

# 814.8+/- Acre Offering, Located in Los Banos, CA

Los Banos, CA 93635

12650 Mercey Springs Road

814.8 Acres

\$14,550,000.00



**Reni Della Maggiore, Inc.**

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## Legend

 Boundary

## Description

**LEGAL DESCRIPTION • EXECUTIVE SUMMARY • DISCLOSURES EXECUTIVE SUMMARY** The offering consists of four (4) agricultural parcels comprising approximately 814.8± gross acres of improved farmland. The Property is currently planted in alfalfa, with historical cropping including Sudan grass and cotton. All parcels are located within the Grasslands Water District and benefit from established agricultural water, irrigation, drainage, livestock, and structural improvements. **PROPERTY DESCRIPTION** The Property consists of four (4) agricultural parcels totaling approximately 814.8± acres, identified as APNs 070-202-006, 070-202-002, 070-150-014, and 070-190-014. One commonly known address is 10746 South Mercey Springs Road. **WATER & IRRIGATION** The Property is improved with four (4) agricultural irrigation wells, each drilled to a depth of approximately 500 feet. Two (2) wells are electric-powered, and two (2) are Tier 4 diesel-powered, with an aggregate pumping capacity of approximately 2,500 GPM. **IMPROVEMENTS** Improvements include corrals, cattle chutes, pasture areas, an outbuilding/barn, and a single-family home residence constructed in 1979, consisting of approximately 2,861± square feet, and a large shop with a mechanical hoist, electricity, and water. **DISCLAIMERS** All information is approximate and subject to buyer verification. Property is conveyed AS-IS, subject to existing easements, regulations, and governmental approvals. Contact: Gary McEnerney at 916-761-8530 or Reni Della Maggiore at 209-64907944

**DISCLAIMER:** The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

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Soil Report

Symbol	Map Unit Description	Farmland class	Area (AC)	Available Water Storage (0-150cm - Weighted Average)	Flooding Frequency (Maximum)	Drainage Class (Dominant Condition)	Drainage Class (Wettest Component)	Hydric Classification	Water Table Depth (Annual Minimum)	Water Table Depth (April to June Minimum)	Bedrock Depth (Minimum)	Soil Order
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