



SCHUIL
AG REAL ESTATE



+/-268.67 Acres – Pistachios and Homes – Snelling, CA

Robinson Rd, California 95369, USA • 268.67 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the north side of Robinson Road in Snelling, Merced County, CA.

SIZE :

+/-268.67 Assessed Acres

PLANTINGS:

Property is planted to +/-195 acres of Golden Hills pistachios, on Platinum Rootstock. Pistachios were planted in March 2021.

IMPROVEMENTS:

Two homes are located on the property, one (1) +/-2,400 sq. ft. home currently being rented and one (1) +/-2,862 sq. ft. picturesque historical home.

The property also features two ag shops and a small corral for livestock.

WATER:

Property receives CAD (Cowell Area Diverters) water, which is free to landowner with no limitation on usage, managed by MID. The property also has adjudicated pre-1914 Riparian Water Rights to the Merced River, which are supplied through the Cuneo Ditch Diversion.

There is a pipeline that connects the ranch to the well on the neighboring [+/-223.07 Acres – Almonds – Snelling, CA](#) property.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Merced County APN: 043-050-050

**GROUNDWATER
DISCLOSURE :**

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

REMARKS:

Property can be purchased with the following neighboring property: [+/-223.07 Acres - Almonds - Snelling, CA](#)

PRICE:

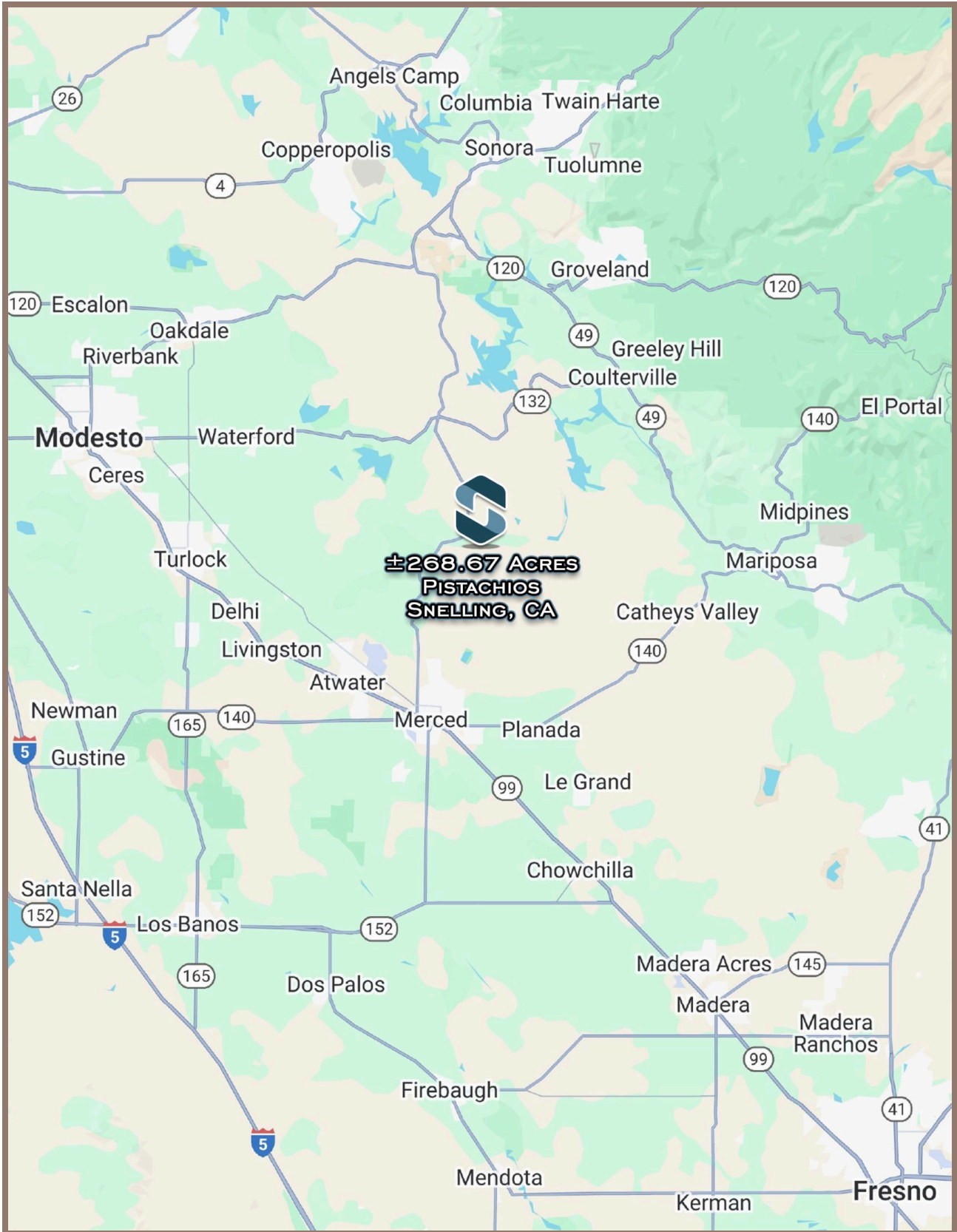
\$9,000,000

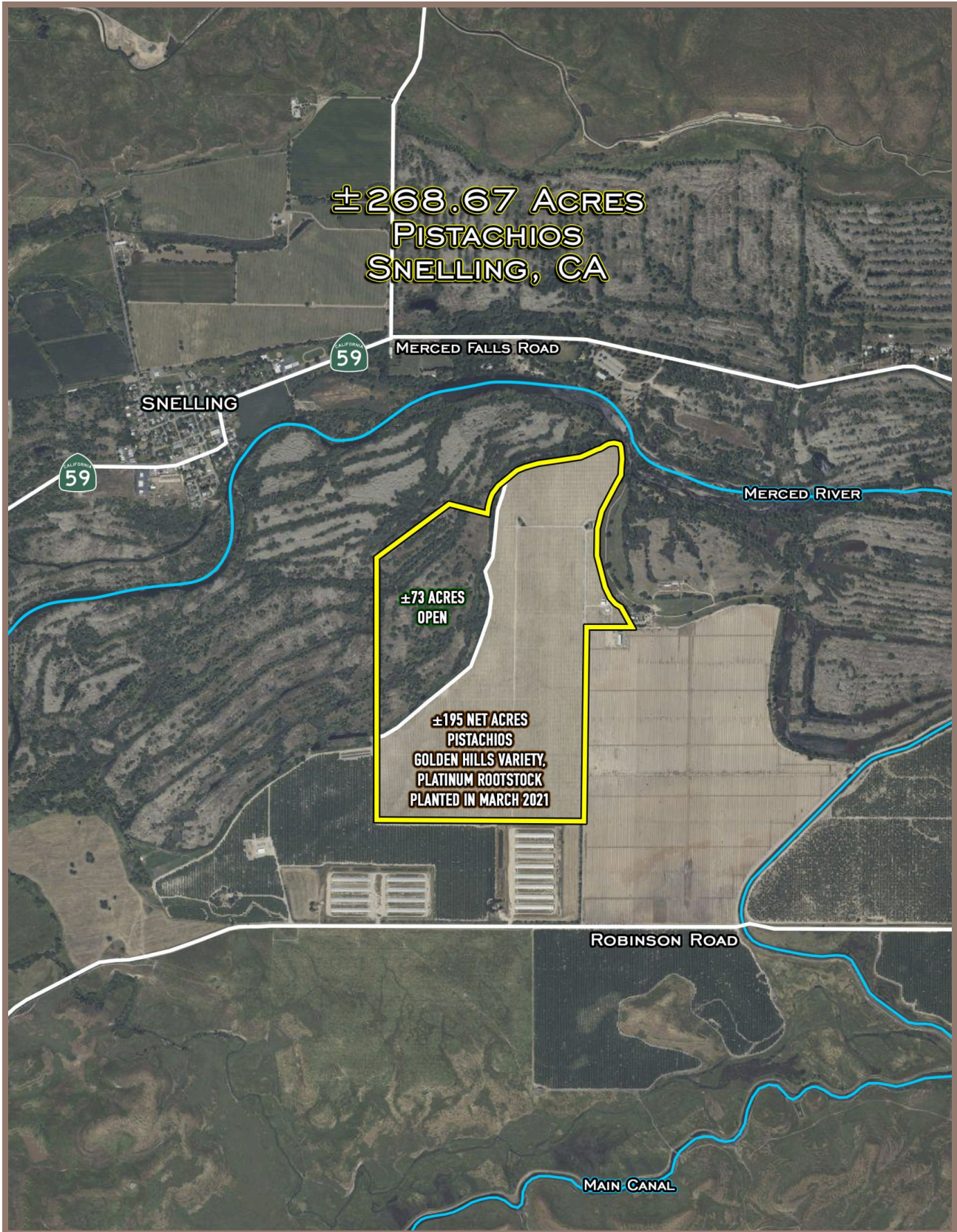
CONTACT:

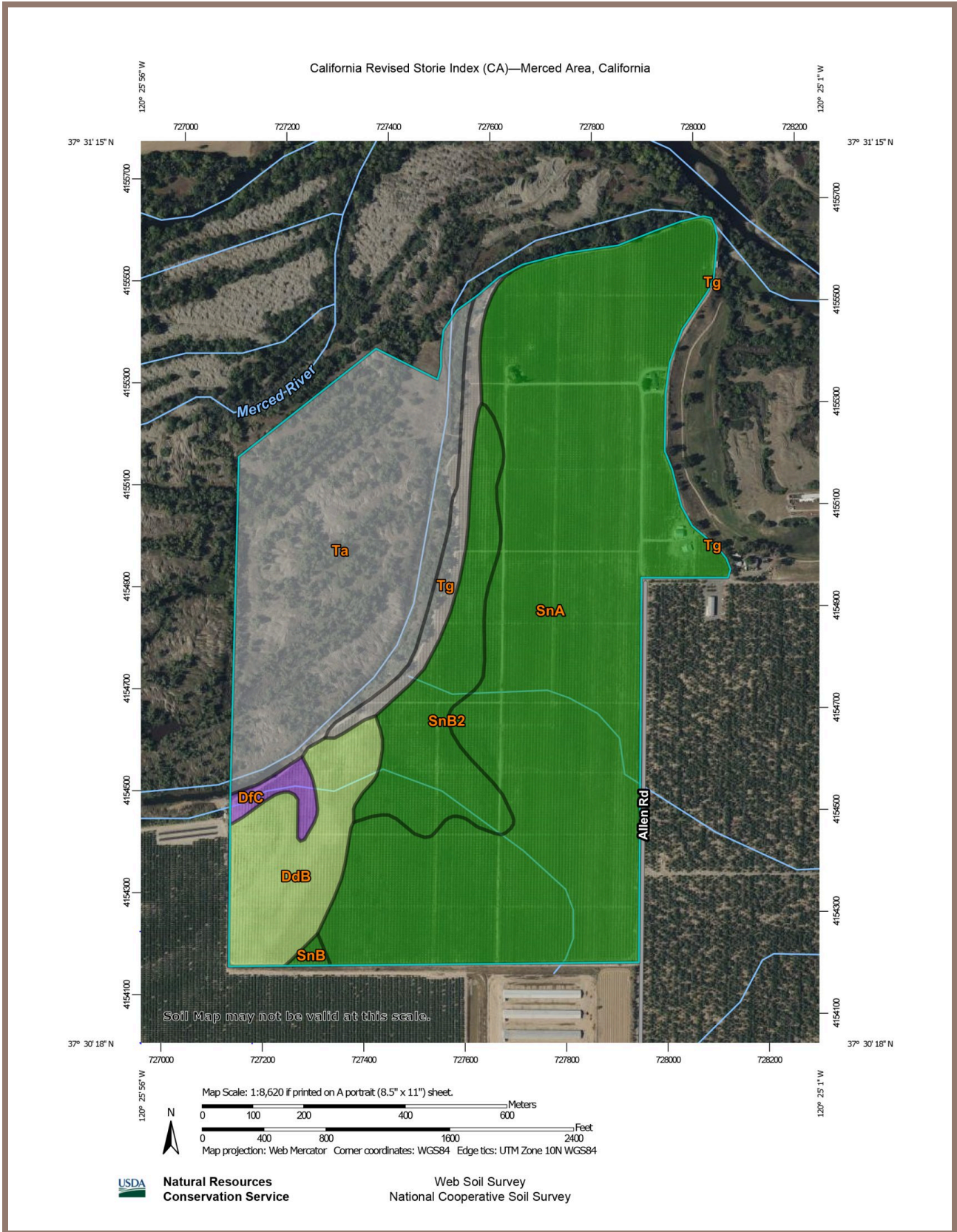
Jonathan Verhoeven
559-707-5658
jonathan@schuil.com
CalBRE #01966852

Scott Schuil
559-859-9734
scott@schuil.com
CalBRE #01877812

Marc Schuil
559-280-1750
marc@schuil.com
CalBRE #00815172







California Revised Storie Index (CA)—Merced Area, California

California Revised Storie Index (CA)

| Map unit symbol | Map unit name | Rating | Component name (percent) | Acres in AOI | Percent of AOI |
|------------------------------------|--|---------------------|----------------------------|--------------|----------------|
| DdB | Delhi loamy sand, 3 to 8 percent slopes | Grade 2 - Good | Delhi (85%) | 20.1 | 7.6% |
| DfC | Delhi sand, 8 to 15 percent slopes | Grade 3 - Fair | Delhi (85%) | 2.8 | 1.0% |
| SnA | Snelling sandy loam, 0 to 3 percent slopes | Grade 1 - Excellent | Snelling (85%) | 140.7 | 53.4% |
| SnB | Snelling sandy loam, 3 to 8 percent slopes | Grade 1 - Excellent | Snelling (85%) | 0.7 | 0.3% |
| SnB2 | Snelling sandy loam, 3 to 8 percent slopes, eroded | Grade 1 - Excellent | Snelling (85%) | 22.7 | 8.6% |
| Ta | Tailings | Not rated | Tailings (100%) | 68.6 | 26.0% |
| Tg | Terrace escarpments | Not Rated | Terrace escarpments (100%) | 8.1 | 3.1% |
| Totals for Area of Interest | | | | 263.8 | 100.0% |

