



SCHUIL
AG REAL ESTATE



+/-23 Acres – Almonds – Merced, CA

Wardrobe Ave, California 95341, USA • 23 Acres

CalBRE: 00845607

Schuil Ag Real Estate

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the northwest corner of Wardrobe Ave and Thornton Rd in Merced, CA.

SIZE:

+/-23 Assessed Acres

PLANTINGS:

Property is planted to Supareil and Nonpareil Almonds, planted 2016.

IMPROVEMENTS :

There is a fenced equipment yard and barn on the property.

WATER:

Property is located within the Merced Irrigation District (MID) and has one (1) ag well.

SOIL:

See 'Soil Map' for details.

LEGAL:

Merced County APNs: 215-100-015-000 and 215-100-016-000

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>.

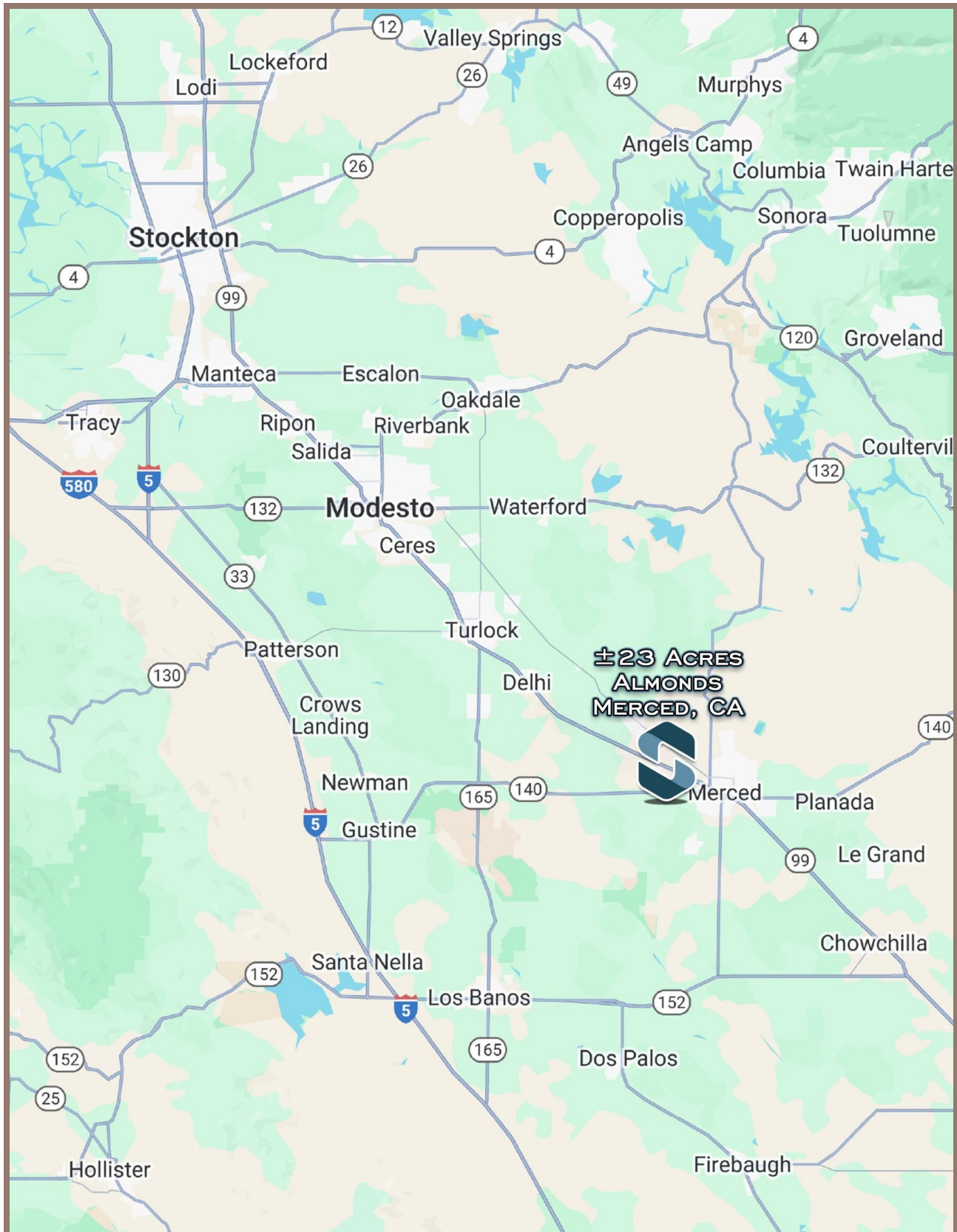
The Buyer is responsible for conducting their own research to verify all information related to groundwater and surface water resources, including availability, usage rights, and potential restrictions.

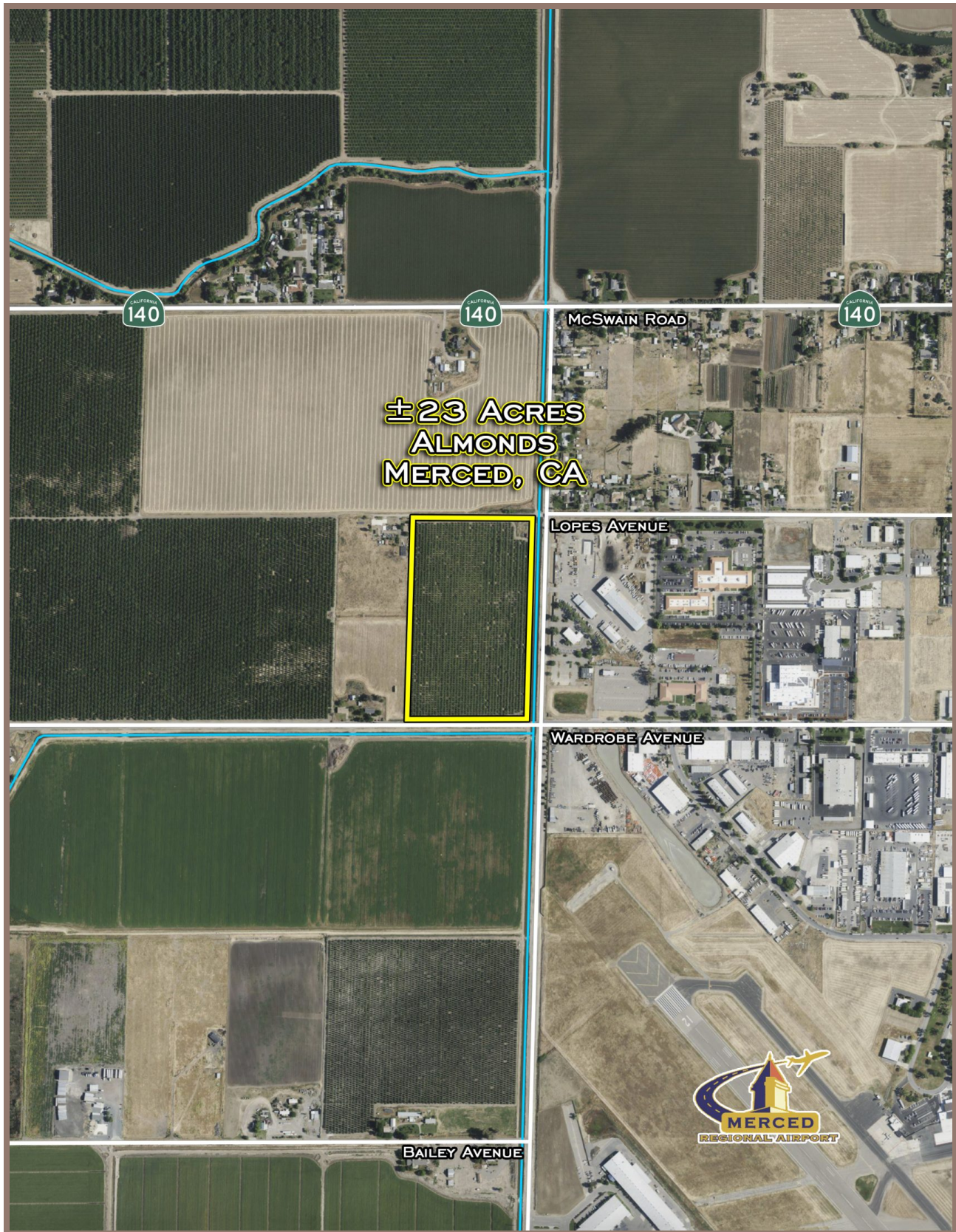
PRICE:

\$920,000

CONTACT:

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Soils

23.0 Acres, 2 Boundaries



 **44/100** NCCPI

 **75/100** STORIE

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (STORIE)	NCCPI
	WrA	Wyman loam, 0 to 3 percent slopes	89.8%	20.2	4c	1	80.75	47.2
	YbA	Yokohl clay loam, 0 to 3 percent slopes	10.2%	2.3	4s	4s	24.65	15.9

