

TURNER DUCK CLUB

422± Assessed Acres
Merced County, CA

\$1,899,000
(\$4,500 per acre)



Presented by:



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REALTY**
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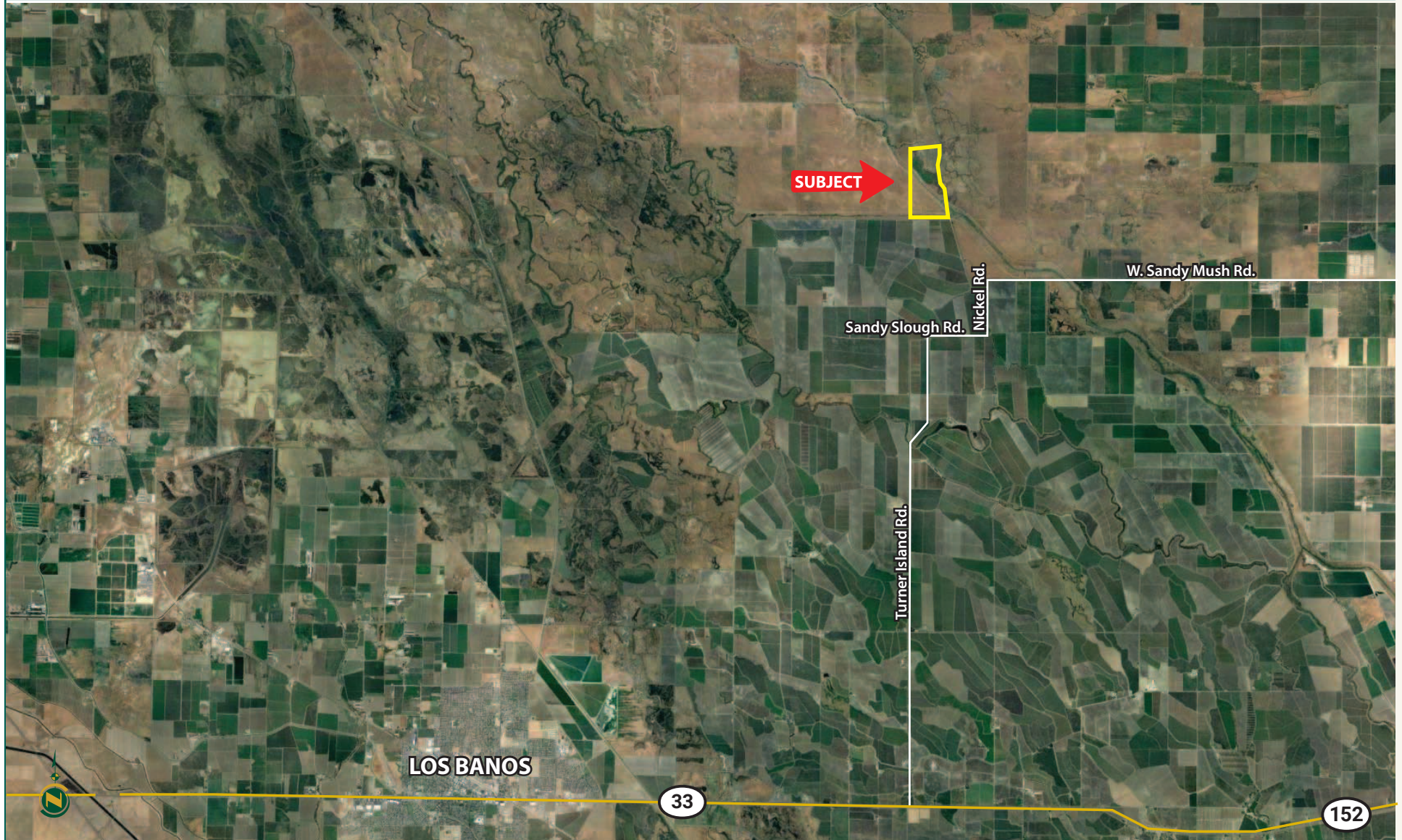
NEWMARK
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CA DRE# 00020875



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

Location Aerial



Property Details

LOCATION:

Approximately 1± mile northwest from the access gate located at Sandy Mush Road and the dirt avenue along the west bank of the Eastside By-Pass. The property is situated about 10± miles northeast of the city of Los Banos.

LAND USE:

The present use of the property is hunting and recreation. A majority of the property is designated wetlands and in the vicinity of the Merced National Wildlife Refuge, San Luis National Wildlife Refuge, Los Banos Waterfowl Management area and the Great Valley Grasslands State Park.

LEGAL:

The westerly portion of Section 30 and the southwesterly portion of Section 19, T8S, R12E, M.D.B.&M. Merced County APN's: 065-050-009 and 065-030-010.

ZONING:

A-2 (Exclusive Agricultural). The property contains a U.S. Fish & Wildlife Conservation easement.

WATER:

(1) 125 HP Irrigation pump and well.

SOILS:

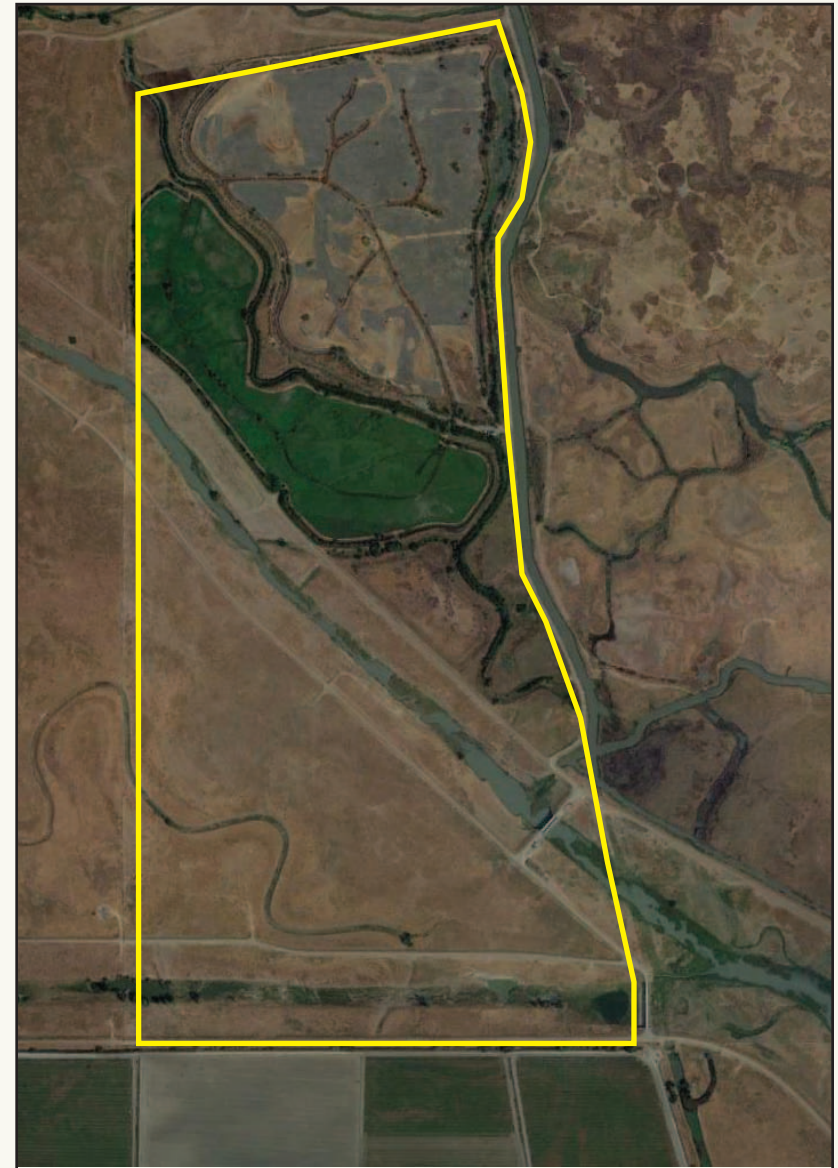
RrA - Rossi clay loam, strongly saline-alkali, 0-1% slopes
RnA - Rossi clay, strongly saline-alkali, 0-1% slopes
LrA - Lewis silty clay loam, strongly saline-alkali, 0-1% slopes
RmA - Rossi clay, moderately saline-alkali, 0-1% slopes
MmA - Merced clay loam, slightly saline, 0-1% alkali
RpA - Rossi clay loam, moderately saline-alkali, 0-1% slopes
MnA - Merced clay loam, moderately saline, 0-1% slopes

**BUILDINGS &
IMPROVEMENTS:**

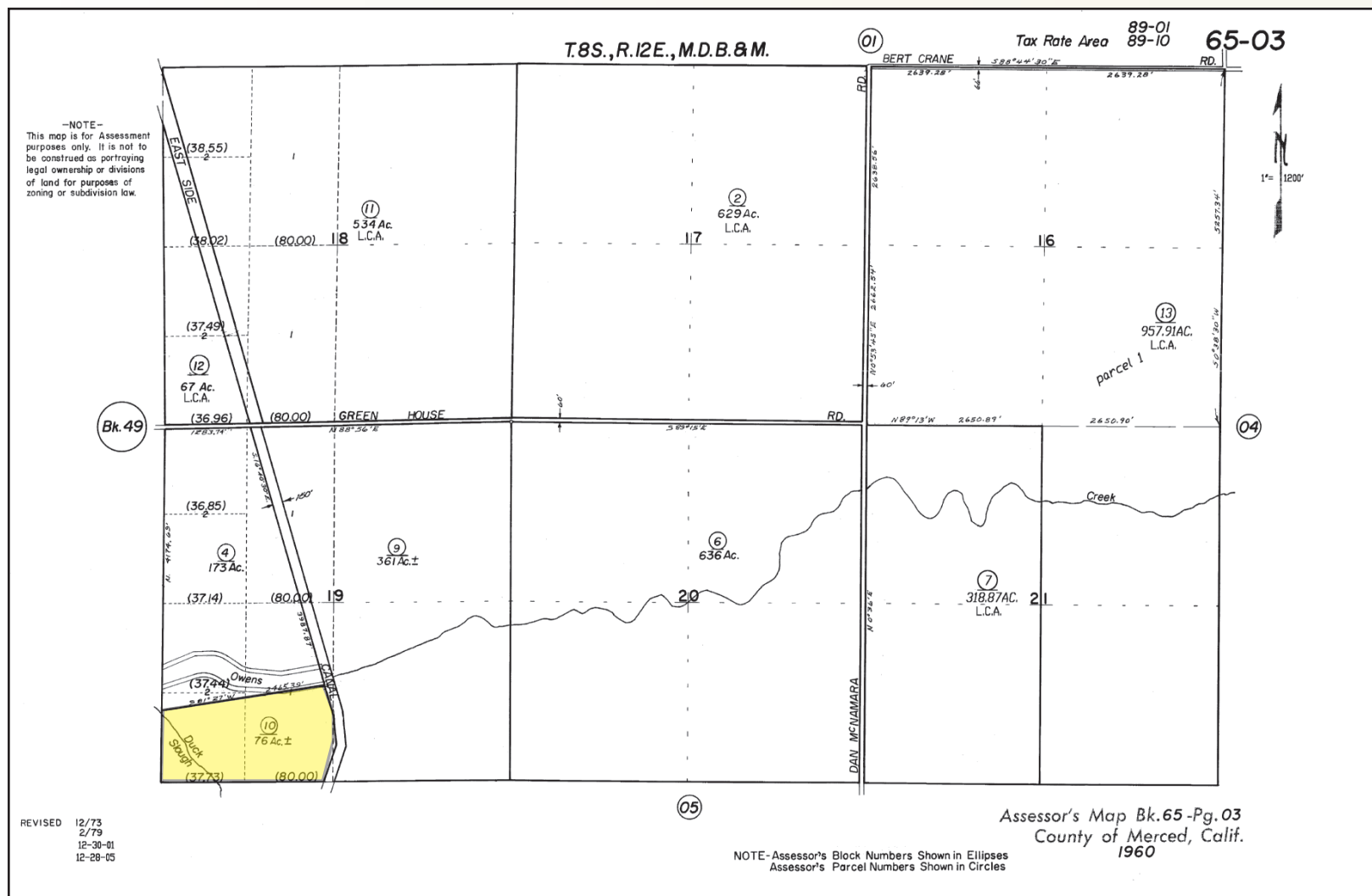
Duck blinds.

PRICE/TERMS:

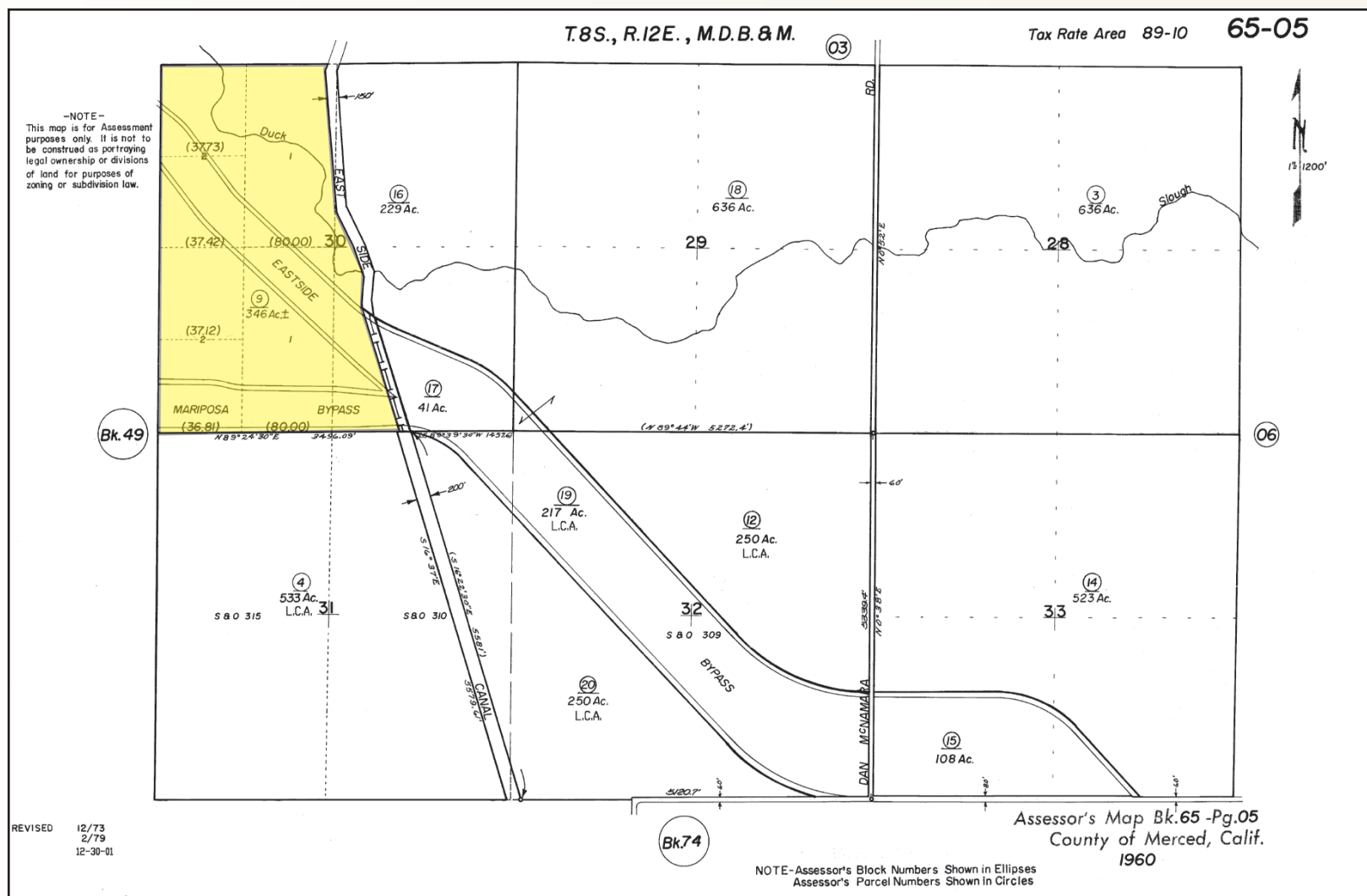
\$1,899,000 cash at the close of escrow.



Assessor's Parcel Map



Assessor's Parcel Map



Property Photos



Property Site



TURNER DUCK CLUB

422± ASSESSED ACRES
Merced County, CA



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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

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