

# **SANTA FE / MATHEWS PROPERTY**

**±396.00 AC. CROPLAND & NATIVE PASTURE**



**Located at:**

**Santa Fe & Buchanan Hollow Roads  
Le Grand, Merced County, CA 95333  
APN's 068-130-004, 068-130-005 & 068-120-015**

**Offered for**

**\$3,100,000 (\$7,828/Acre)**

**Presented By:**

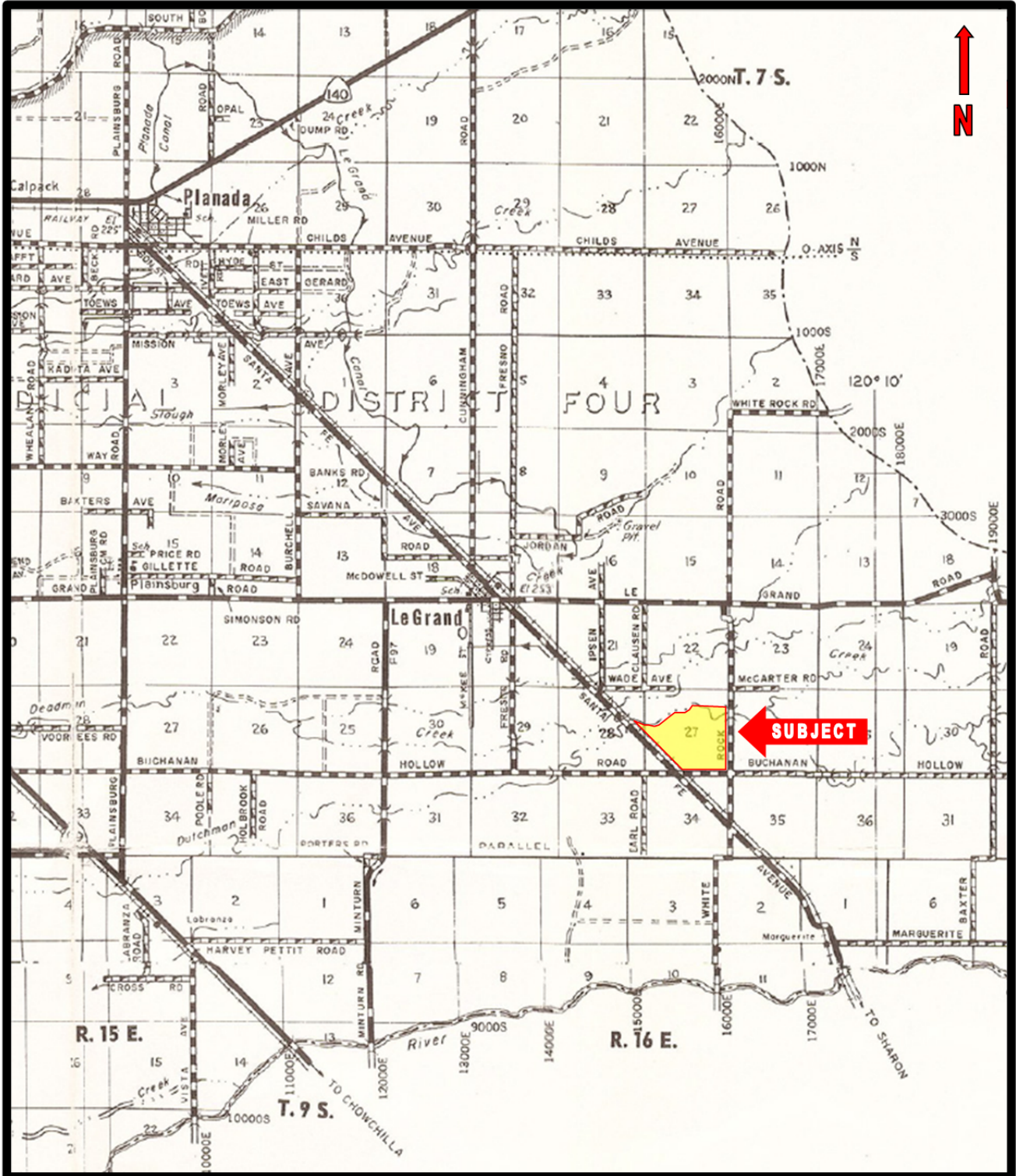


**Edwards, Lien & Toso, Inc.  
CA BRE Corporate License # 01527052  
*Agricultural Appraisers & Brokers*  
8408 N. Lander Avenue  
Hilmar, California 95324  
(209) 634-9484**

## **396 Acres of Cropland and Native Pasture**

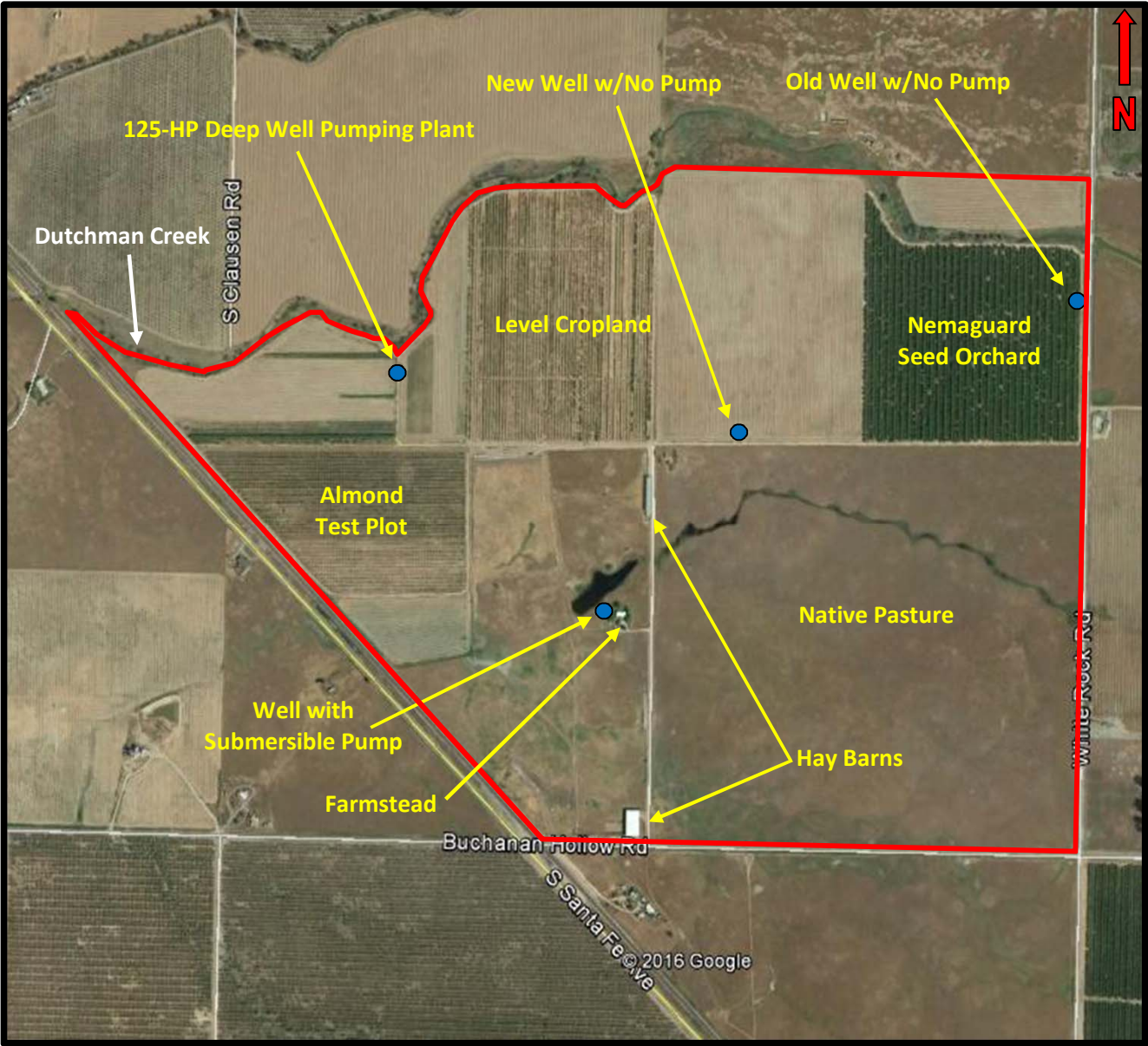
Location:	Along the north side of Buchanan Hollow Road, between Santa Fe and White Rock Roads, extending to the Dutchman Creek, being $\pm 2$ miles southeast of Le Grand in Merced County. The area includes a combination of native pasture, almond and pistachio orchards.
Size:	396.00 Assessed Acres
APNs:	Merced Co. 068-130-004, 068-130-005 and 068-120-015
Plantings:	The property consists of $\pm 182.00$ acres of level cropland ( $\pm 59.00$ acre of which are dedicated to a Nemaguard seed orchard and almond test plot) with $\pm 195.00$ acres of native pasture. The remaining $\pm 19.00$ acres is contained within farmsteads, farm roads, pond and waste within Dutchman Creek. The cropland has historically been rotated between dry-farmed wheat and oats with nursery stock. Nemaguard block is irrigated by micro-sprinklers while $\pm 38.00$ acres of the open cropland is set up for drip irrigation on 20' centers. The remainder of the open land and almond test plot have an underground concrete pipeline with gated risers for flood irrigation.
Buildings:	Two pole hay barns and small storage building. Mobile home on property is not included.
Zoning:	A-1; General Agriculture with a 20-acre minimum parcel size.
Soils:	Multiple soils are present, but all are well suited for development to almonds and pistachios. They include $\pm 85\%$ consists of Whitney sandy loam (CU-3e), Madera sandy loam (CU-4s), Montpelier coarse sandy loam (CU-3e) and San Joaquin loam (CU-4e).
Irrigation:	The main well is outfitted with a 125-hp pump that is powered by a John Deere diesel engine. A 2 <sup>nd</sup> well is outfitted with a submersible pump. There is a 3 <sup>rd</sup> well present that has a 16" casing and is drilled to 555' with no pump installed. A 4 <sup>th</sup> well is also present on the property, but has not been used in many years. Condition is unknown.
Comments:	This property is situated within the good farming area of Le Grand in Merced County. Neighboring land uses include native pasture and dry-farmed cropland, as well as almond and pistachio orchards immediately across Santa Fe and White Rock roads to the west and east. There is a potential for some wetland habitat within the native portions of the subject, but they appear relatively minor in scope, resulting in ample land available for development. A delineation report would be suggested prior to development.
Asking Price:	<b>\$3,100,000 or \$7,825/Acre – Cash to Seller.</b>

## PROPERTY LOCATION MAP

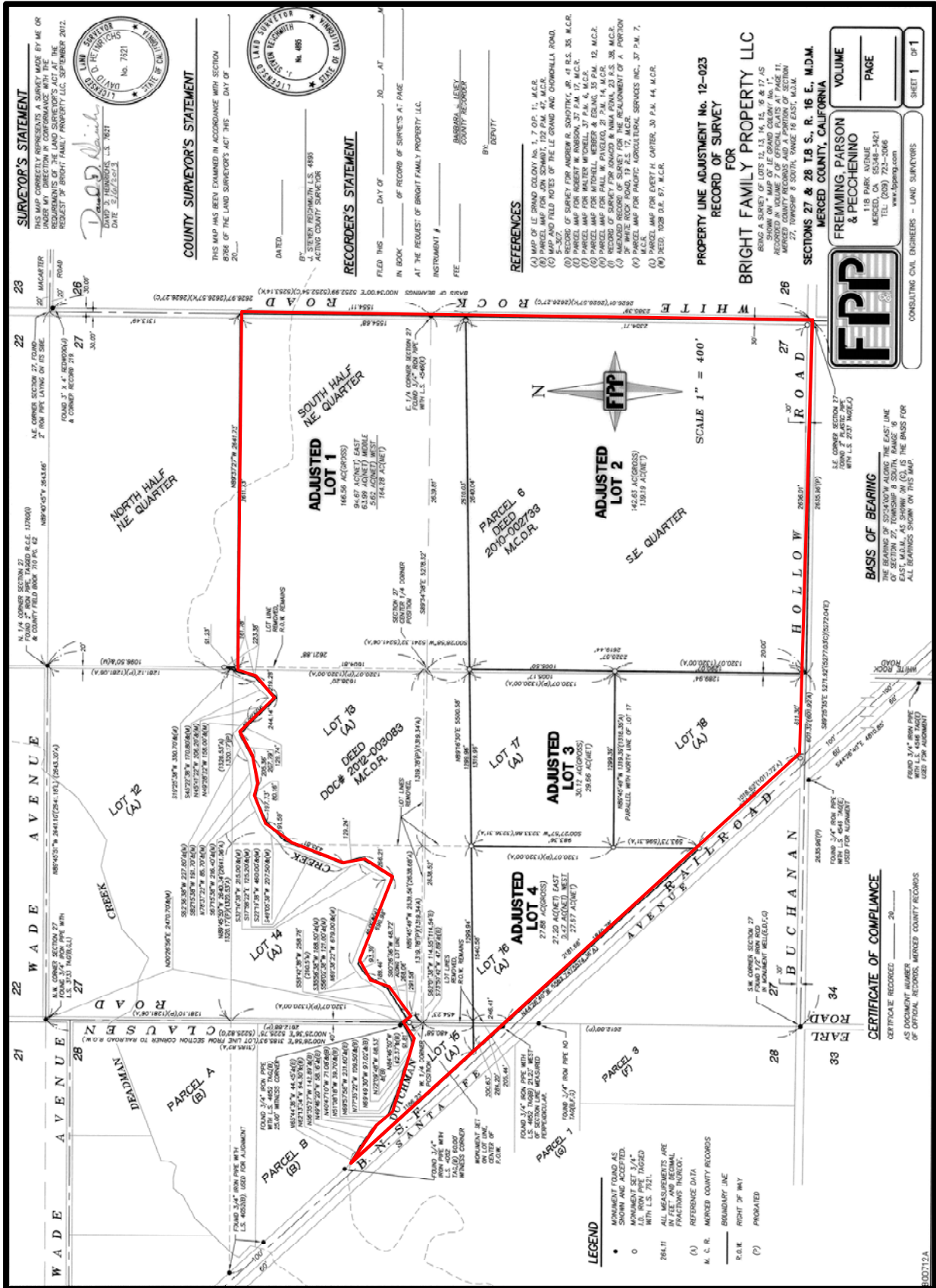




AERIAL PLAT MAP

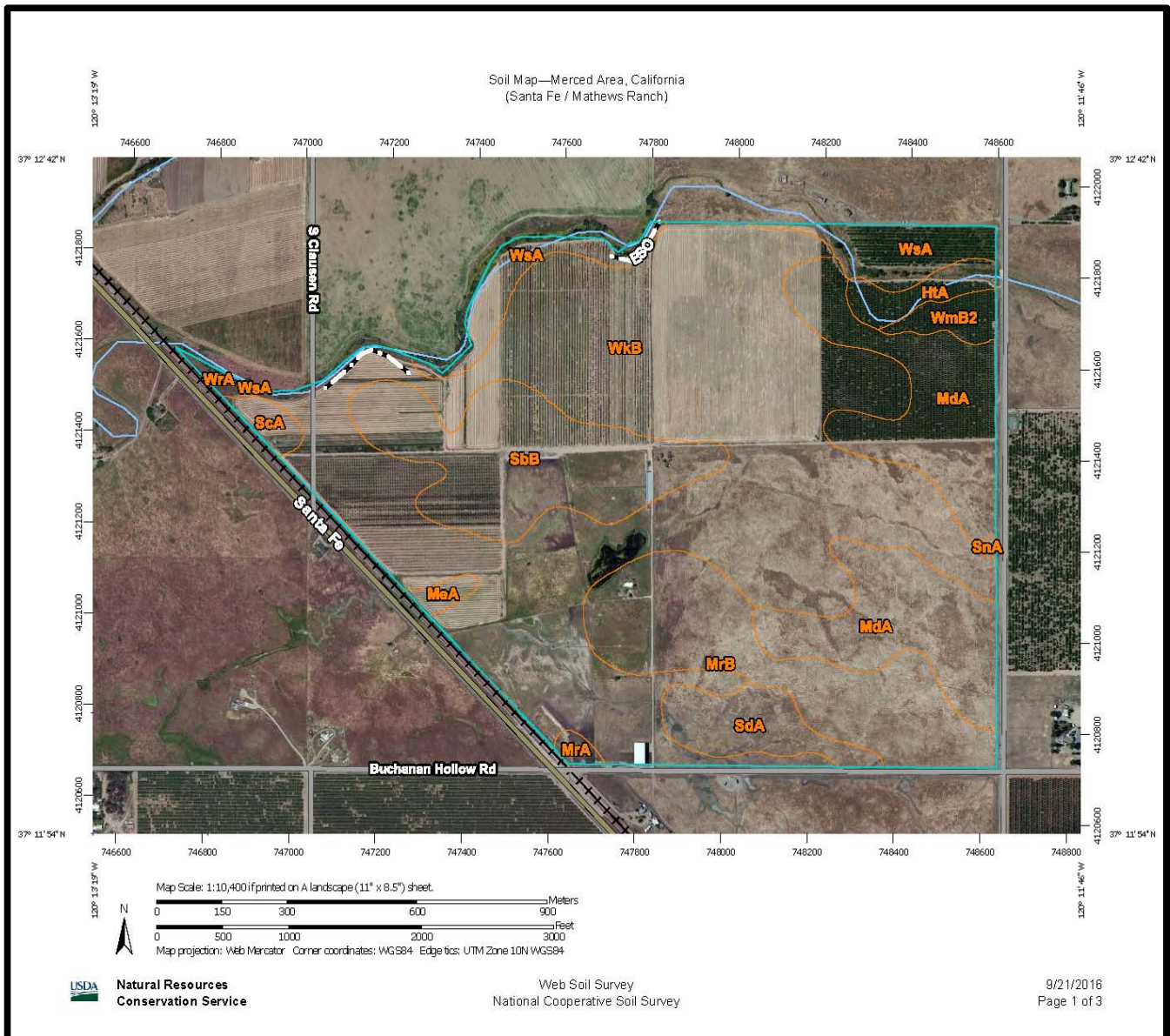


# SURVEYOR'S MAP









































# SOIL MAP



# SOIL MAP LEGEND

Soil Map—Merced Area, California  
(Santa Fe / Mathews Ranch)

## MAP LEGEND

<b>Area of Interest (AOI)</b>	 Area of Interest (AOI)	 Spoil Area
<b>Soils</b>	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
<b>Special Point Features</b>		 Other
 Blowout		 Special Line Features
 Borrow Pit	<b>Water Features</b>	 Streams and Canals
 Clay Spot	<b>Transportation</b>	
 Closed Depression	 Rails	
 Gravel Pit	 Interstate Highways	
 Gravelly Spot	 US Routes	
 Landfill	 Major Roads	
 Lava Flow	 Local Roads	
 Marsh or swamp	<b>Background</b>	 Aerial Photography
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Merced Area, California  
Survey Area Data: Version 10, Sep 30, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 12, 2010—Jun 15, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# SOIL CLASIFICATIONS

Soil Map—Merced Area, California

Santa Fe / Mathews Ranch

## Map Unit Legend

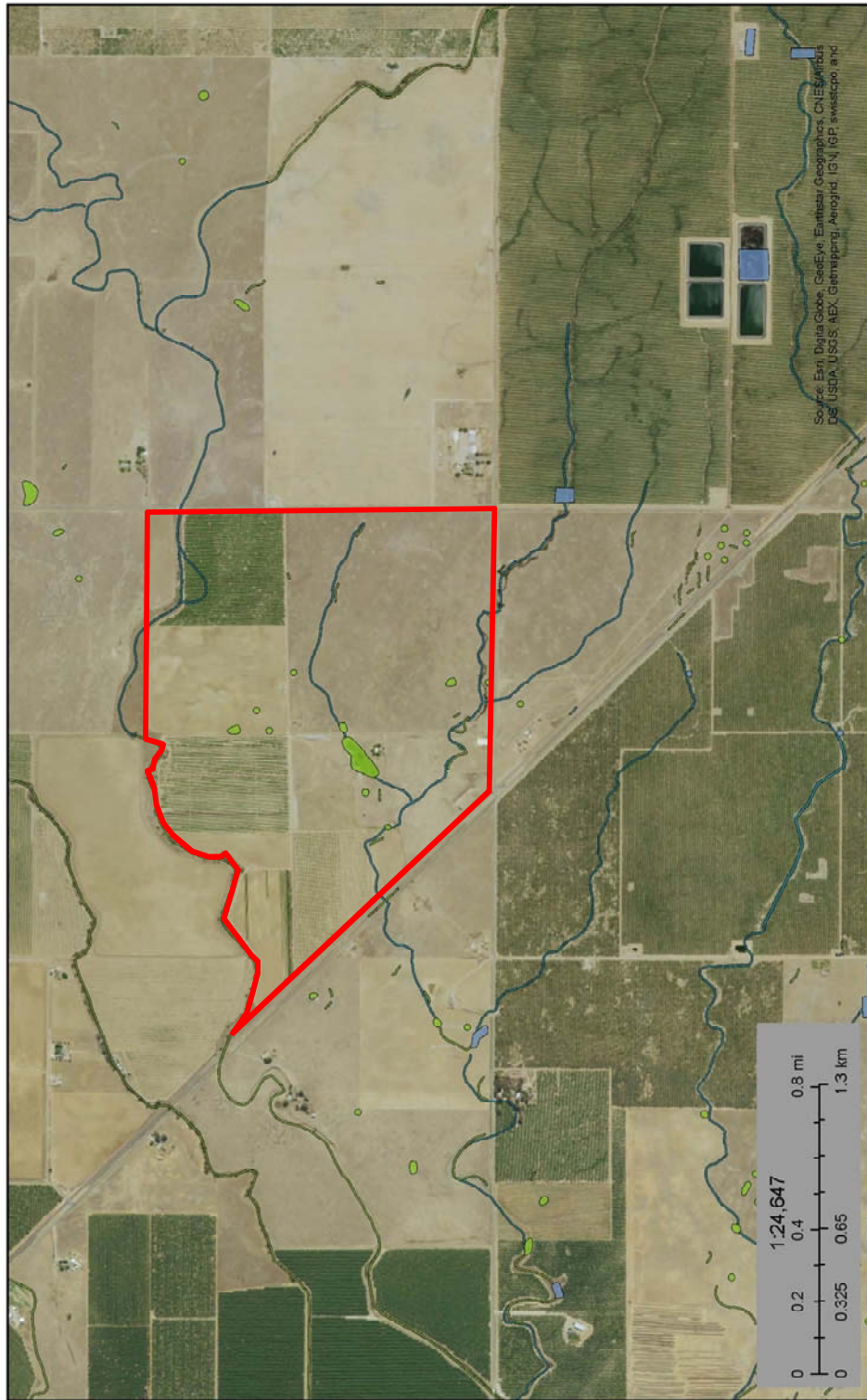
Merced Area, California (CA648)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HtA	Honcut silt loam, 0 to 1 percent slopes	6.1	1.5%
MdA	Madera sandy loam, 0 to 3 percent slopes	58.3	14.7%
MeA	Marguerite loam, 0 to 1 percent slopes	2.0	0.5%
MrA	Montpellier coarse sandy loam, 0 to 3 percent slopes	1.4	0.4%
MrB	Montpellier coarse sandy loam, 3 to 8 percent slopes	43.1	10.8%
SbB	San Joaquin loam, 3 to 8 percent slopes	42.2	10.6%
ScA	San Joaquin sandy loam, 0 to 3 percent slopes, MLRA 17	3.1	0.8%
SdA	San Joaquin-Alamo complex, 0 to 3 percent slopes	12.9	3.2%
SnA	Snelling sandy loam, 0 to 3 percent slopes	0.4	0.1%
WkB	Whitney sandy loam, 3 to 8 percent slopes	202.1	50.8%
WmB2	Whitney and Rocklin soils, 3 to 8 percent slopes, eroded	4.6	1.2%
WrA	Wyman loam, 0 to 3 percent slopes	1.5	0.4%
WsA	Wyman loam, deep over hardpan, 0 to 3 percent slopes	20.0	5.0%
Totals for Area of Interest		397.7	100.0%




# POTENTIAL WETLAND MAP

## **U.S. Fish and Wildlife Service** **National Wetlands Inventory**

### Wetlands



September 22, 2016

- |   |                                |   |                                   |
|---|--------------------------------|---|-----------------------------------|
|  | Estuarine and Marine Deepwater |    | Other                             |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |
|  | Freshwater Emergent Wetland    |  | Freshwater Pond                   |
|   |                                |  | Lake                              |
|   |                                |    | Riverine                          |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)  
This page was produced by the NWI mapper



## SUBJECT PHOTOGRAPHS



Looking East Along Buchanan Hollow Road  
(Property is on the Left)



Looking North Along White Rock Road  
(Property is on the Left)



Level Cropland



Level Cropland



Nemaguard Seed Orchard



Almond Test Orchard



## SUBJECT PHOTOGRAPHS



Almond Test Orchard



Eastern Portion of Native Pasture



Western Portion of Native Pasture



Main Pump and Well



Existing Well – Not Uses



Hay Barn at Roadside



## SUBJECT PHOTOGRAPHS



Interior Hay Barn and Small Shed



Main Access Road Into Property



View of Dutchman Creek



Santa Fe Railroad Tracks Bordering  
Along the West Side of Property