

# 2 DAIRIES ON 708 ACRES EL NIDO, MERCED COUNTY

6,605 MILK COWS  
4,095 SUPPORT HERD



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# AZEVEDO DAIRY

- LOCATION:** WEST ROOSEVELT ROAD & WEST EL NIDO ROAD, EL NIDO, CA 95317  
ALL CONTIGUOUS PARCELS—ONE LOCATION.
- NO. OF ACRES:** 708.8 GROSS ASSESSED ACRES  
550.6 ACRES DAIRY #1: 70 ACRE DAIRY FACILITY/462 ACRES IRRIGATED  
158.2 ACRES DAIRY #4: 15 ACRE DAIRY FACILITY/137 ACRES IRRIGATED
- DAIRY FACILITY:** DAIRY #1: 4,105 MILK COWS & 3,096 SUPPORT HERD = 7,000+- TOTAL  
50 ROTARY DAIRY BARN—3,000 COW CAPACITY  
TWO 7,000 GALLON SILO MILK TANKS  
DAIRY #4: 1,400 MILK COWS & 335+ SUPPORT STOCK = 1,750 +- TOTAL  
DBL 14 PARALLEL - ONE 7,000 GALLON MILK TANK
- PERMITTED:** DAIRY #1: 4,500 MILK COWS & DRY COWS, 3,096 SUPPORT STOCK  
DAIRY #4: 2,500 MILK COWS, 500 DRY COWS, 1,000 SUPPORT STOCK
- WATER:** DAIRY #4 IS IN THE MERCED IRRIGATION DISTRICT RECEIVING  
CLASS II WATER ON 158 ACRES AT \$50 AF IN 2024, UNDER THE MERCED  
IRRIGATION URBAN GSA. THERE ARE NO LIMITS ON SURFACE WATER  
DELIVERY FOR 2023-24. GROUNDWATER PUMPING IS RESTRICTED TO  
1.1 AF ANNUALLY FOR THE YEARS 2023 THROUGH 2025. ADDITIONAL  
PUMPING WATER IS AVAILABLE AS A “DEVELOPED SUPPLY” IF METERED.  
DAIRY #1 IS PRESENTLY UNDER THE MERCED SUBBASIN GSA AND DOES  
NOT RECEIVE SURFACE WATER FROM M.I.D. THERE ARE PRESENTLY  
NO LIMITATIONS ON PUMPING FOR 2023 - 2024.  
DAIRY 1: 7 IRRIGATION PUMPS & WELLS, 50 TO 125 HP, NEAR 4,800 GPM  
DAIRY 4: 1 IRRIGATION WELL & 3 DOMESTIC WELLS
- IMPROVEMENTS:** DAIRY #1: ONE FOREMAN RESIDENCE, 5 LABOR RESIDENCES, 5 SHEDS  
100’ TRUCK SCALE. A 7 BAY DRIVE THRU COMMODITY BARN.  
FRONT MILK BARN (2002) 484,000 SF, 2,500’ LENGTH WITH COMMODITY AREA  
TWO 800’X100’ LOAFING BARNS, ONE 1,200’X110’ BARN  
FUEL TANKS: 11,000 GL RED DIESEL, 1,750 GL DIESEL, 500 GL GAS  
DAIRY #4: ONE MAIN RESIDENCE 3,300 SF + 850 SF REMODELED GARAGE.  
THREE LABOR RESIDENCES @ 1,200, 1,300 & 1,500 SF. ONE 5,400 SF SHOP.  
TWO LOAFING BARNS 480’ & 720’ LONG X 120’ WIDE & ONE SHED.

*“MRF LANDS HAS OVER 45 YEARS IN MANAGING & INVESTING IN AGRICULTURE”*

**CROPS:** ALFALFA, SILLAGE CORN, WHEAT, OAT HAY & MILO

**SOILS:** PACHAPPA & HANFORD LOAN & SANDY LOAM - CLASS 1 & II  
FRESNO SANDY LOAM - CLASS II & III

**UTILITIES:** PG&E SERVICE & PROPANE

**SOLAR:** INCLUDED IN THE SALE IS A SOLAR GENERATION FACILITY LOCATED ON 10 ACRES OF DAIRY #1.

**ZONING:** A-1 GENERAL AGRICULTURE - 20 ACRE MINIMUM PARCEL SIZE.

**FLOOD ZONE:** MOST OF DAIRY #1 IS "ZONE A", A HIGH RISK AREA AND THE BALANCE OF DAIRY #1 AND DAIRY #4 ARE "ZONE C", MODERATE TO LOW RISK OF FLOODING.

<b>PROPERTY TAX:</b>	<b>DAIRY #1:</b>	<b>APN: 074-110-019</b>	<b>297 ACRES</b>	<b>\$38,415</b>
		<b>074-110-021</b>	<b>21 ACRES</b>	<b>\$2,670</b>
		<b>074-110-022</b>	<b>154 ACRES</b>	<b>\$105,386</b>
		<b>074-110-025</b>	<b>78.6 ACRES</b>	<b>\$11,773</b>
	<b>DAIRY #4:</b>	<b>074-110-026</b>	<b>78.2 ACRES</b>	<b>\$37,419</b>
		<b>074-110-033</b>	<b>80.0 ACRES</b>	<b>\$8,878</b>

**THE PROPERTY IS NOT UNDER THE WILLIAMSON ACT.**

**PRICE:** \$19,500,000

**REMARKS:** THE COWS AND SUPPORT HERD MAY BE AVAILABLE FOR PURCHASE. TERMS AND CONDITIONS SUBJECT TO MARKET CONDITIONS.

*The information contained herein has been obtained from sources we deem reliable, however, we do not guarantee its accuracy and completeness. We assume no responsibility for any errors, omissions, or misrepresentations. This offer is subject to withdrawal, change or prior sale without notice. Consult your legal, financial and environmental advisor for advice and guidance.*

**"MRF LANDS HAS OVER 45 YEARS IN MANAGEMENT & INVESTING IN AGRICULTURE"**

# DAIRY NO. 1





Address  
W ROOSEVELT RD

El Nido, merced county  
W ROOSEVELT RD

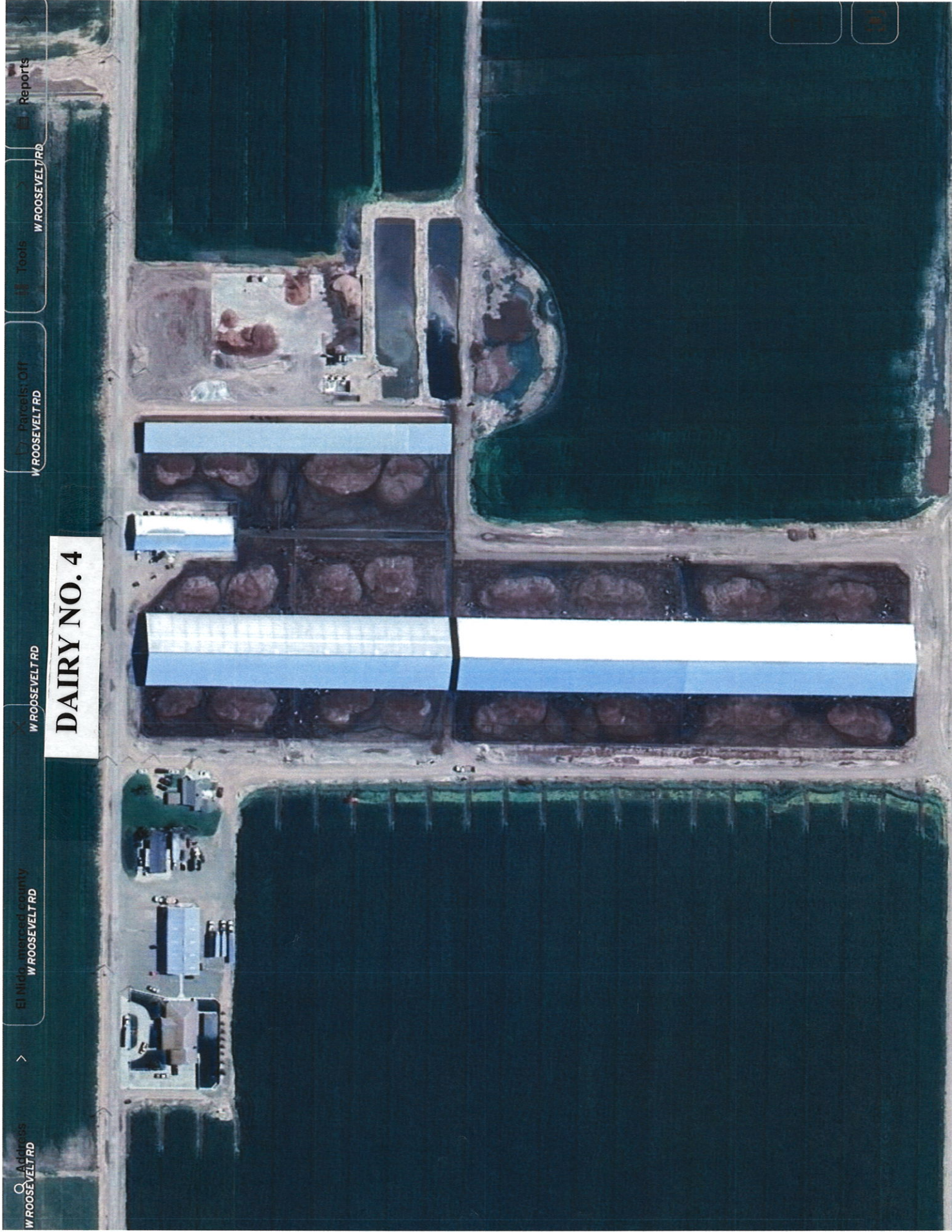
W ROOSEVELT RD

17. Parcels: Off  
W ROOSEVELT RD

Tools  
W ROOSEVELT RD

Reports

# DAIRY NO. 4



**SGMA:**

**THE SUSTAINABLE GROUNDWATER MANAGEMENT ACT (SGMA) WAS PASSED IN 2014 TO BRING THE OVERDRAFTED GROUNDWATER BASIN LOCATED IN THE SAN JOAQUIN VALLEY INTO SUSTAINABLE MANAGEMENT BY 2040. THE COUNTY OF MERCED, WITH WATER DISTRICTS AND CITIES WITHIN THE MERCED SUBBASIN, CREATED TWO MAJOR GSAs:**

- 1. THE MERCED SUBBASIN GROUNDWATER SUSTAINABILITY AGENCY (MSGSA)**
- 2. THE MERCED IRRIGATION-URBAN GROUNDWATER SUSTAINABILITY AGENCY (MIUGSA).**

**THEIR GOAL IS TO ACHIEVE SUSTAINABLE GROUND WATER MANAGEMENT ON A LONG-TERM AVERAGE BASIS BY INCREASING RECHARGE AND/OR REDUCING GROUNDWATER PUMPING.**

**THESE GSAs ARE CREATING GROUNDWATER SUSTAINABILITY PLANS (GSPs) THAT MAY LIMIT GROUNDWATER PUMPING AND ALLOCATE SURFACE WATER DELIVERY BETWEEN AREAS LOCATED WITHIN THE SUBBASIN. MORE INFORMATION CAN BE FOUND AT:**

***[www.sgma.water.ca.gov/portal](http://www.sgma.water.ca.gov/portal) AND [www.mercedsgma.org](http://www.mercedsgma.org)***



California, 628 AC +/-



- Pens
- Barn
- Main House
- Boundary

|  All Polygons 716.27 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	403.0 4	56.27	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	200.7	28.02	0	5	6s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	37.35	5.21	0	30	4c
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	30.33	4.23	0	1	6s
PgA	Pachappa sandy loam, deep over hardpan, 0 to 1 percent slopes	27.68	3.86	0	29	4s
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	9.88	1.38	0	20	4c
HeA	Hanford sandy loam, 0 to 1 percent slopes	7.29	1.02	0	30	4c
TOTALS		716.2 7(*)	100%	-	21.03	4.65

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 477.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	260.8 8	54.62	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	165.5 9	34.67	0	5	6s
FsA	Fresno loam, strongly saline-sodic, 0 to 1 percent slopes	30.33	6.35	0	1	6s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	10.92	2.29	0	30	4c
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	9.88	2.07	0	20	4c
TOTALS		477.6( *)	100%	-	18.74	4.82

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 78.79 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	44.12	56.0	0	29	4s
PaA	Pachappa fine sandy loam, 0 to 1 percent slopes	26.43	33.54	0	30	4c
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	8.24	10.46	0	5	6s
TOTALS		78.79( *)	100%	-	26.83	4.21

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

|  Boundary 159.88 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
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PfA	Pachappa sandy loam, deep over hardpan, slightly saline-alkali, 0 to 1 percent slopes	98.04	61.32	0	29	4s
PgA	Pachappa sandy loam, deep over hardpan, 0 to 1 percent slopes	27.68	17.31	0	29	4s
FrA	Fresno loam, moderately saline-sodic, 0 to 1 percent slopes	26.87	16.81	0	5	6s
HeA	Hanford sandy loam, 0 to 1 percent slopes	7.29	4.56	0	30	4c
TOTALS		159.88(*)	100%	-	25.01	4.34

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

## Grazing Cultivation

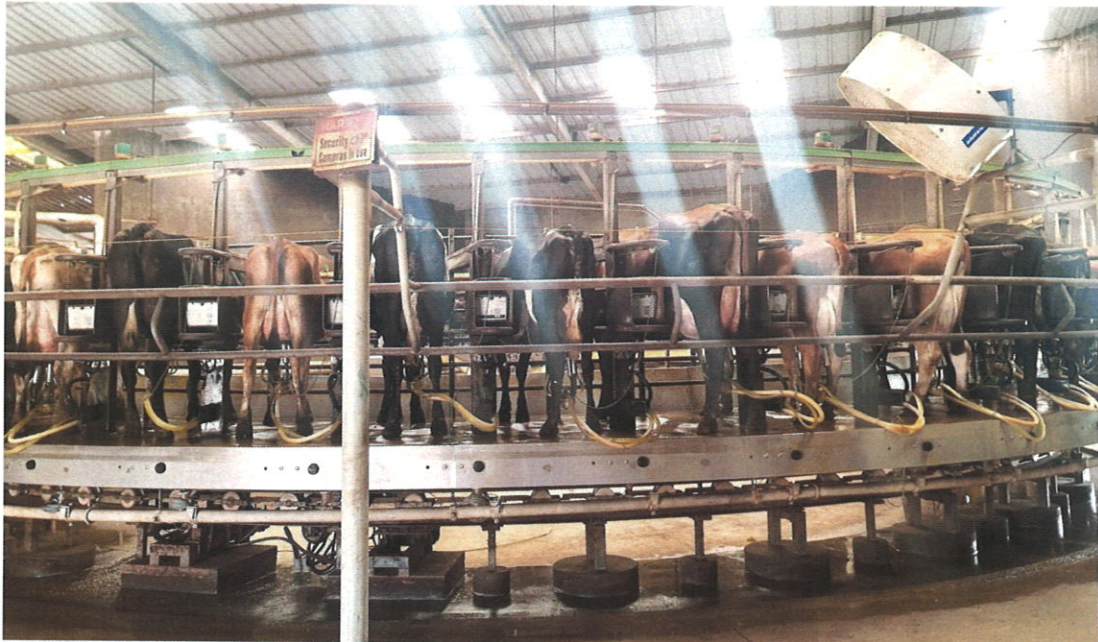
(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water



**DAIRY NO. 1**

**50 COW  
ROTARY**

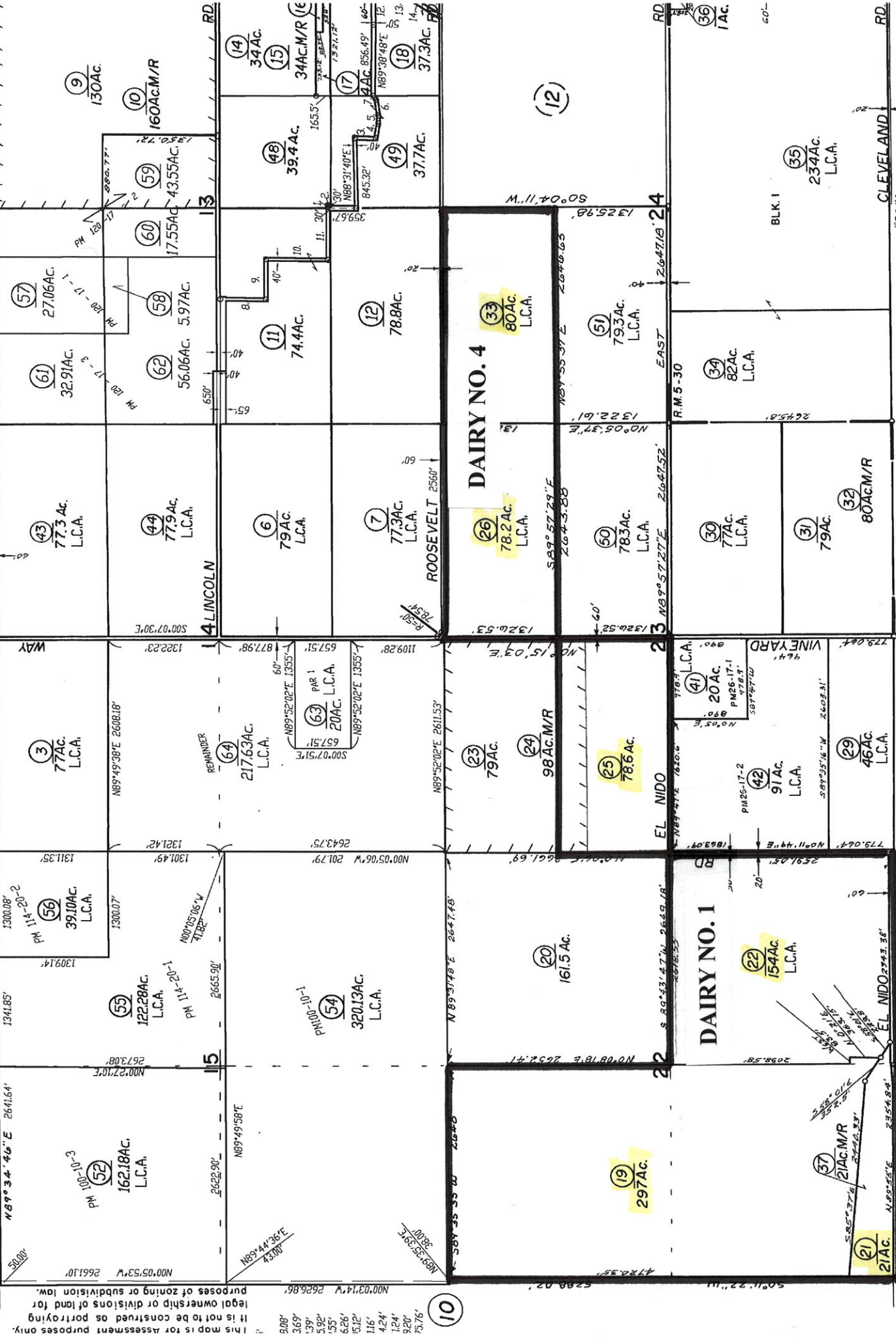


**COMMODITY  
BARN FOR  
GREEN CHOP**



**GO TO VIMEO.COM AND SEE OUR DRONE FLIGHTS OVER THE DAIRIES**





CHAMBERLAIN WAY  
 4 LINCOLN RD  
 CLEVELAND RD  
 DAIRY NO. 1  
 DAIRY NO. 4  
 EL NIDO RD  
 VINEYARD RD  
 BLK. 1

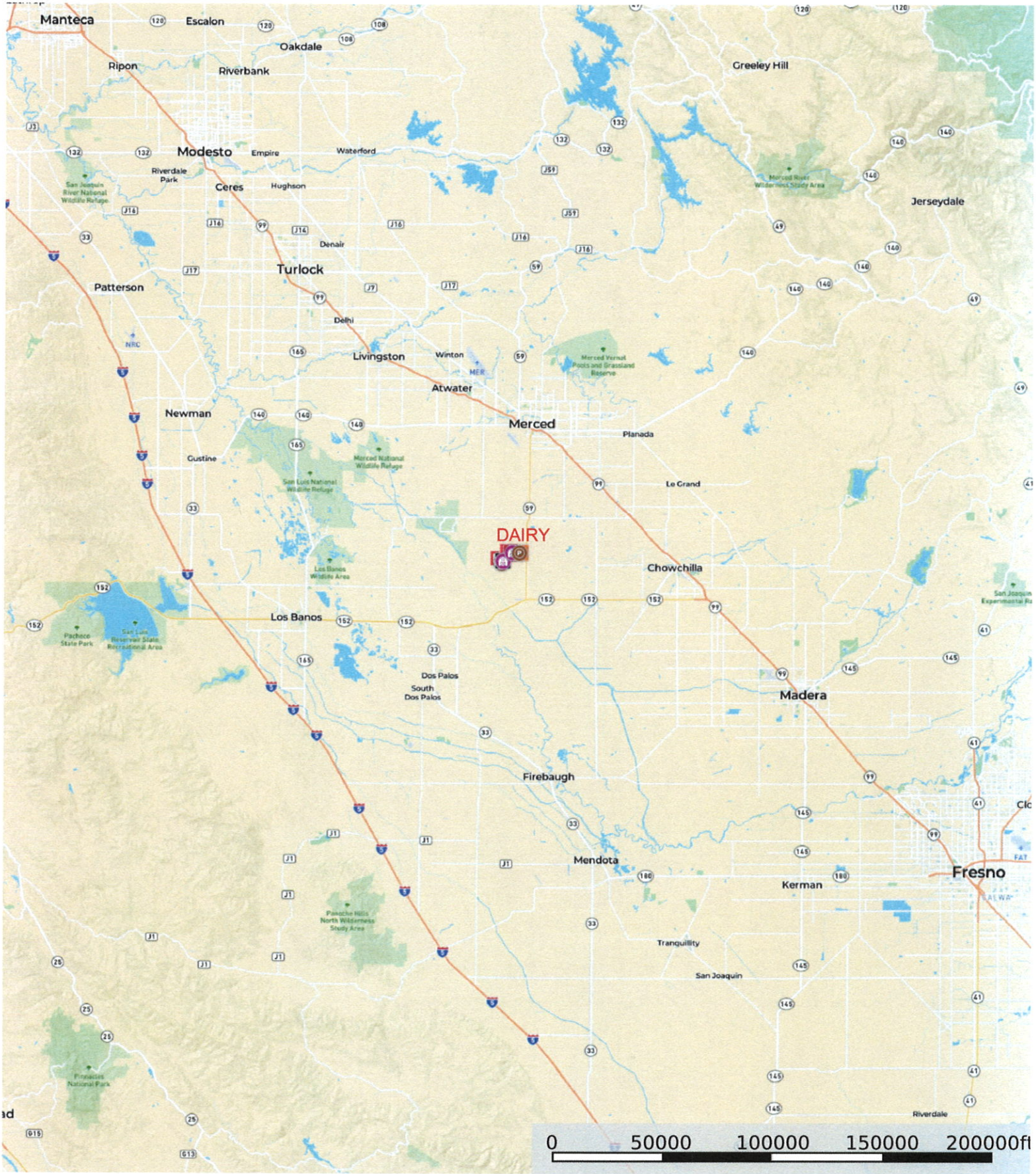
12-28-05  
 12-29-05  
 12-31-15  
 12-29-21  
 5 08-23-22

Assessor's Map Bk. 74 - P. 1  
 County of Merced, Cal  
 1960

NOTE-Assessor's Block Numbers Shown in Ellipses  
 Assessor's Parcel Numbers Shown in Circles

Sub. No. 5 of Chowchilla Ranch R.M. Bk. 5, Pg. 30

This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.



- Square
- 🏠 House
- 🏠 Foreman's House
- 🅇 Pens
- 🏠 Barn
- 🏠 Main House
- 📐 Boundary

# CONFIDENTIALITY AND DISCLAIMER AGREEMENT

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**CA DR LICENSE #00575678**

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The marketing package was prepared by MRF Lands, the Seller’s Broker, and it has been reviewed by the Seller. The information and materials contained therein are selective and limited in nature and neither the Seller or Broker purport this to be an all-inclusive report on the subject property. The information is based in part upon the material supplied by the Seller and in part upon information supplied by the Broker from sources believed to be reliable. All income, expenses and/or income projections contained therein are provided for general reference purposes only, in that they are based on assumptions relating to the general economy, market conditions, interest rates and inflation and other factors beyond the control of the Seller and Broker. The information supplied by the Broker is not a substitute for a thorough due diligence investigation.

Neither the Broker, the Seller, nor any of their respective agents, employees, or members have made or does make any representation or warranty, expressed or implied, as to the accuracy or completeness of the sales package or any of its contents, or to the value of the property, the size and square footage of the property and improvements, the zoning or present and future land use, the presence or absence of contaminating substances, PCB’s or asbestos, or the compliance with State or Federal regulations. No legal commitments or obligations shall arise by reason of the information or sales package or its contents.

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For agricultural properties located in California all parties are informed and acknowledge the application of the Sustainable Groundwater Management Act (SGMA) passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA may limit the amount of well water that may be pumped from underground aquifers. All parties to a real estate transaction should consult their own water attorney, hydrologist, civil engineer and/ or other environmental expert. More information is available from the Department of Water Resources, SGMA portal: <https://sgma.water.ca.gov/portal>. Phone: 916-653-5791.

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