

1,124.08± ACRE LAND AVAILABLE FOR SALE | \$32,036,280

# INSTITUTIONAL-QUALITY FARMLAND OPPORTUNITY CHOWCHILLA, CA

# PROPERTY LOCATION

1,124.08 ± ACRES | CHOWCHILLA, CA

Subject property is located on the west side of Vista Avenue, 1.5± miles north of Merced/Madera County line.

**Physical Address:** 8841 Cross Road,  
Chowchilla CA 93610



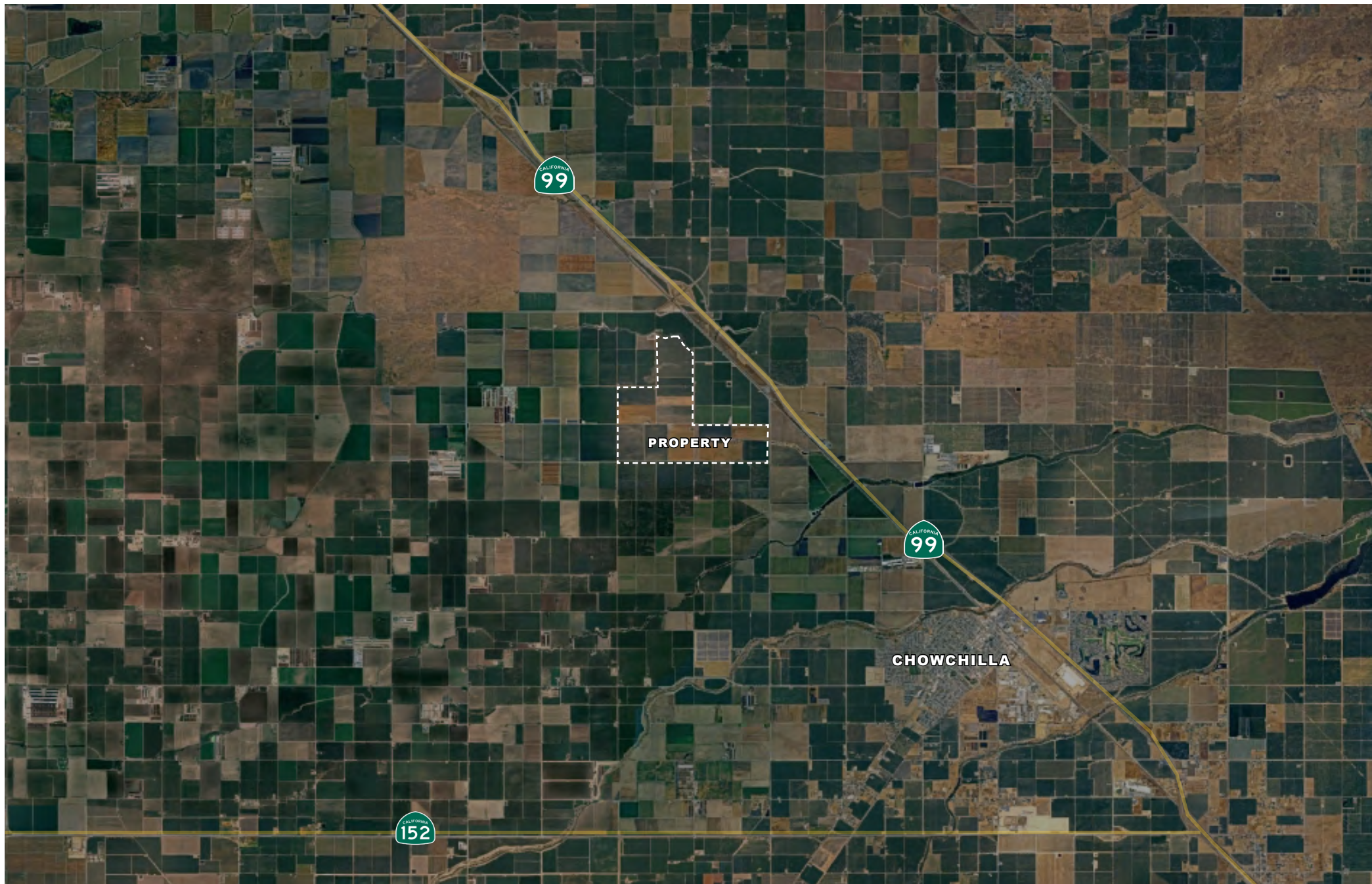
\*5± assessed acres not included in the sale

CROSS ROAD

VISTA AVENUE

# PROPERTY LOCATION

1,124.08 ± ACRES | CHOWCHILLA, CA



# PROPERTY INFORMATION

1,124.08 ± ACRES | CHOWCHILLA, CA

## DESCRIPTION

This offering presents a rare opportunity consisting of 1,124.08± assessed acres to acquire a well-located agricultural property featuring established infrastructure, reliable water sources, and functional improvements. The property has been historically utilized for [farming/orchard/irrigated agriculture] and offers both immediate operational utility and long-term investment upside. Subject property land is currently planted to row crops including wheat, corn & cotton. The entire ranch is irrigated via flood irrigation by 10 active agricultural deep wells.

## WATER

The property lies within the Chowchilla Water District and is eligible to receive surface water deliveries in accordance with district availability and allocation policies. The ranch is further improved with ten (10) operational agriculture groundwater wells, providing a reliable supplemental water source to support ongoing farming operations. The subject property contains (9) lift pumps to pull from the Chowchilla Canal, as well as Dutchman Creek. There are also (6) water storage/captures to reuse irrigated water with (5) lift pumps between them.

## LEGAL

Merced County APN's: 075-100-006, 009, 010, 011, 012, 013, 025, 029 & 030; 075-110-027, 028, 048 & 049.

## ZONING

A-1, General Agriculture (20-Acre minimum)

## TERMS/CONDITIONS

**\$32,036,280**

Cash at the close of escrow.

*\*1,124.08± assessed acres is subject to an Agricultural Conservation Easement, contact listing agent for more details.*

200HP	Agricultural Well (Drilled in 2021)
150HP	Agricultural Well
125HP	Agricultural Well
100HP	Agricultural Well
100HP	Agricultural Well
100HP	Agricultural Well
75HP	Agricultural Well
75HP	Agricultural Well
75HP	Agricultural Well
75HP	Agricultural Well
Capped Well	200HP Electrical (Drilled in 2023)



# PROPERTY INFORMATION

1,124.08 ± ACRES | CHOWCHILLA, CA

## BUILDING/STRUCTURES

The property includes six (6) dwellings and one (1) shop, located across five (5) improved farmsteads, with two (2) additional farmsteads utilized for staging.

STRUCTURE TYPE	SIZE	BED/BATH	NOTES
Homeowner- Dwelling 1	4,050± SF	4 Bed/4.5 Bath	Attached Garage
Homeowner- Dwelling 2	3,850± SF	4 Bed/4 Bath	Attached Garage
Homeowner- Dwelling 3	3,440± SF	4 Bed/4 Bath	(2) Garages
Dwelling- 4	1,600± SF	3 Bed/1.5 Bath	Attached Garage
Dwelling- 5	1,800± SF	3 Bed/2 Bath	Carport
Dwelling- 6	1,600± SF	2 Bed/2 Bath	NA
Shop	3,750± SF	NA	Concrete

\*5± assessed acres not included in the sale

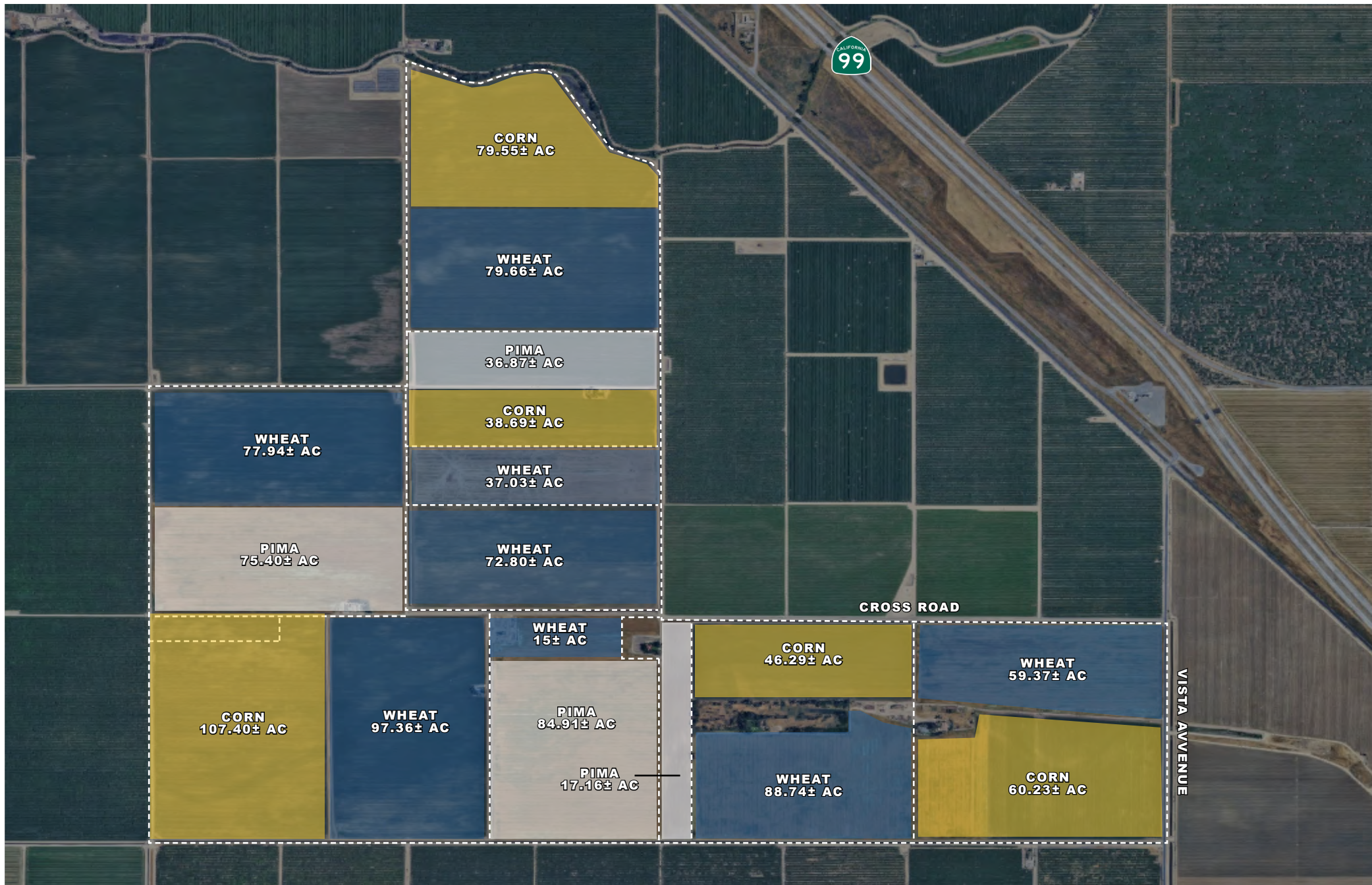


\*Pictured: Homeowner- Dwelling 1 (4,050± SF)



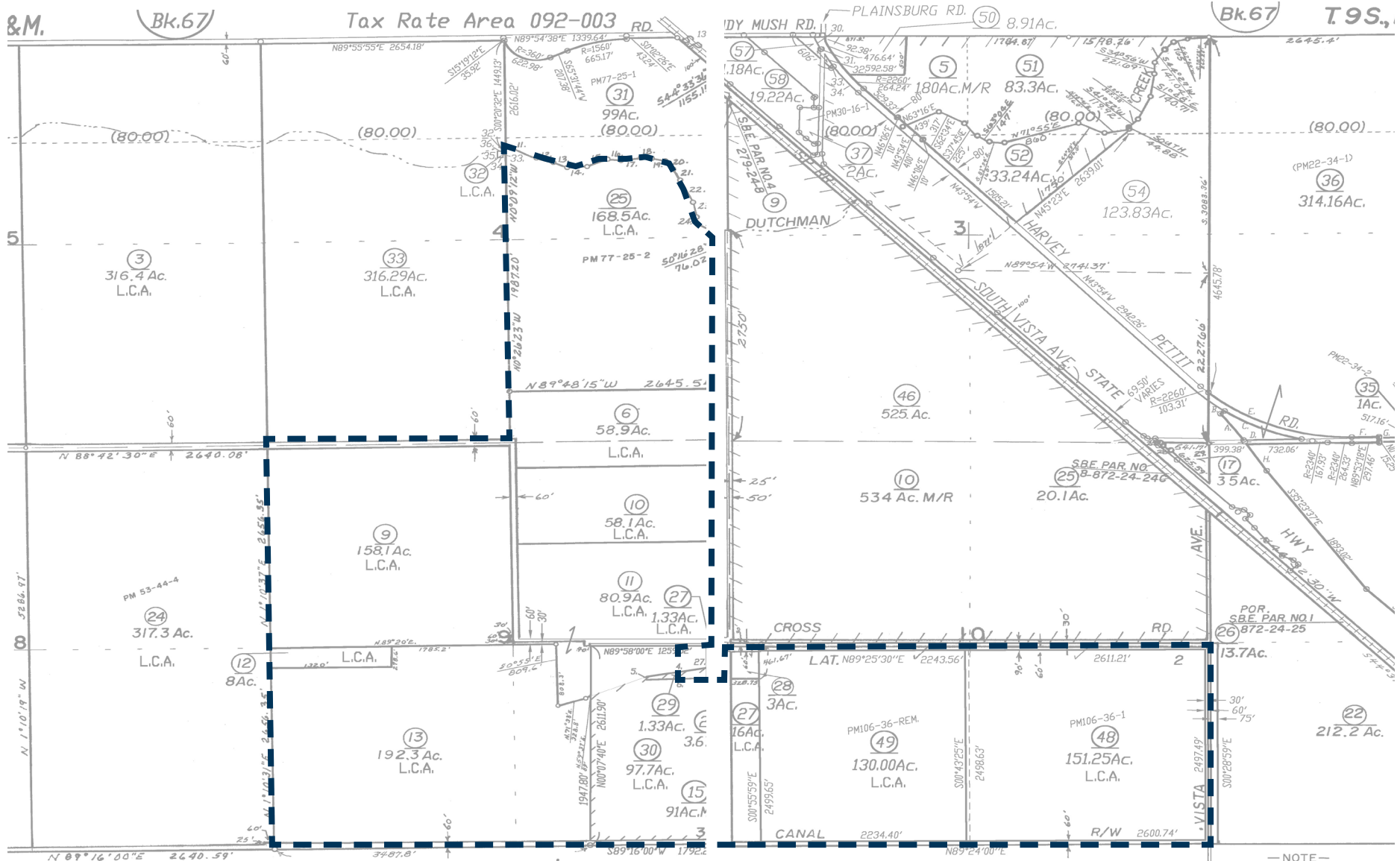
# PLANTINGS

1,124.08 ± ACRES | CHOWCHILLA, CA



# PARCEL MAP

1,124.08 ± ACRES | CHOWCHILLA, CA



Assessor's Map Bk. 67  
 County of Merced,  
 1960

NOTE - This map is for Assessment purposes  
 It is not to be construed as portraying  
 legal ownership or divisions of land for  
 purposes of zoning or subdivision law



**COLE MONTGOMERY**  
 Vice President - Agricultural Division  
 t 209-541-7088  
 cmontgomery@fortuneassociates.com  
 CA RE Lic. #02107074

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 | 559.490.2500  
 All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729

# PROPERTY PHOTOS

1,124.08 ± ACRES | CHOWCHILLA, CA



# PROPERTY PHOTOS

1,124.08 ± ACRES | CHOWCHILLA, CA



# CONTACT

Exclusively Offered By

**COLE MONTGOMERY**

[cmontgomery@fortuneassociates.com](mailto:cmontgomery@fortuneassociates.com)

209-541-7088

DRE#02107074

**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.

**COLE MONTGOMERY**

*Vice President - Agricultural Division*

t 209-541-7088

[cmontgomery@fortuneassociates.com](mailto:cmontgomery@fortuneassociates.com)

CA RE Lic. #02107074

[www.fortuneassociates.com](http://www.fortuneassociates.com) | 470 E Herndon Ave, Suite 200 | 559.490.2500

All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by FORTUNE ASSOCIATES. DRE 02210729