

FORTUNE ASSOCIATES
Commercial Real Estate Brokerage

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

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 LOCATION

1,124.08 ± ACRES | CHOWCHILLA, CA



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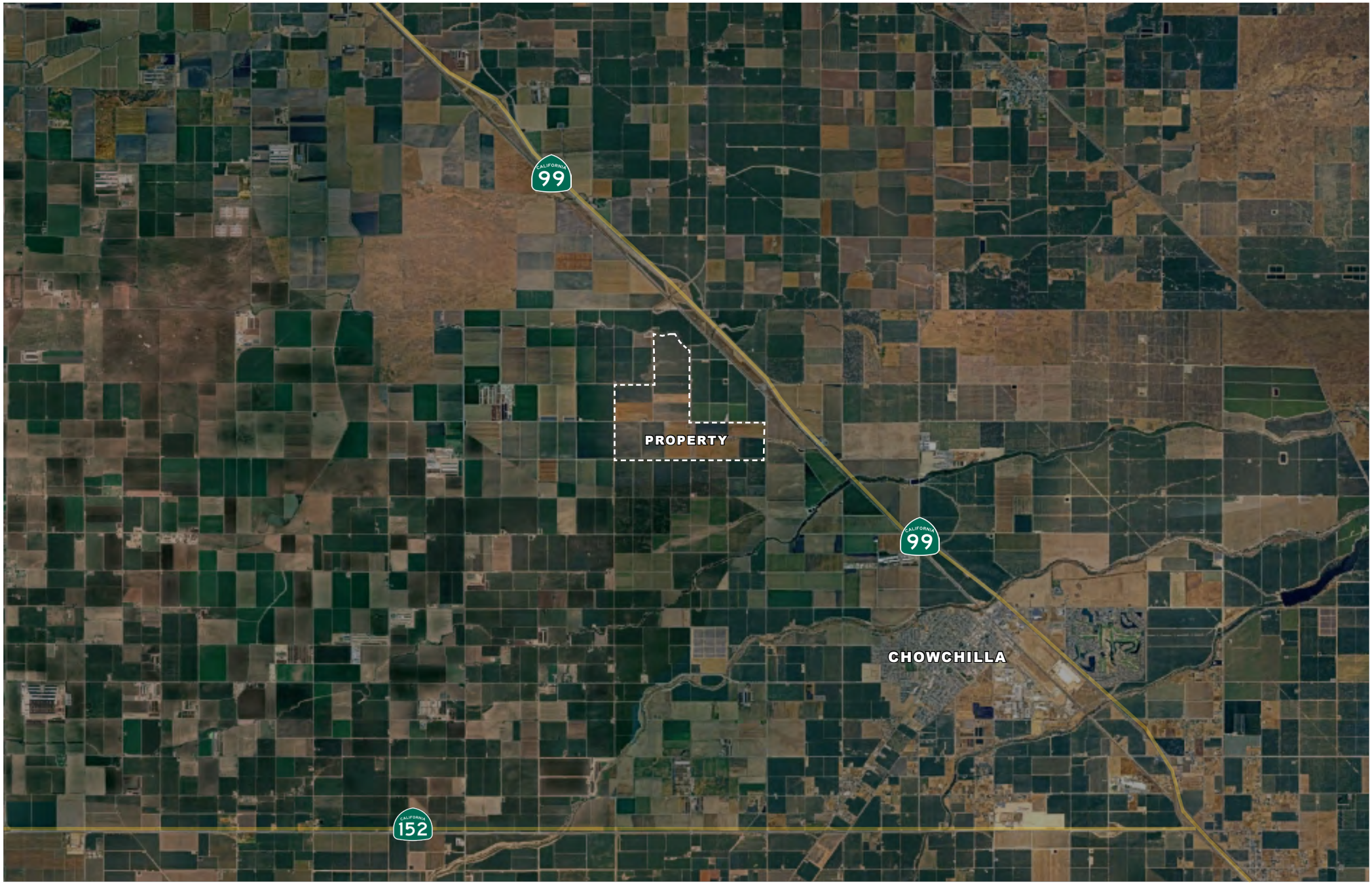
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PROPERTY INFORMATION

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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.

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)

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.

200HP	Agricultural Well (Drilled in 2021)
150HP	Agricultural Well
125HP	Agricultrual 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)

TERMS/CONDITIONS

$28,383,020

Cash at the close of escrow.

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

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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



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

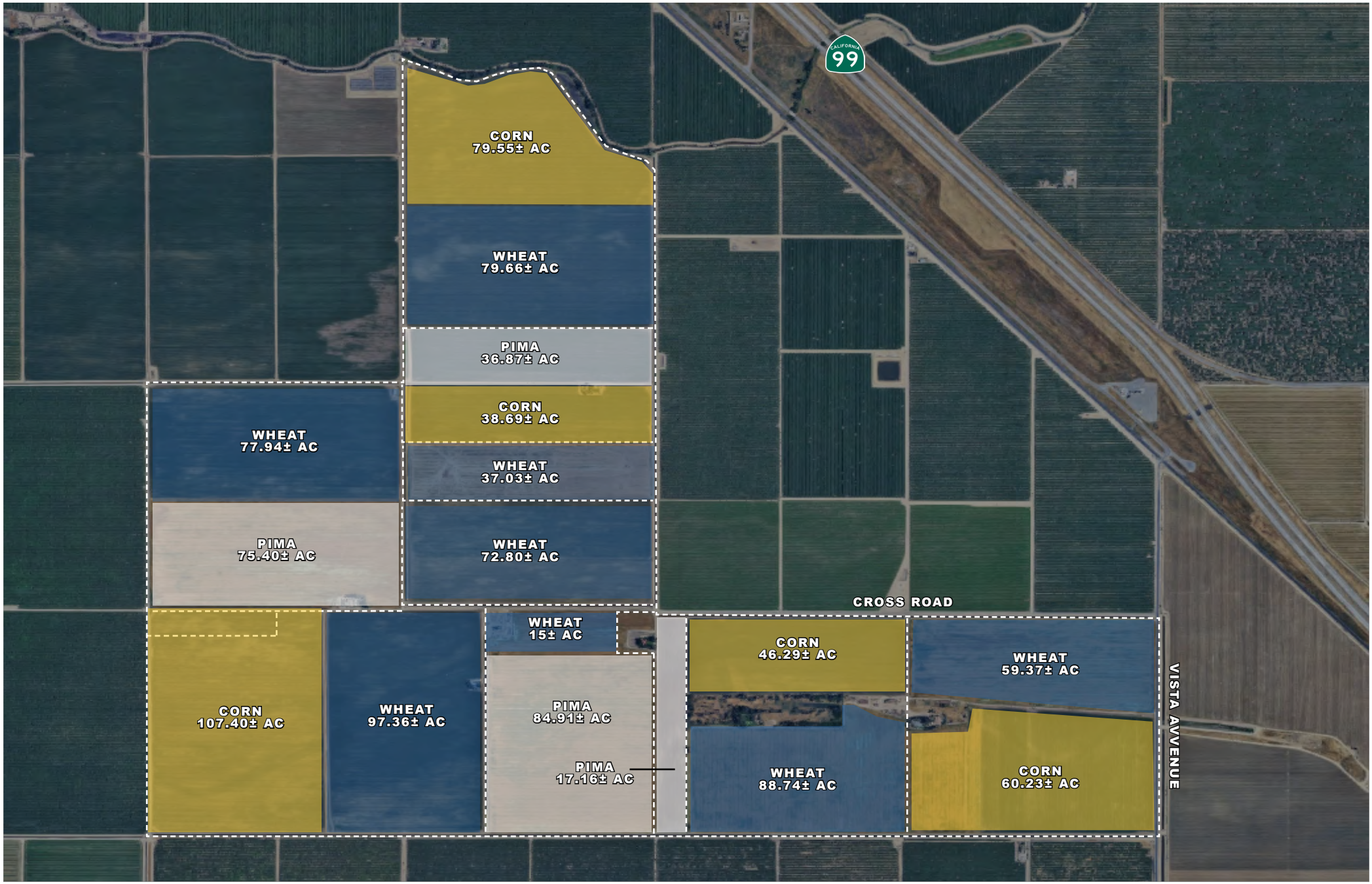
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PLANTINGS

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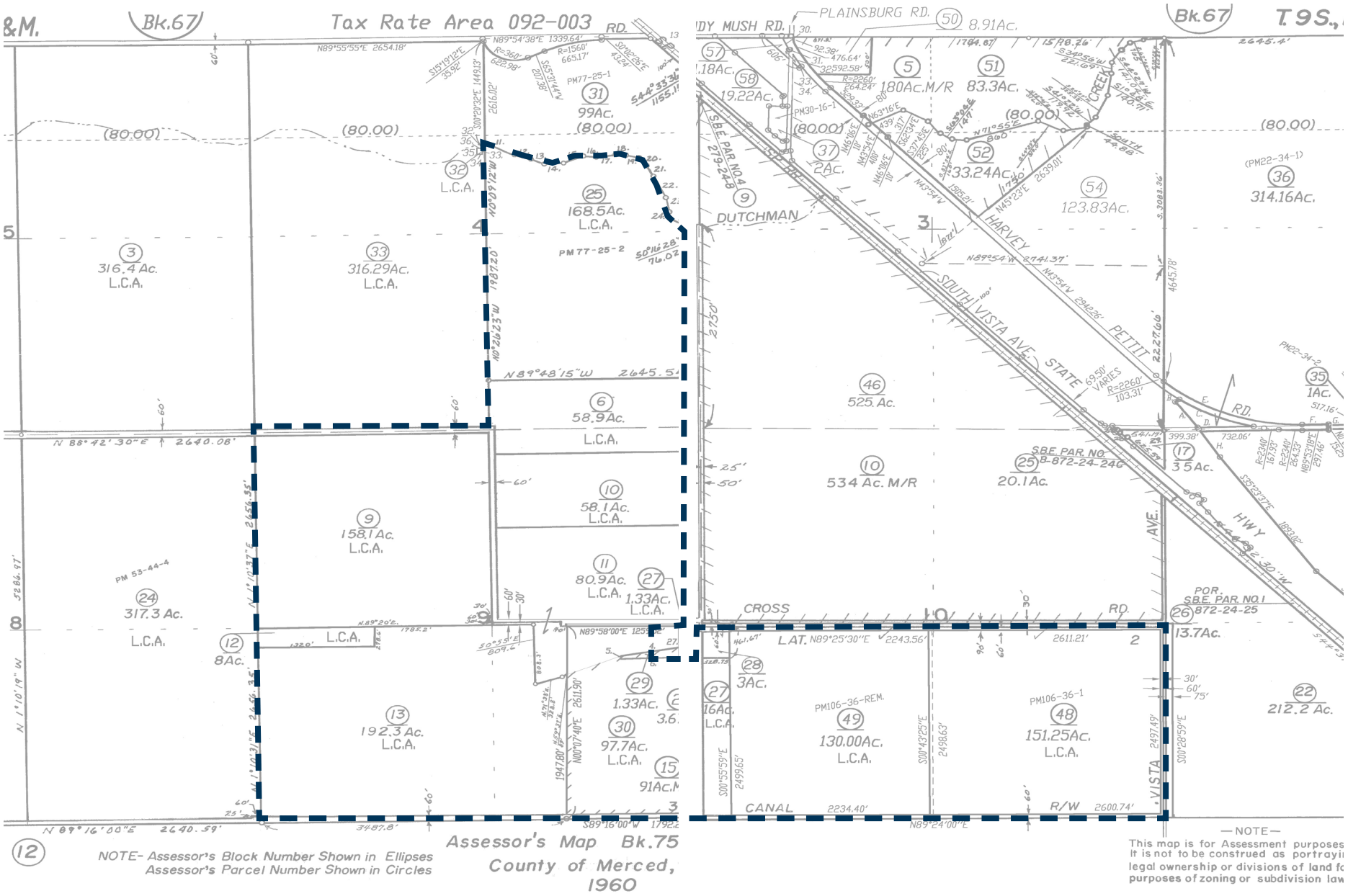
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PARCEL MAP

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PROPERTY PHOTOS

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CONTACT

Exclusively Offered By

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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 coorporation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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