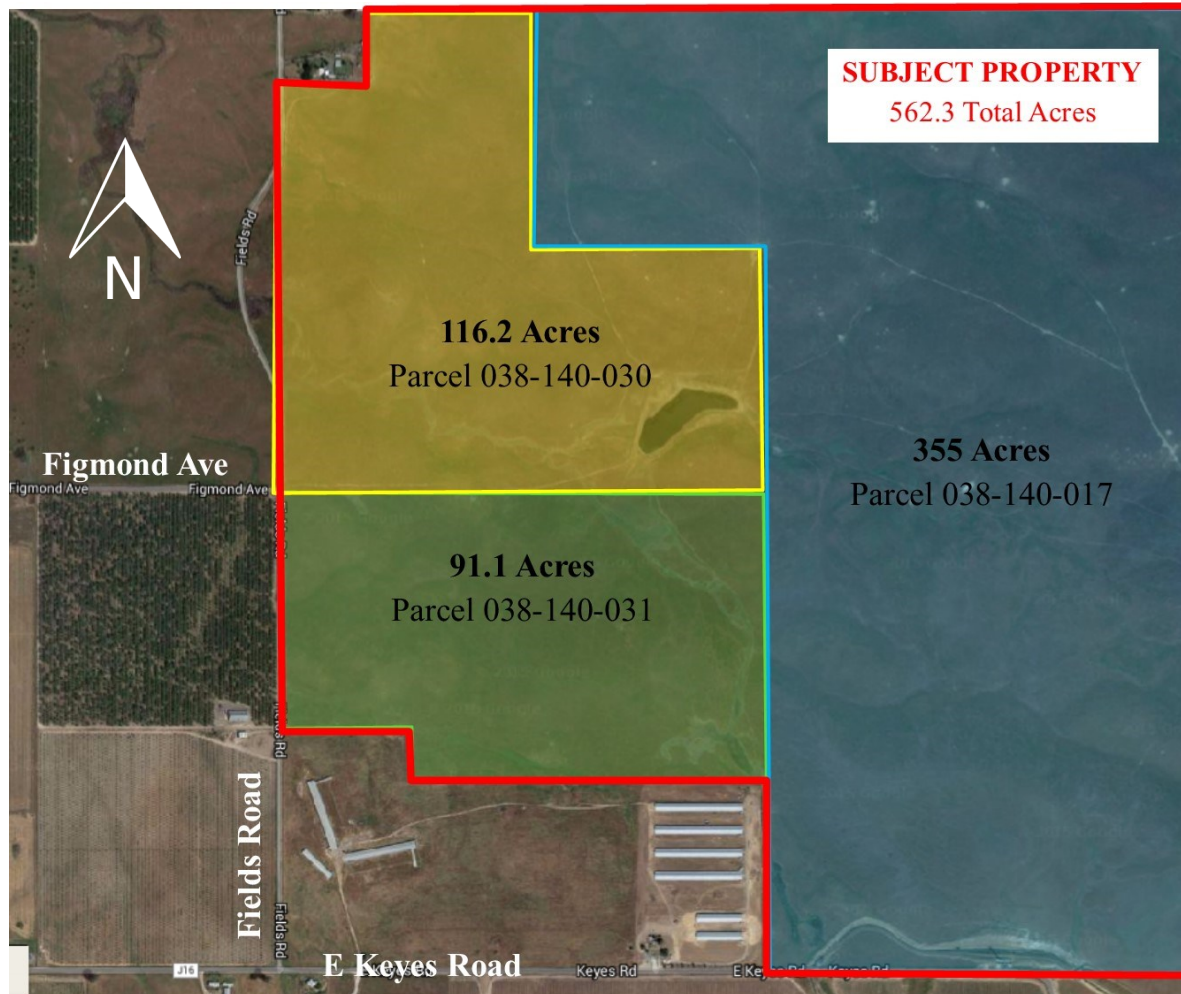


For Sale - Fields Road, Snelling CA

APN 038-140-017, 038-140-030 & 038-140-031

Total Acreage - 562.3 Acres \$11,250,000



Cattle Ranch Operation zoned A-1 just North of Snelling. The area has been mainly used for cattle operations for many generations. Within the last ten years the foothills have become attractive for establishment of tree orchards (Almonds, pistachios and walnuts) and grape vineyards. This property also has an agreement with MID which allows the owner to have a 4-inch valve which comes from the MID canal and provides water to the year-round pond which could be developed for irrigation of any future orchard or vineyard.

**** Sellers to retain long-term lease with Verizon for their cell tower, on this property and it will be excluded from any sale of the property.**



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Merced Area, California (CA648)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CgB	Corning gravelly loam, 0 to 8 percent slopes	53.4	9.4%
CgD	Corning gravelly loam, 8 to 30 percent slopes	3.7	0.7%
KcB	Keyes-Pentz gravelly loam, 0 to 8 percent slopes	105.0	18.6%
PhB	Pentz clay loam, 0 to 8 percent slopes	47.5	8.4%
PkB	Pentz gravelly loam, 0 to 8 percent slopes	33.4	5.9%
PkD	Pentz gravelly loam, 8 to 30 percent slopes	21.3	3.8%
PmD	Pentz loam, 8 to 30 percent slopes	23.2	4.1%
PoD	Peters cobbly clay, 8 to 30 percent slopes	15.2	2.7%
RbB	Raynor cobbly clay, 3 to 8 percent slopes	6.3	1.1%
RcB	Redding cobbly loam, 0 to 8 percent slopes	46.3	8.2%

Merced Area, California (CA648)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ReB	Redding gravelly loam, 0 to 8 percent slopes	10.5	1.9%
RkB2	Rocklin sandy loam, 3 to 8 percent slopes, eroded	8.0	1.4%
SnB	Snelling sandy loam, 3 to 8 percent slopes	42.4	7.5%
SnC	Snelling sandy loam, 8 to 15 percent slopes	106.4	18.8%
SnC2	Snelling sandy loam, 8 to 15 percent slopes, eroded	1.0	0.2%
W	Water	4.5	0.8%
WhB	Whitney fine sandy loam, 3 to 8 percent slopes	10.5	1.9%
WhC	Whitney fine sandy loam, 8 to 15 percent slopes	17.7	3.1%
WhC2	Whitney fine sandy loam, 8 to 15 percent slopes, eroded	5.0	0.9%
WhD2	Whitney fine sandy loam, 15 to 30 percent slopes, eroded	3.8	0.7%

Totals for Area of Interest Approx 565.2 100.0%

