DUTCHMAN CREEK PISTACHIOS

Merced County, California

108.37± Acres

$4,876,650
($45,000/Acre)

- 2020 Golden Hills Pistachios
- Le Grand - Athlone Water District
- Double Line Drip Irrigation

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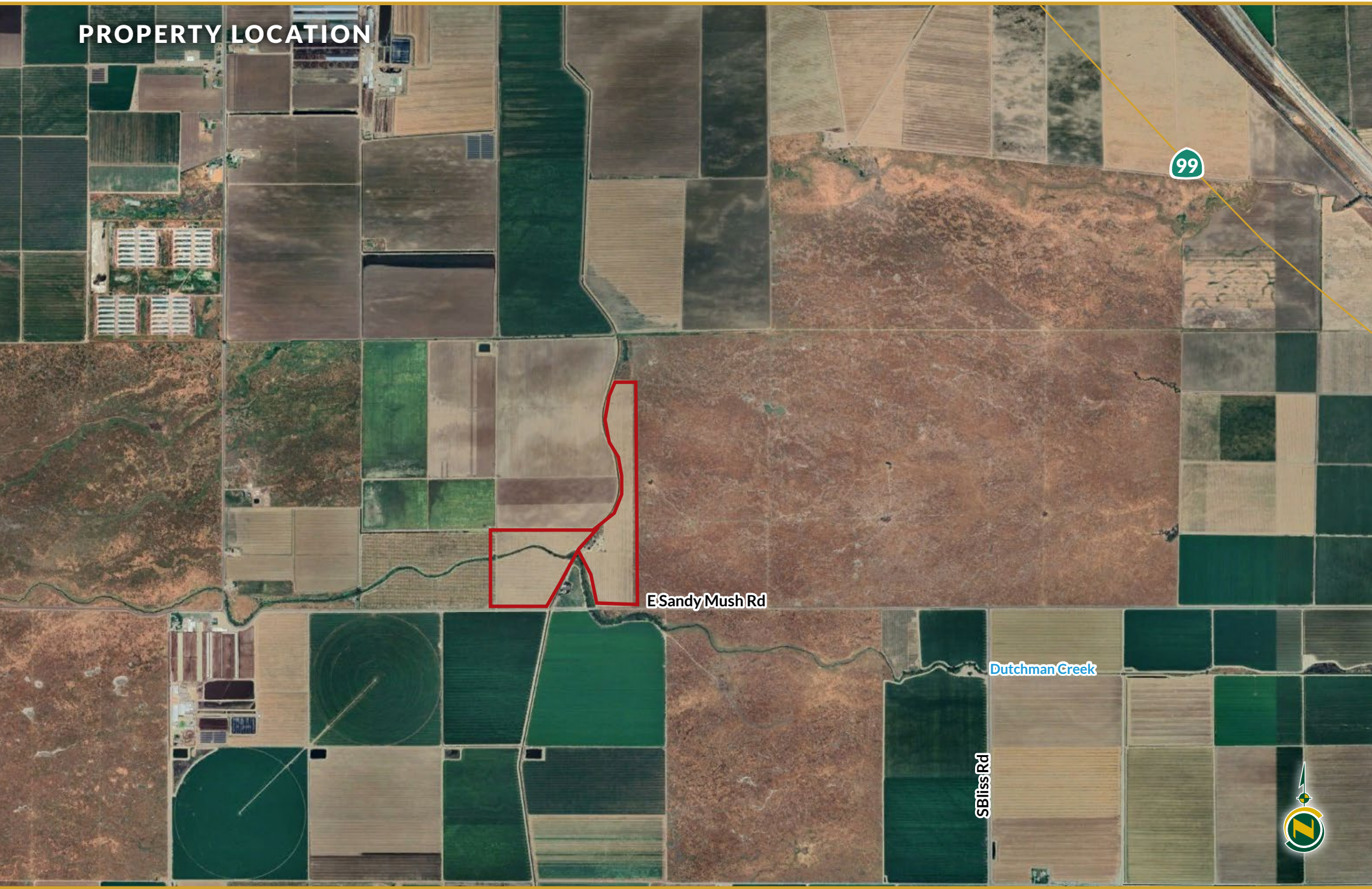
PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION
Golden Hill's young pistachio ranch for sale that is located in Legrand-Athlone Water District, located just Southwest of Merced on Sandy Mush Road. This ranch lines the El Nido Canal and Dutchman creek providing additional subirrigation in the area. Both parcels are available for sale and to be purchased together, or separately.

LOCATION
4320 E. Sandy Mush Road, Merced, CA 95341.

LEGAL
Merced County APN: 066-240-008 and 009. Located in a portion of Section 35, Township 8S, Range 14E, M.D.B&M.

ZONING
AE-20 (Agricultural Exclusive, 20 acre minimum).

PLANTINGS
2020 Golden Hills Pistachios

EQUIPMENT LIST
1 John Deer tractor model 6145M
1 Air O Fan Sprayer
1 Weed sprayer
1 1000 Gallon tank
2 Equipment moved trailer
1 Generator
1 Bobcat 3400D Gator
1 Scraper
2 Disc
1 Diesel tank
Some tools
1 commercial fish pond

Equipment list (all items to be sold together) - $123,350

WATER
Double line drip. Le Grand-Athlone Water District. 125 HP pump and well.

SOILS
See soils map included.

BUILDINGS
(2) Older Homes, (1) Shop

PRICE/TERMS
$4,876,650 all cash at the close of escrow.

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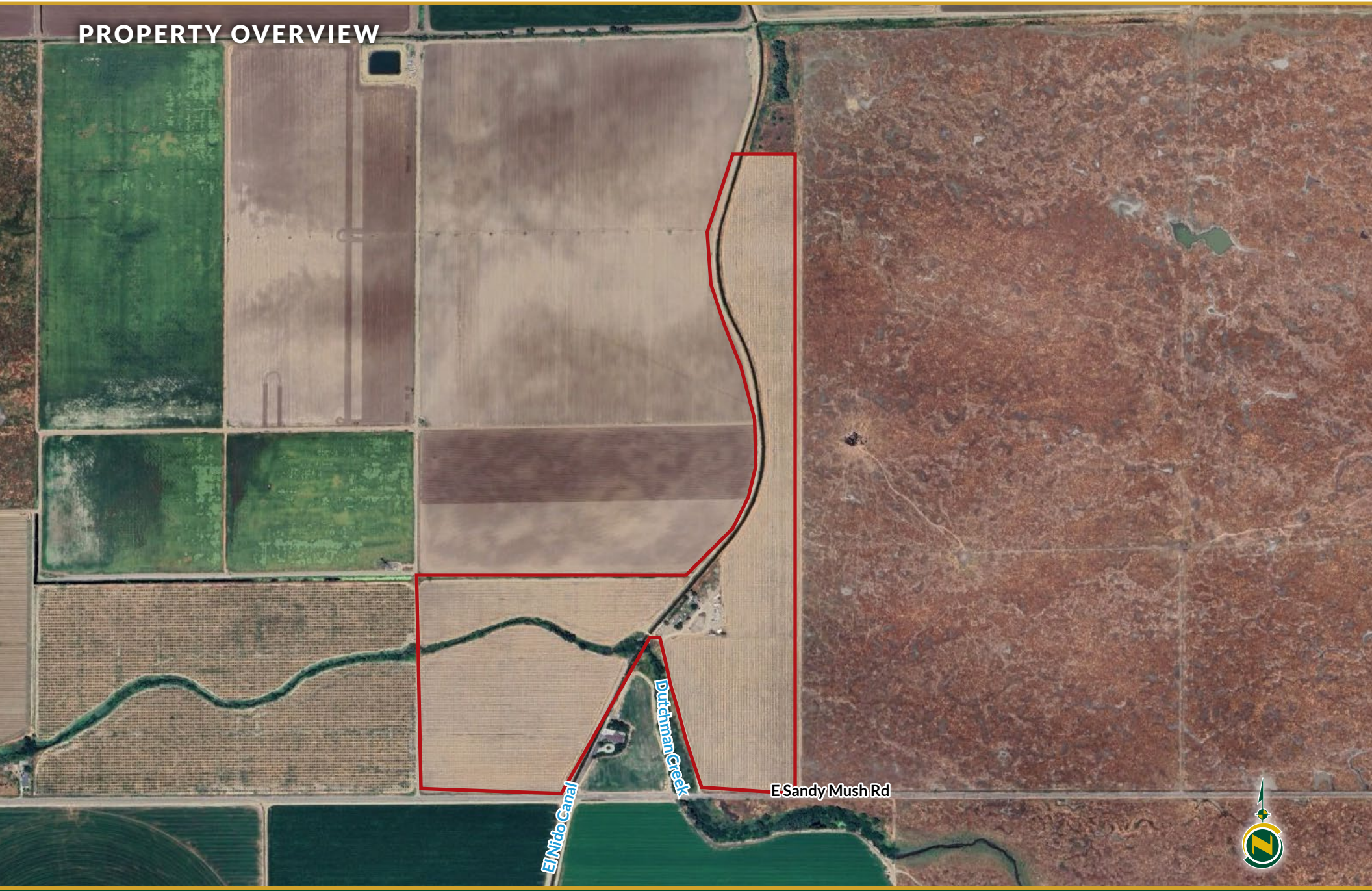
PROPERTY OVERVIEW



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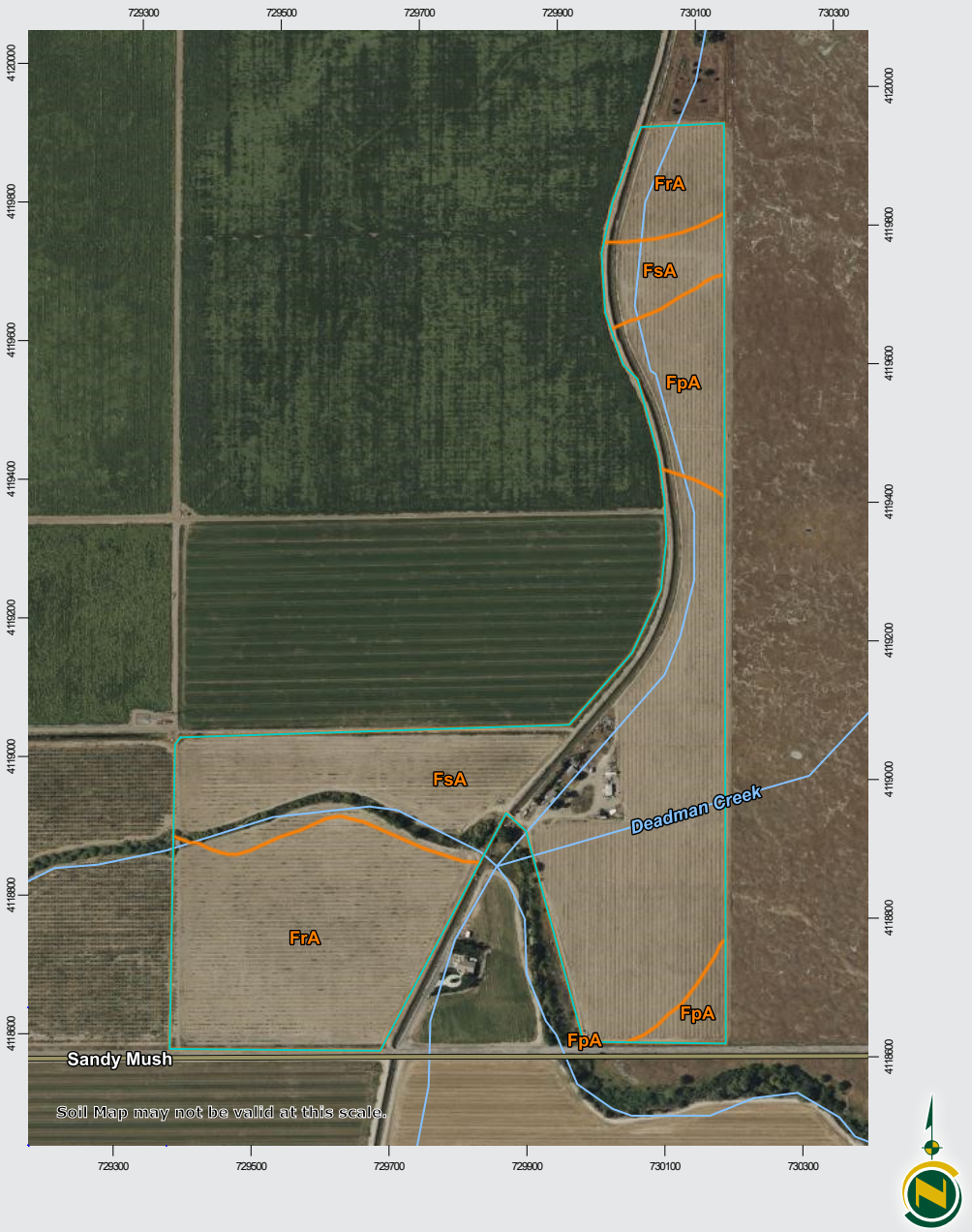
SOILS MAP

California Revised Storie Index (CA)

Map unit symbol	Map unit name
FrA	Fresno loam, moderately saline-sodic, 0-1% slopes
FsA	Fresno loam, strongly saline-sodic, 0-1% slopes
FpA	Fresno loam, slightly saline-sodic, 0-1% slopes



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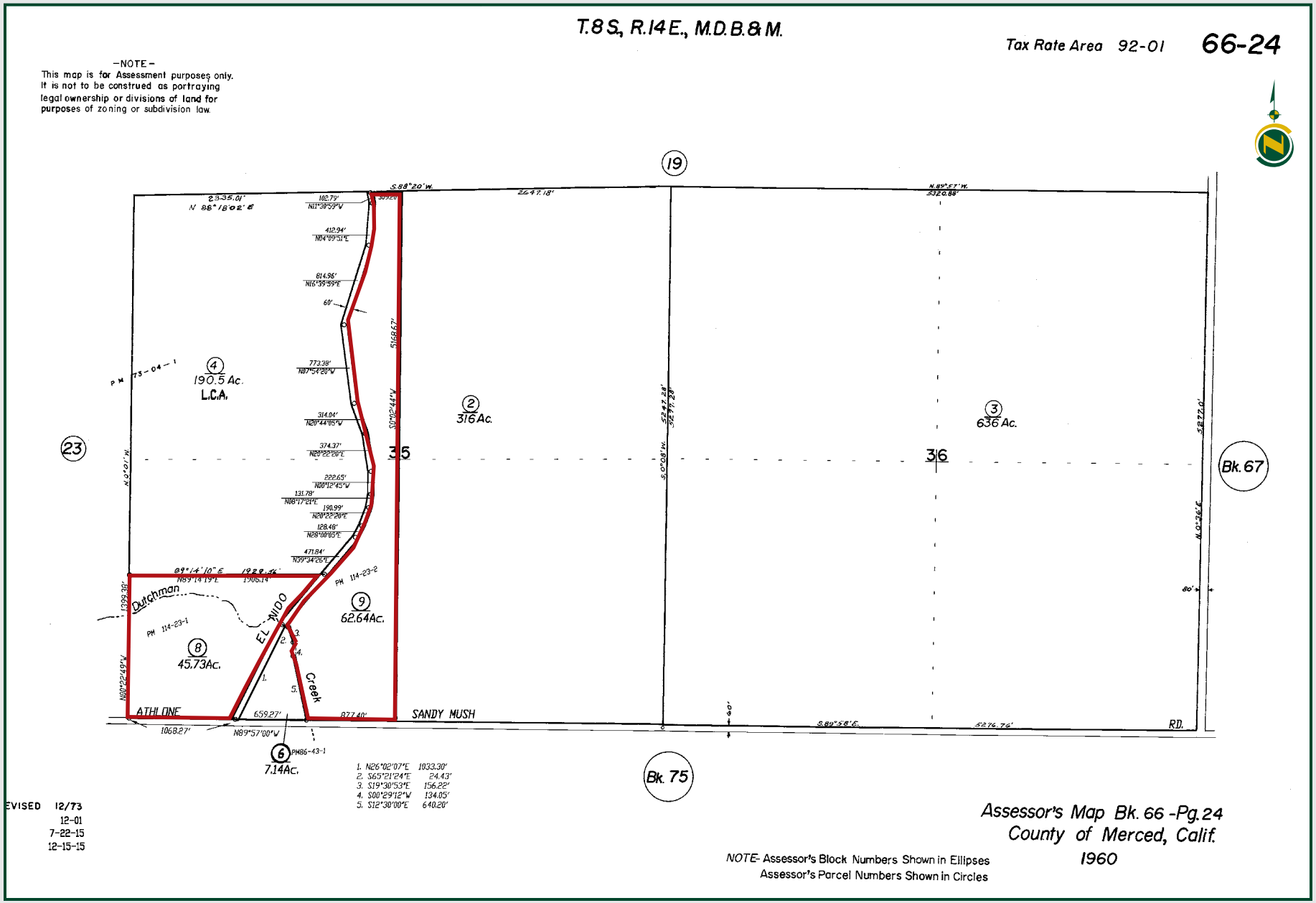
PARCEL MAP



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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.