



SCHUIL

AG REAL ESTATE



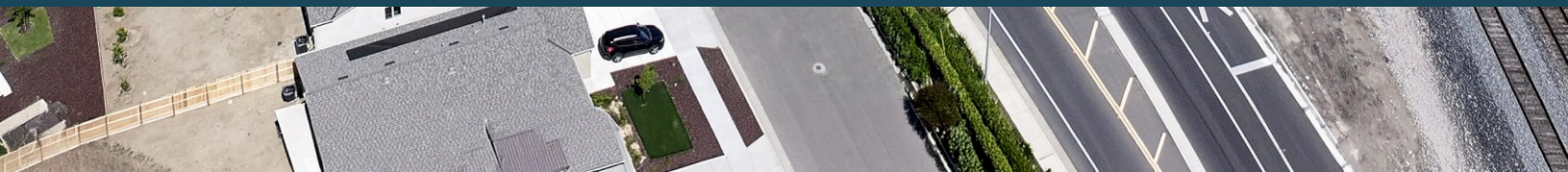
+/-2.4 Acres – Mill Facility – Planada, CA

40 Market St, Planada, CA 95365, USA • 2.4 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com



LOCATION:

Property is located at 40 Market St, Planada, CA.

SIZE:

+/-2.4 Assessed Acres

MILL :

Mill facility is believed to still be operational. It was previously used to mill soybeans as of a few years ago.

BUILDINGS AND
EQUIPMENT:

The milling area is approximately +/-9,300 sq ft with +/-2,990 sq ft of storage. Property includes a truck scale, parking area, additional covered storage and is situated along the railway.

All fixtures and equipment associated with the milling facility are included in the purchase price.

ZONING:

Property is zoned Light Manufacturing. See 'Zoning Map' for details.

LEGAL:

Merced County APNs: 037-180-001-000 and 037-184-009-000

GROUNDWATER
DISCLOSURE :

Sustainable Groundwater Management Act (SGMA) requires groundwater basins to be sustainable by 2040. SGMA may limit ground water pumping. For more information, please visit the SGMA website at

<https://water.ca.gov/programs/groundwater-management/sgma-groundwater-management>.

The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

PRICE:

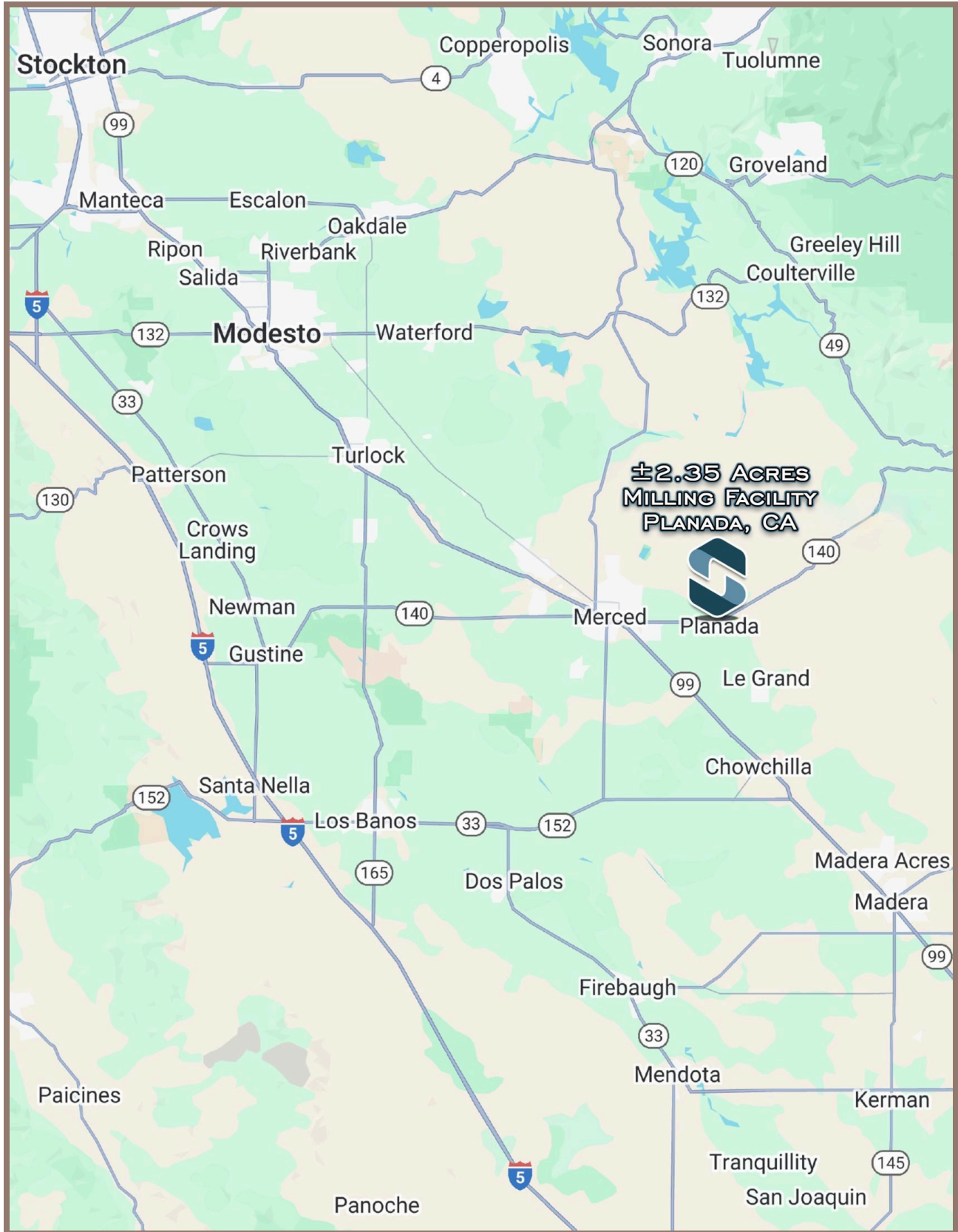
\$3,500,000

CONTACT:

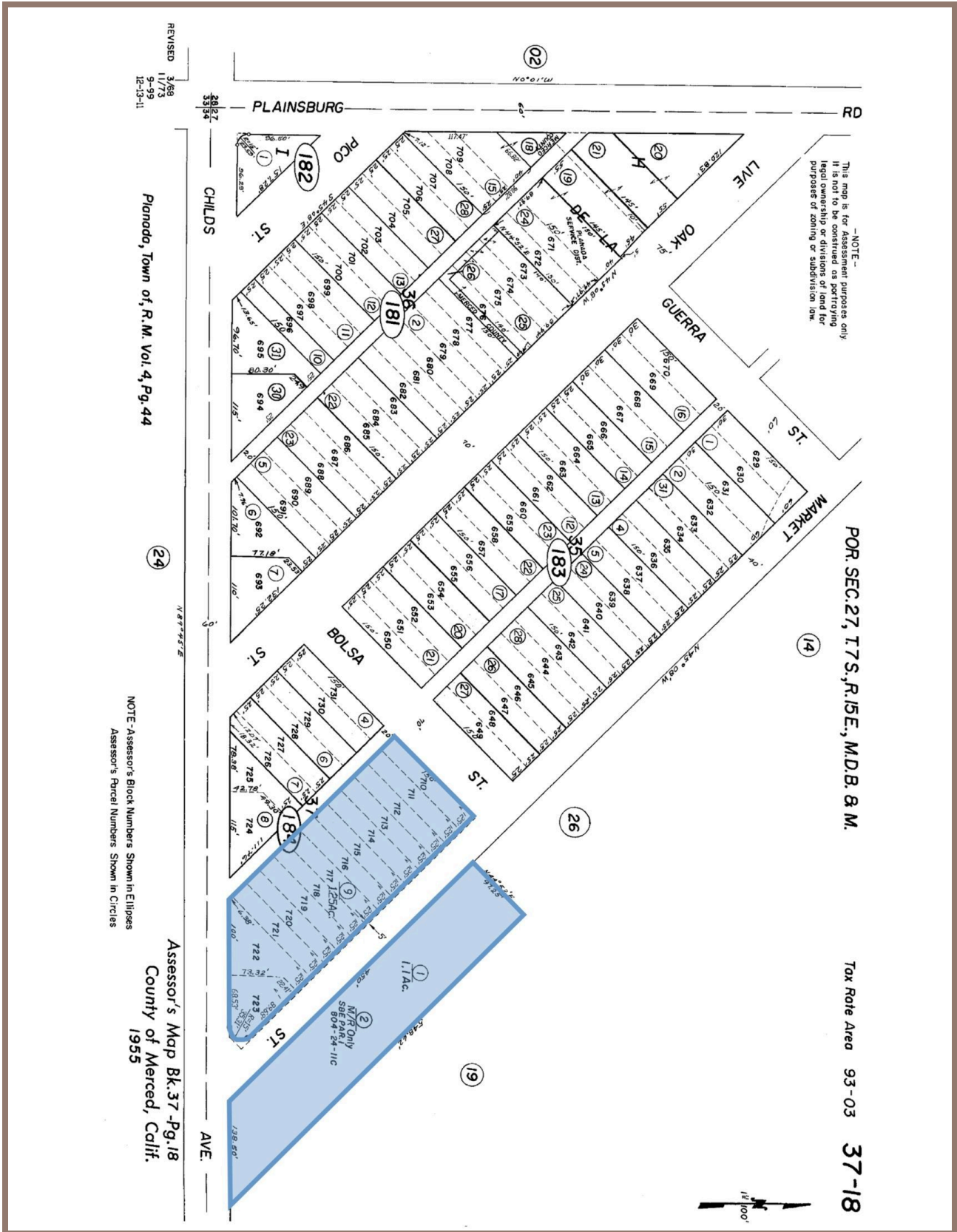
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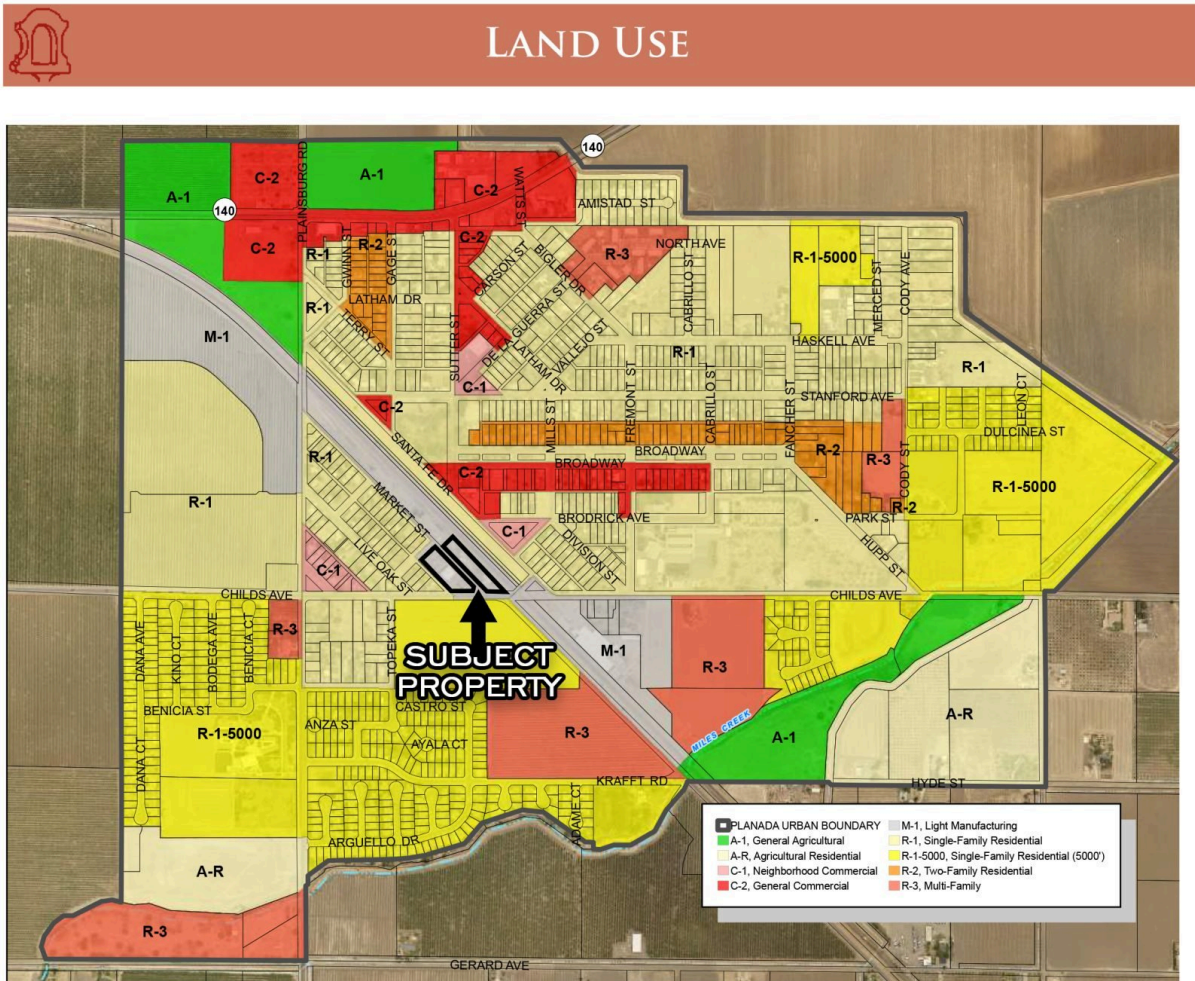
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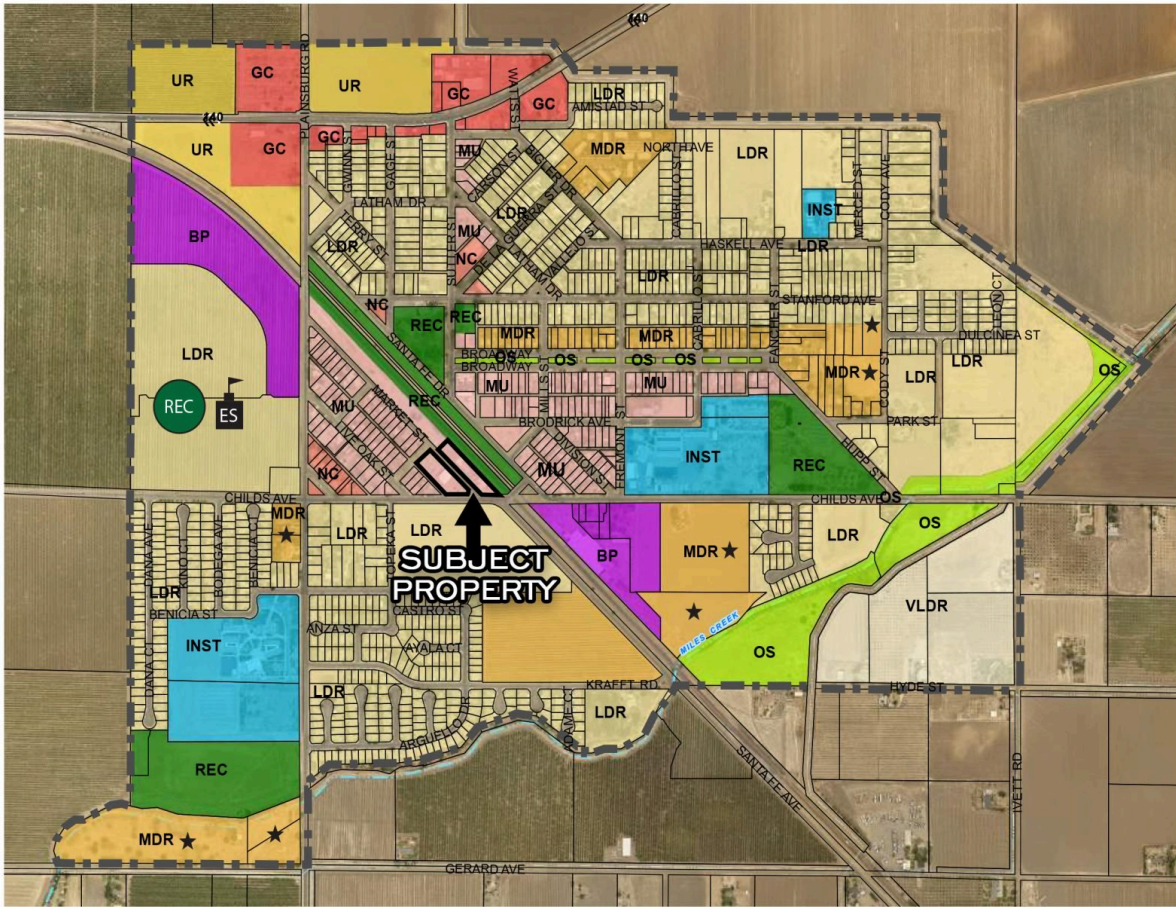


- PLANADA URBAN BOUNDARY - 734.57 ACRES
- A-1, General Agricultural
- A-R, Agricultural Residential
- C-1, Neighborhood Commercial
- C-2, General Commercial
- M-1, Light Manufacturing
- R-1, Single-Family Residential
- R-1-5000, Single-Family Residential (5000')
- R-2, Two-Family Residential
- R-3, Multi-Family

Note: Zoning boundaries may change over time. See the County's website for the current zoning map.

Figure 2.4 - Zoning Map

LAND USE



- | | |
|----------------------------------|-------------------------------------|
| PLANADA URBAN BOUNDARY | MU - Mixed Use |
| BP - Business Park | NC - Neighborhood Commercial |
| GC - General Commercial | OS - Open Space |
| INST - Institutional | REC - Recreational |
| LDR - Low Density Residential | UR - Urban Reserve |
| MDR - Medium Density Residential | VLDR - Very Low Density Residential |
| Potential Elementary School | Potential Neighborhood Park |
| | 20 du/ac minimum |

Figure 2.3- Land Use Map

