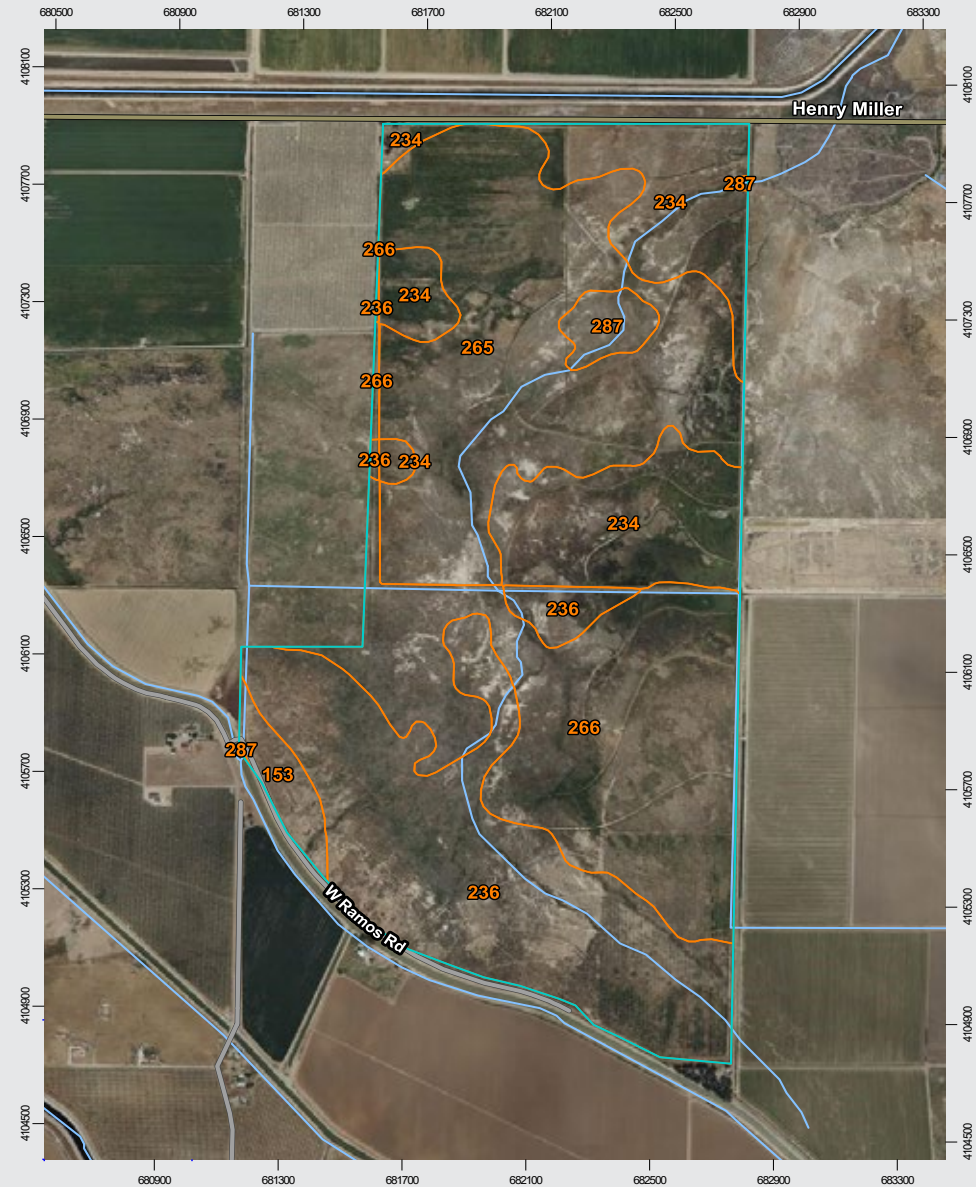
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## SOILS MAP

California Revised Storie Index (CA)

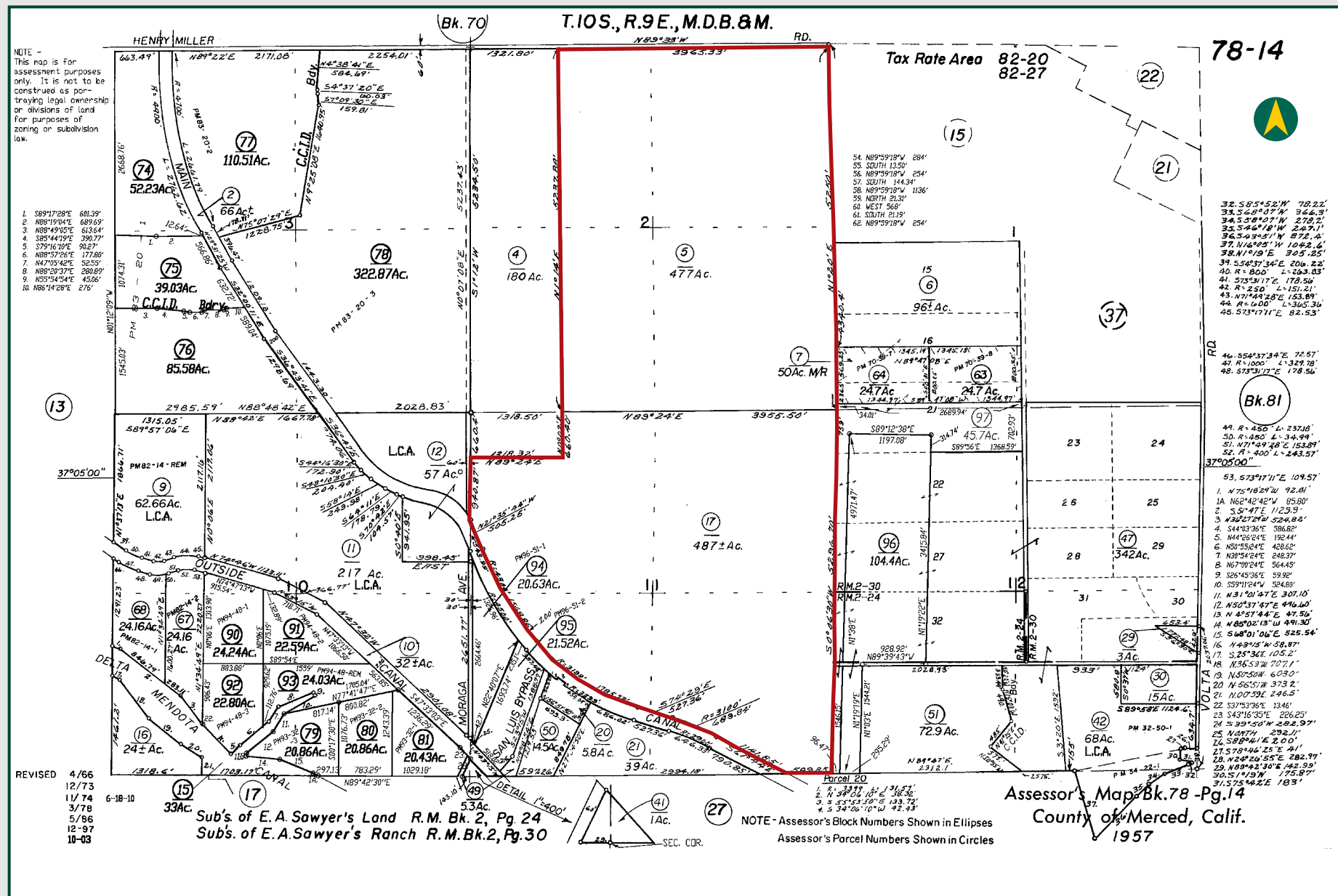
Map unit symbol	Map unit name
265	Volta clay loam
236	Pedcat clay loam, leveled, 0-2% slopes
266	Volta clay loam, partially drained
234	Pedcat loam, 0-2% slopes
153	Chinvar loam
287	Water



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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.