



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:

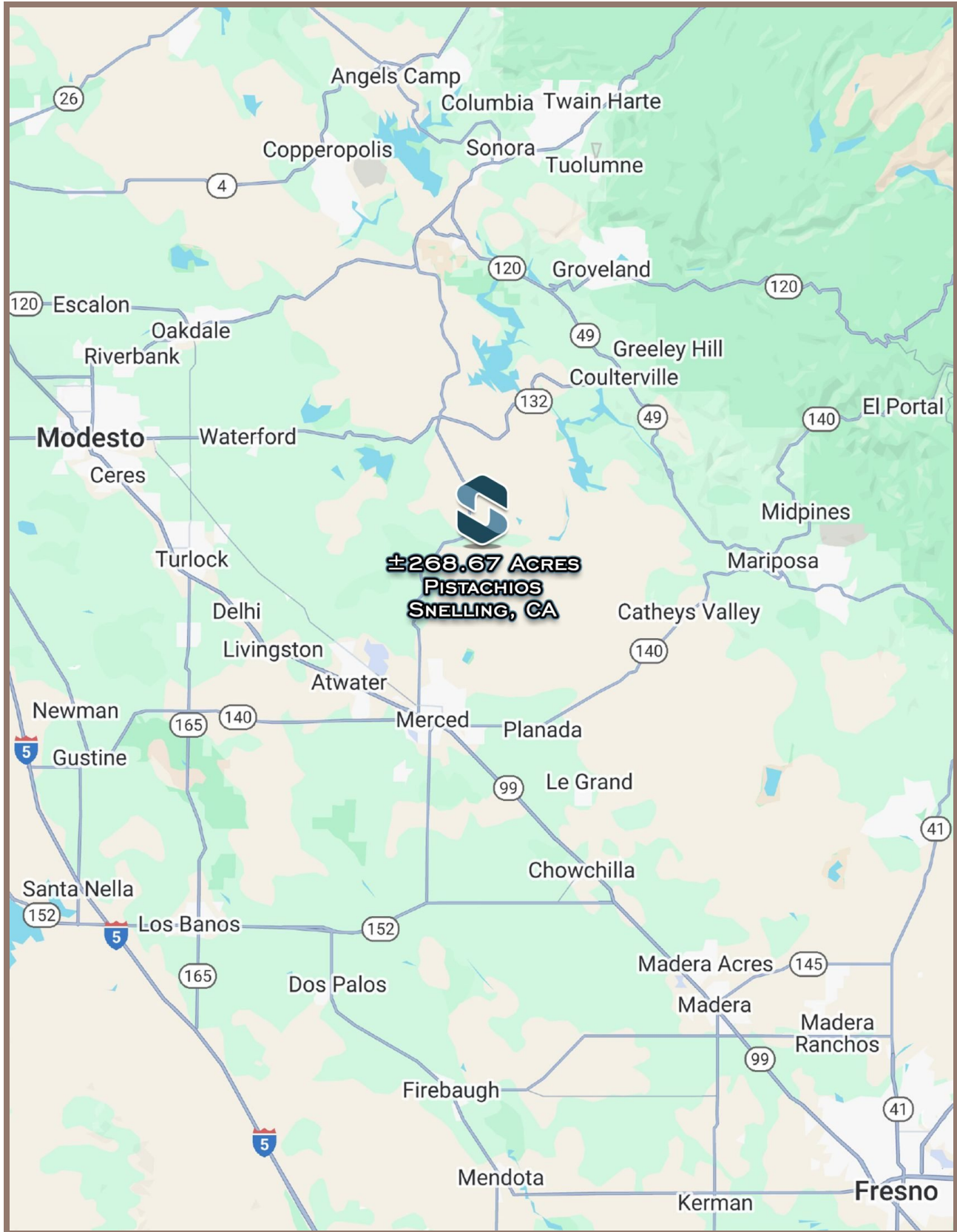
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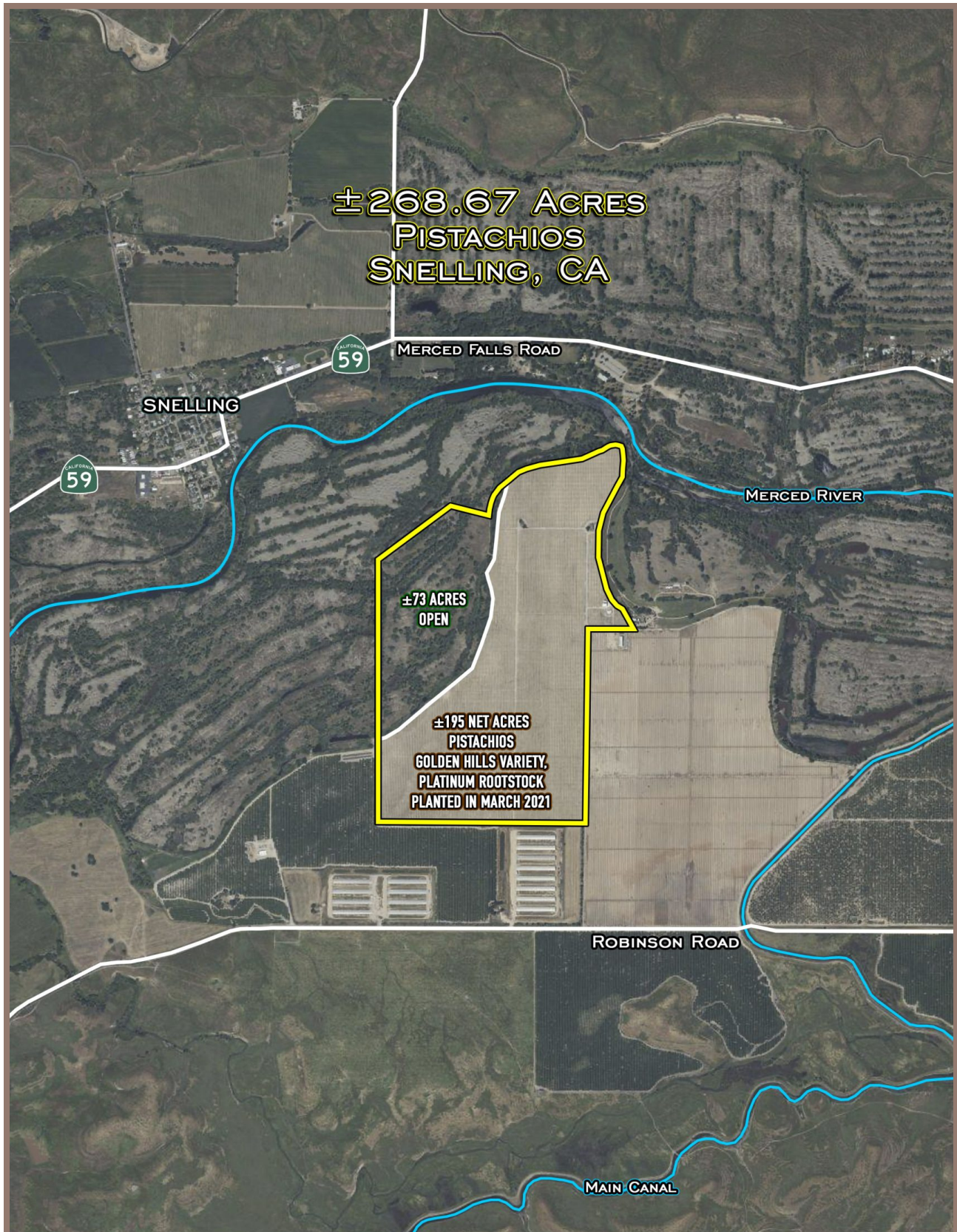
CONTACT:

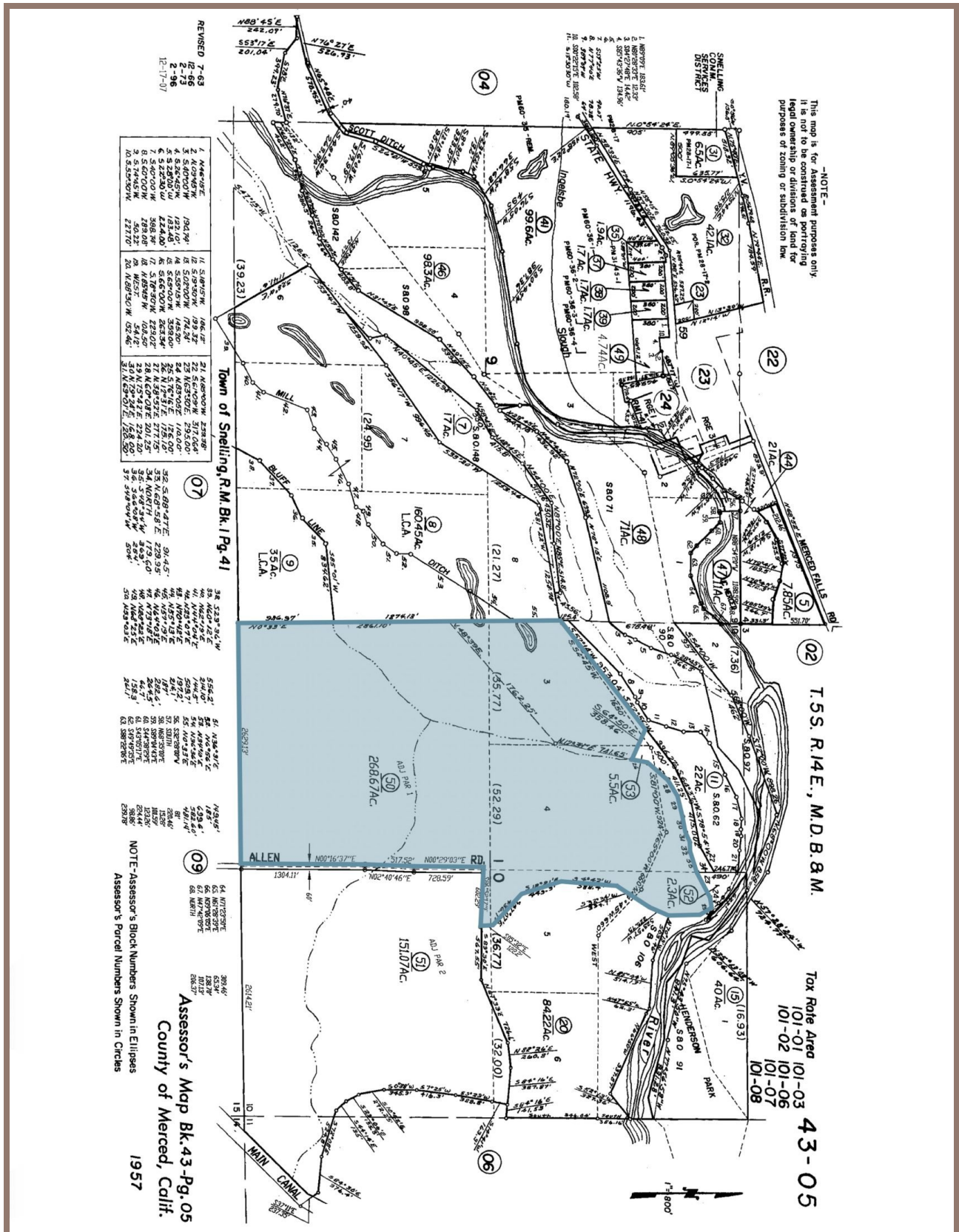
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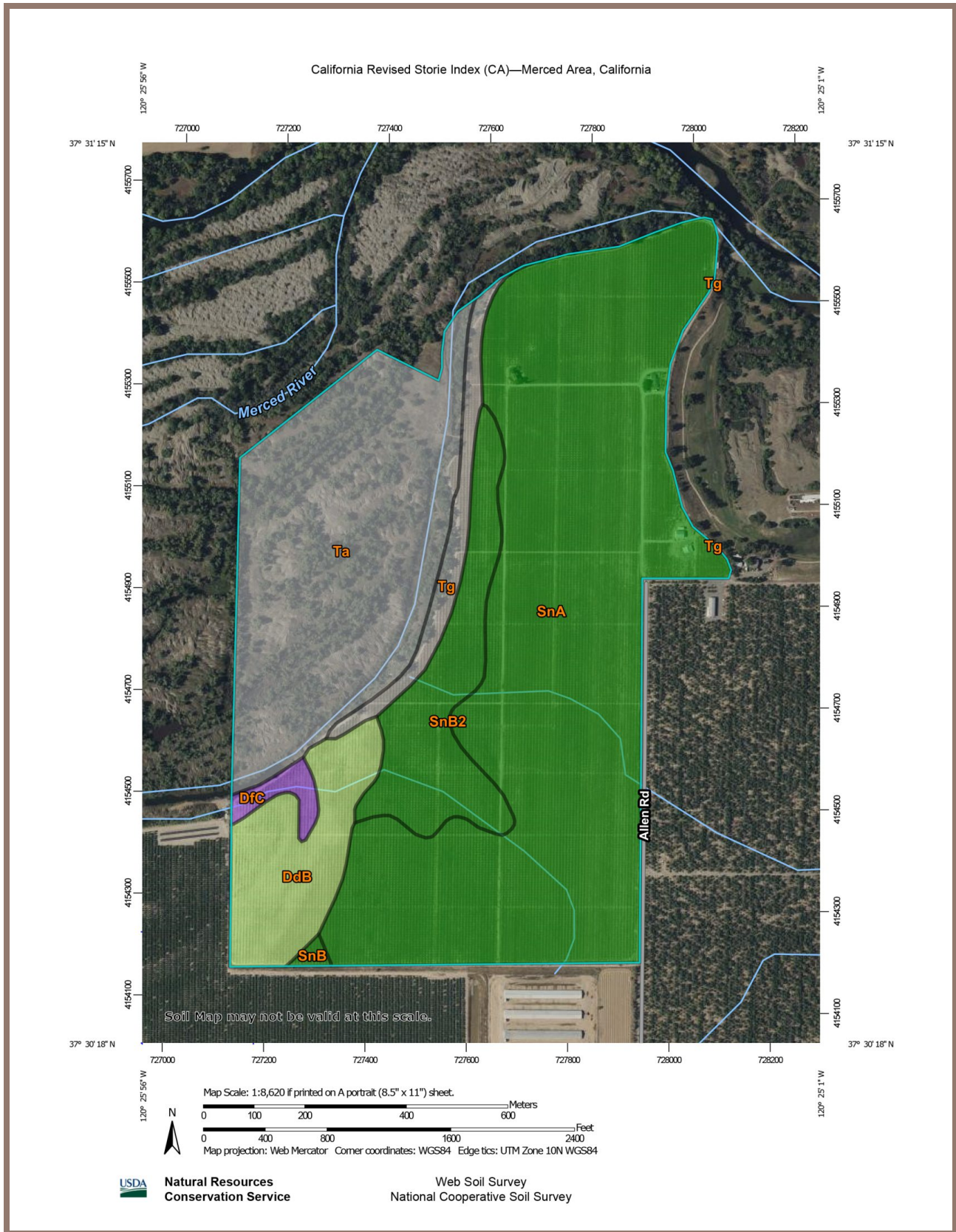
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California Revised Storie Index (CA)—Merced Area, California

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%
Totals for Area of Interest				263.8	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

