



**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](http://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:**

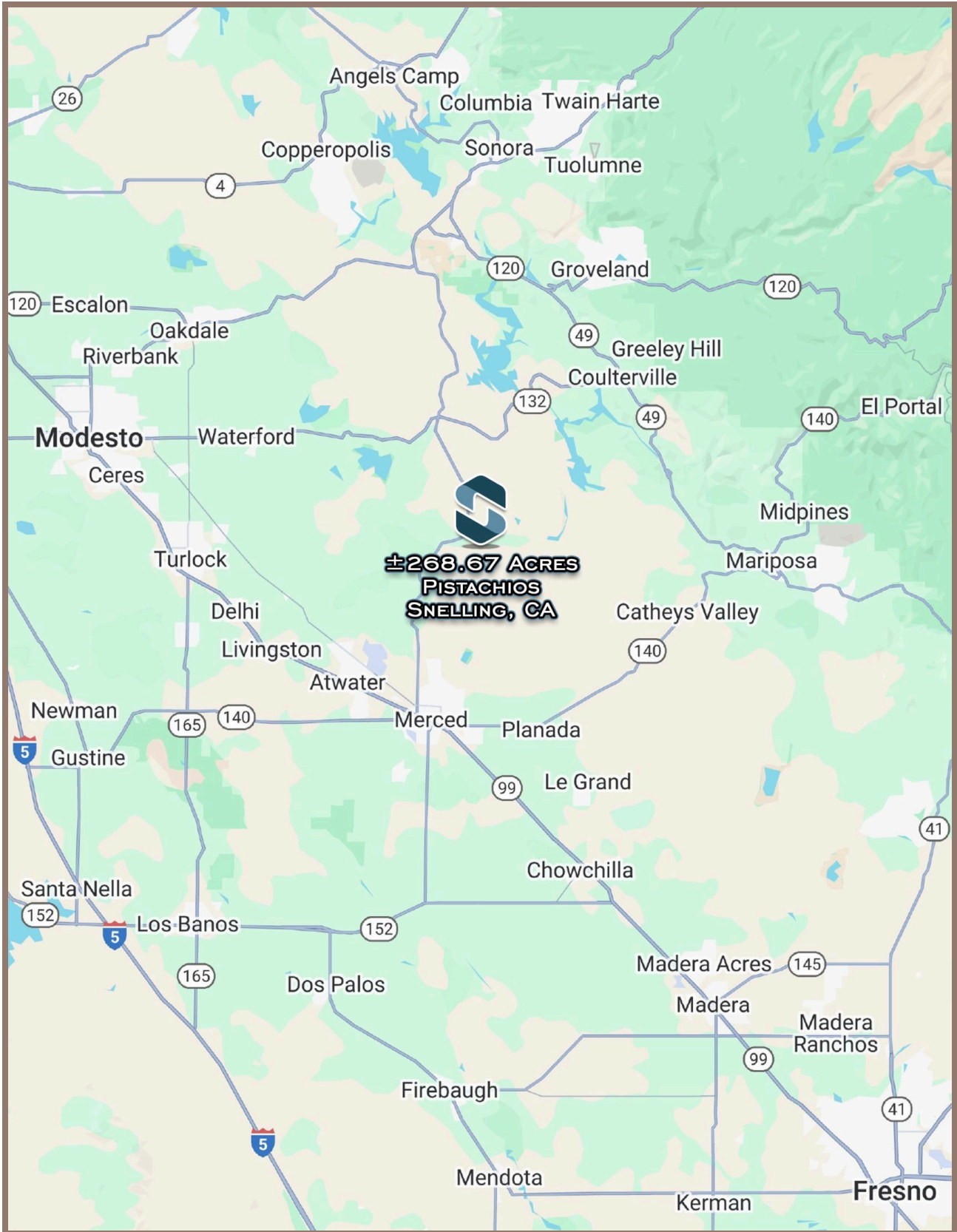
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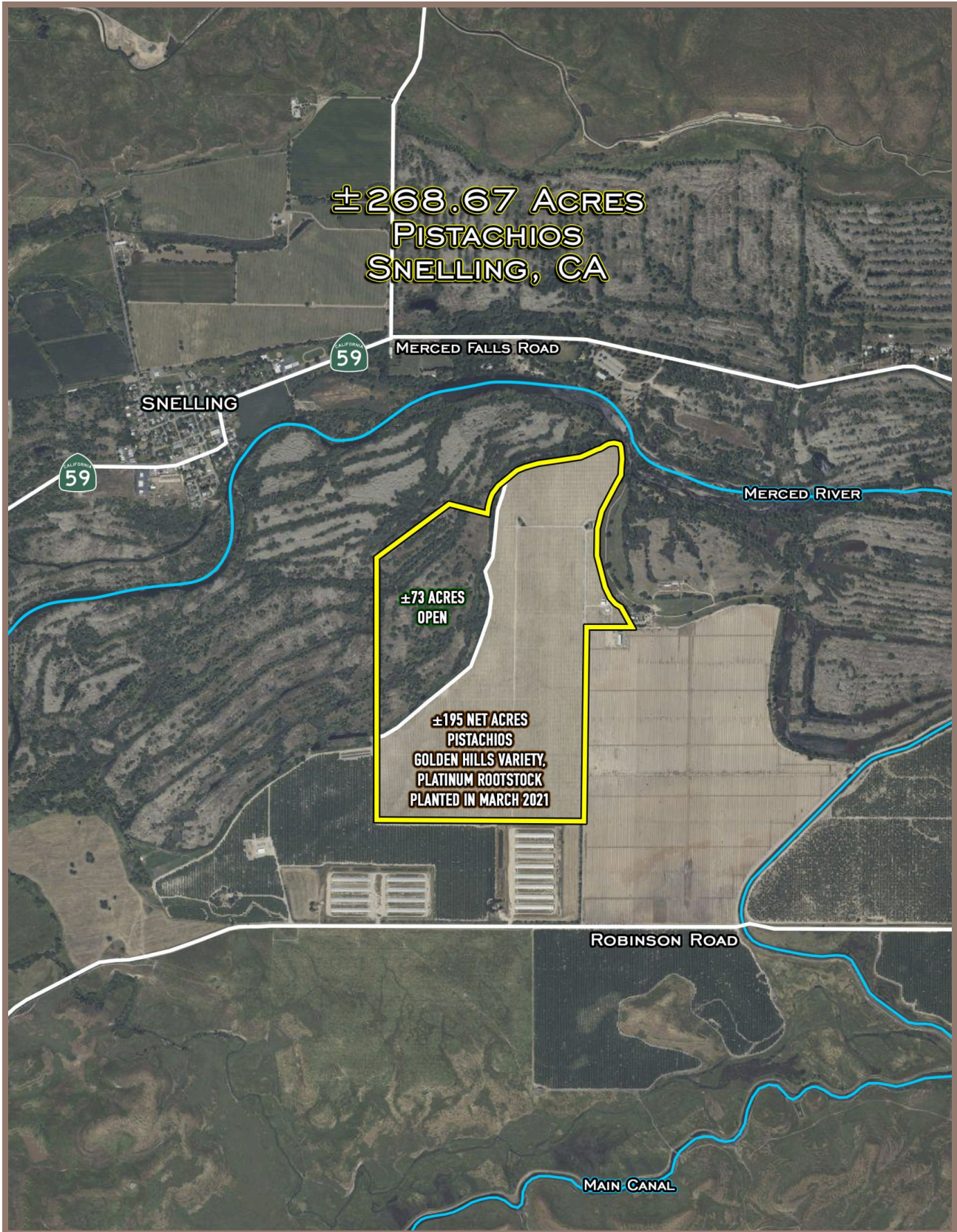
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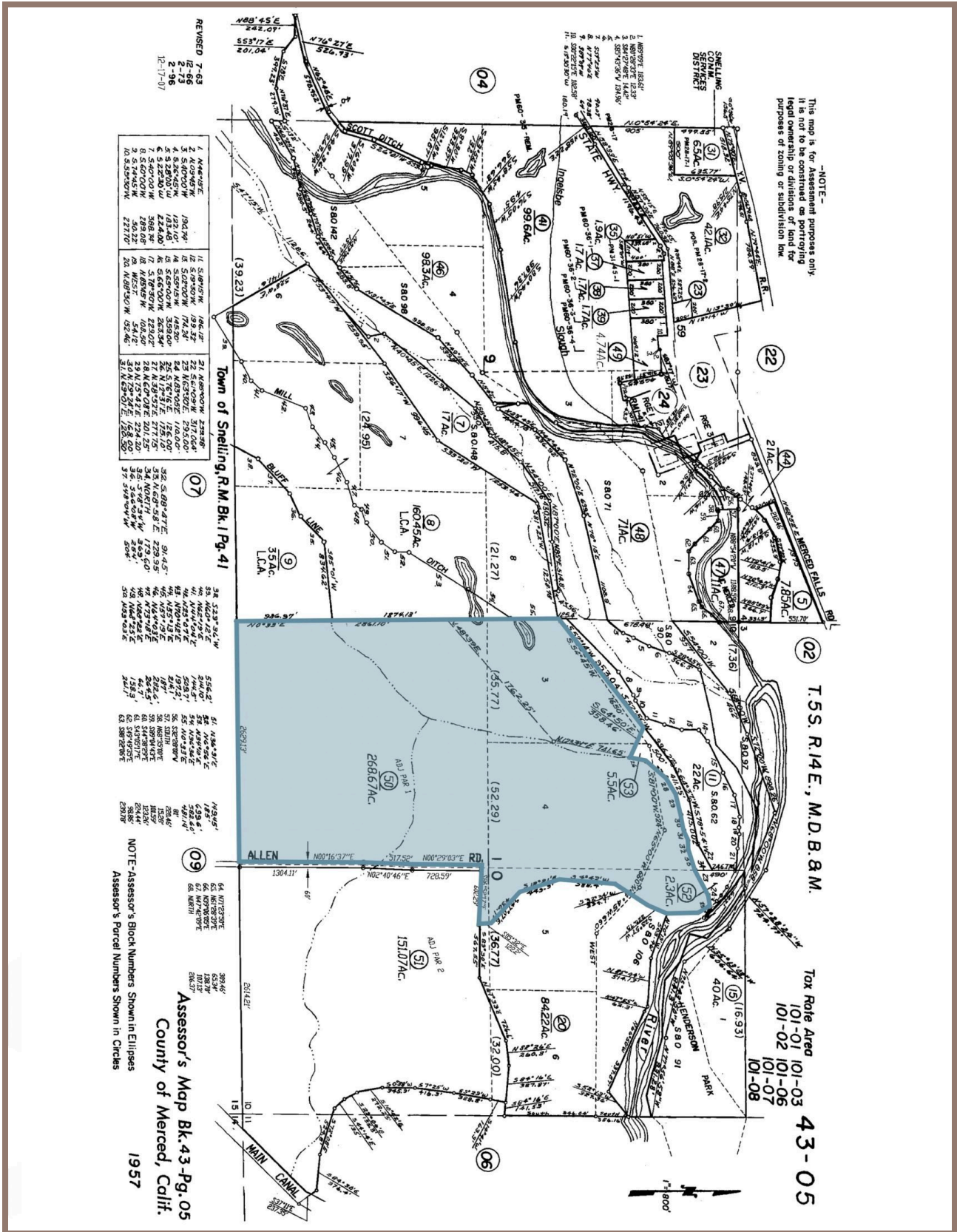
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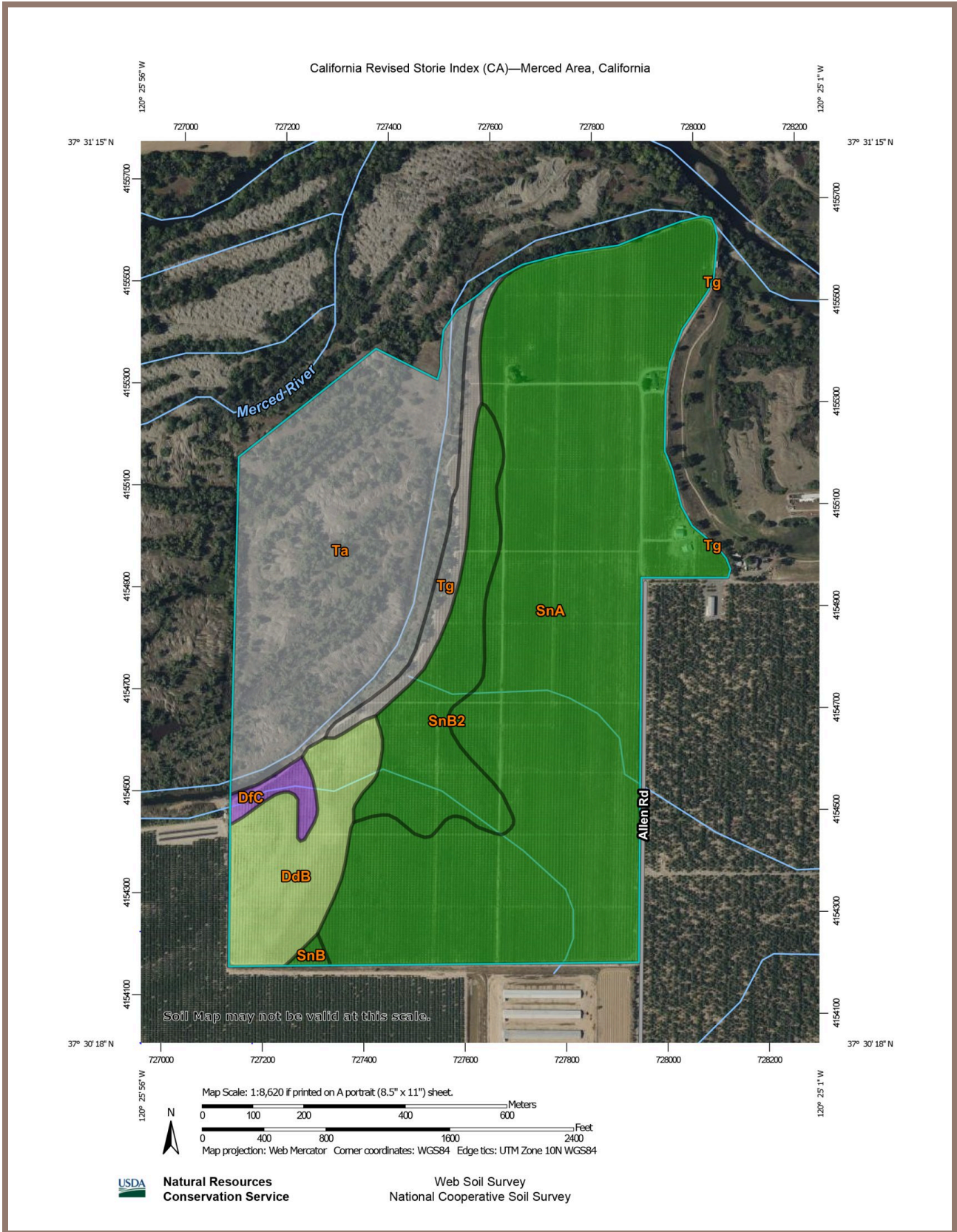


The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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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%
<b>Totals for Area of Interest</b>				<b>263.8</b>	<b>100.0%</b>

