



SCHUIL
AG REAL ESTATE



+/-223.07 Acres – Almonds – Snelling, CA

Robinson Rd, California 95369, USA • 223.07 Acres

Schuil Ag Real Estate

CalBRE: 00845607

559-734-1700 • www.schuil.com

LOCATION:

Property is located on the north side of Robinson Road in Snelling, Merced County, CA.

SIZE :

+/-223.07 Assessed Acres

PLANTINGS:

Property is planted to +/-215 acres of Independence almonds, on Bright's Hybrid Rootstock. Almonds were planted in April 2024.

IMPROVEMENTS:

One (1) ag shop is located on the property.

WATER:

Property receives CAD (Cowell Area Diversifiers) water, which is free to landowner with no limitation on usage, managed by MID. The property also has adjudicated pre-1914 Riparian Water Rights to the Merced River, which are supplied through the Cuneo Ditch Diversion.

Included is one (1) ag well that pumps +/-3,500 GPM.

SOIL:

See 'Soil Map' and 'Soil Description' for details.

LEGAL:

Merced County APNs: 043-050-051 and 043-090-002

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.

REMARKS:

Property can be purchased with the following neighboring property: [+/-268.67 Acres - Pistachios and Homes - Snelling, CA](#)

PRICE:

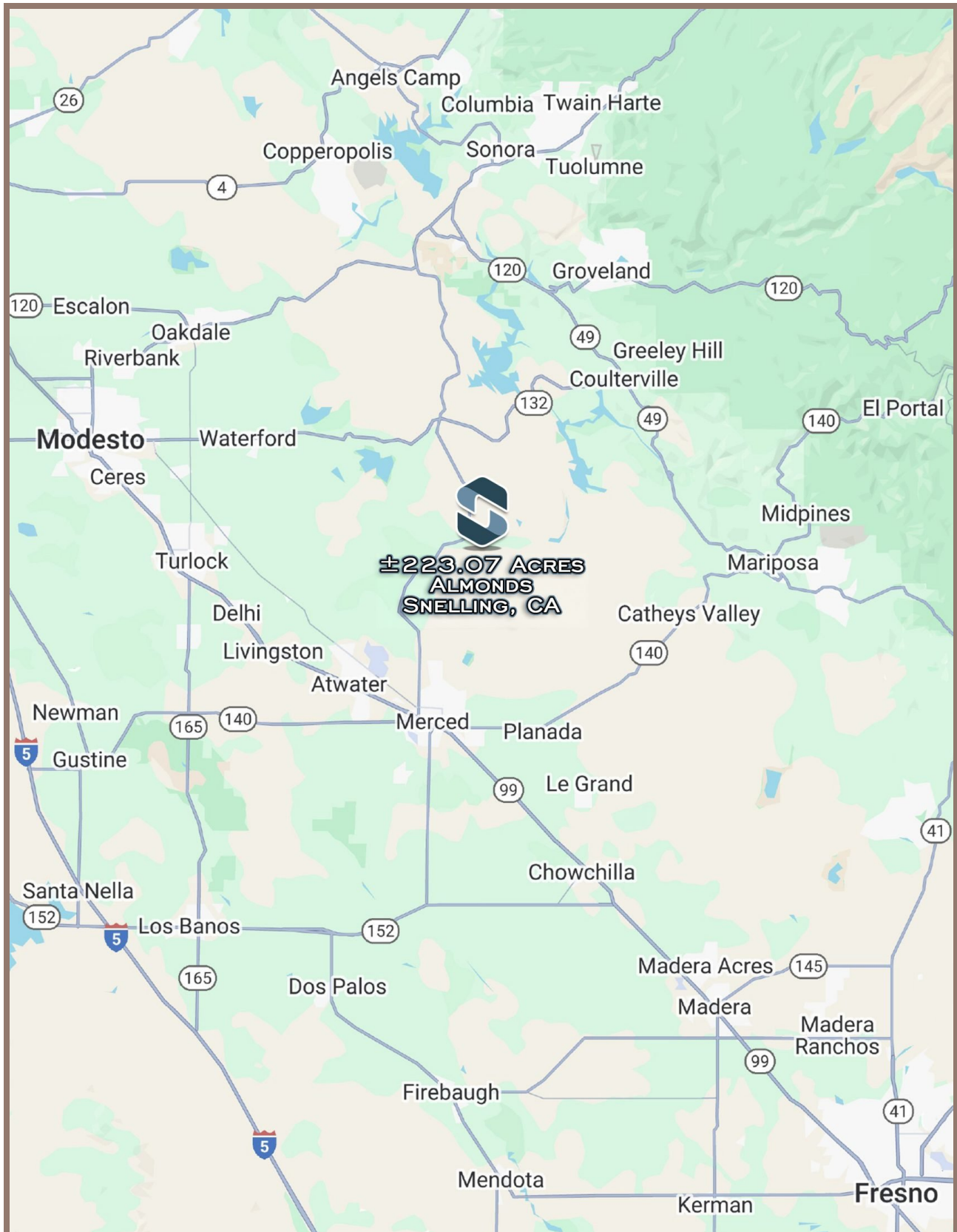
\$8,500,000

CONTACT:

Jonathan Verhoeven
559-707-5658
jonathan@schuil.com
CalBRE #01966852

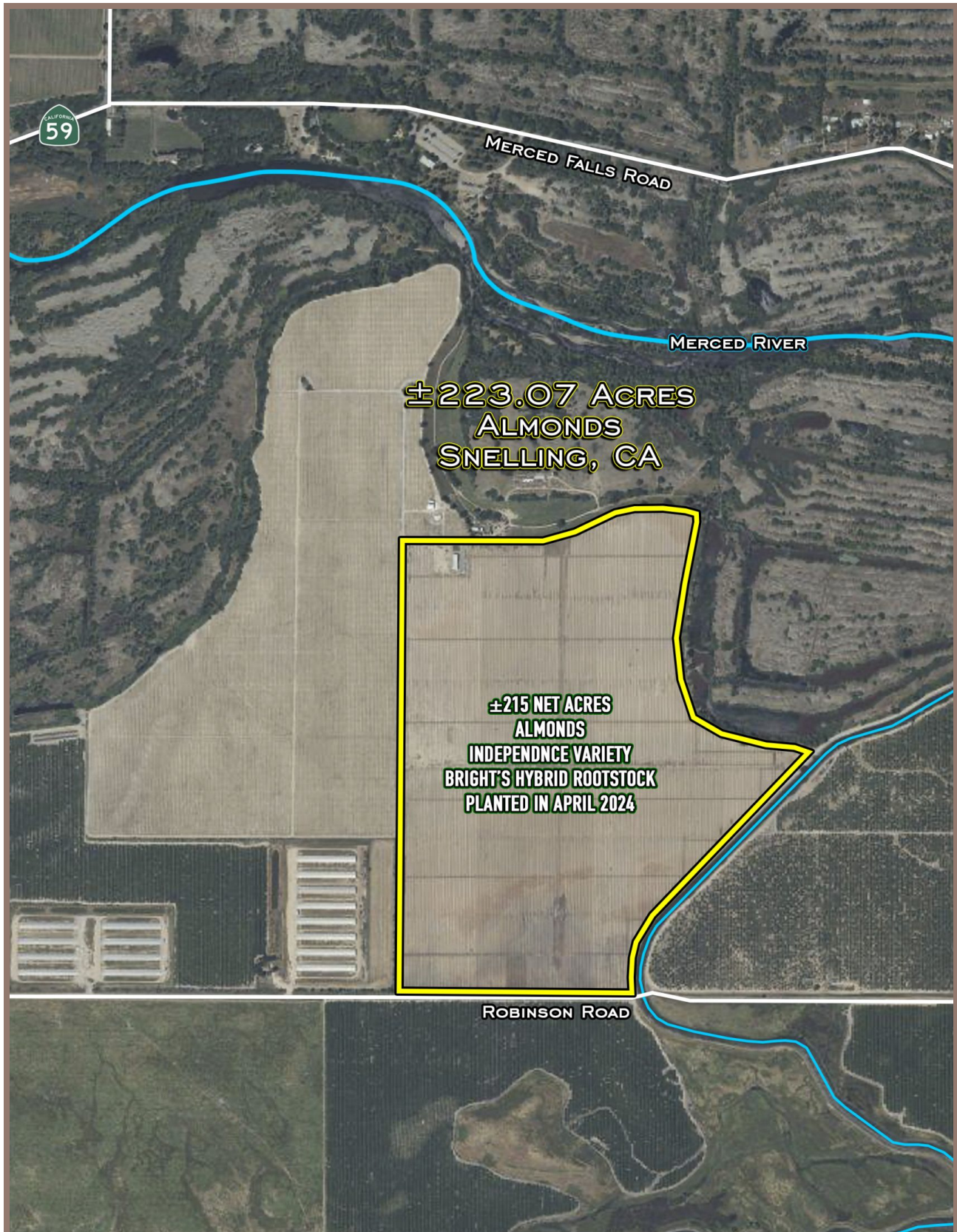
Scott Schuil
559-859-9734
scott@schuil.com
CalBRE #01877812

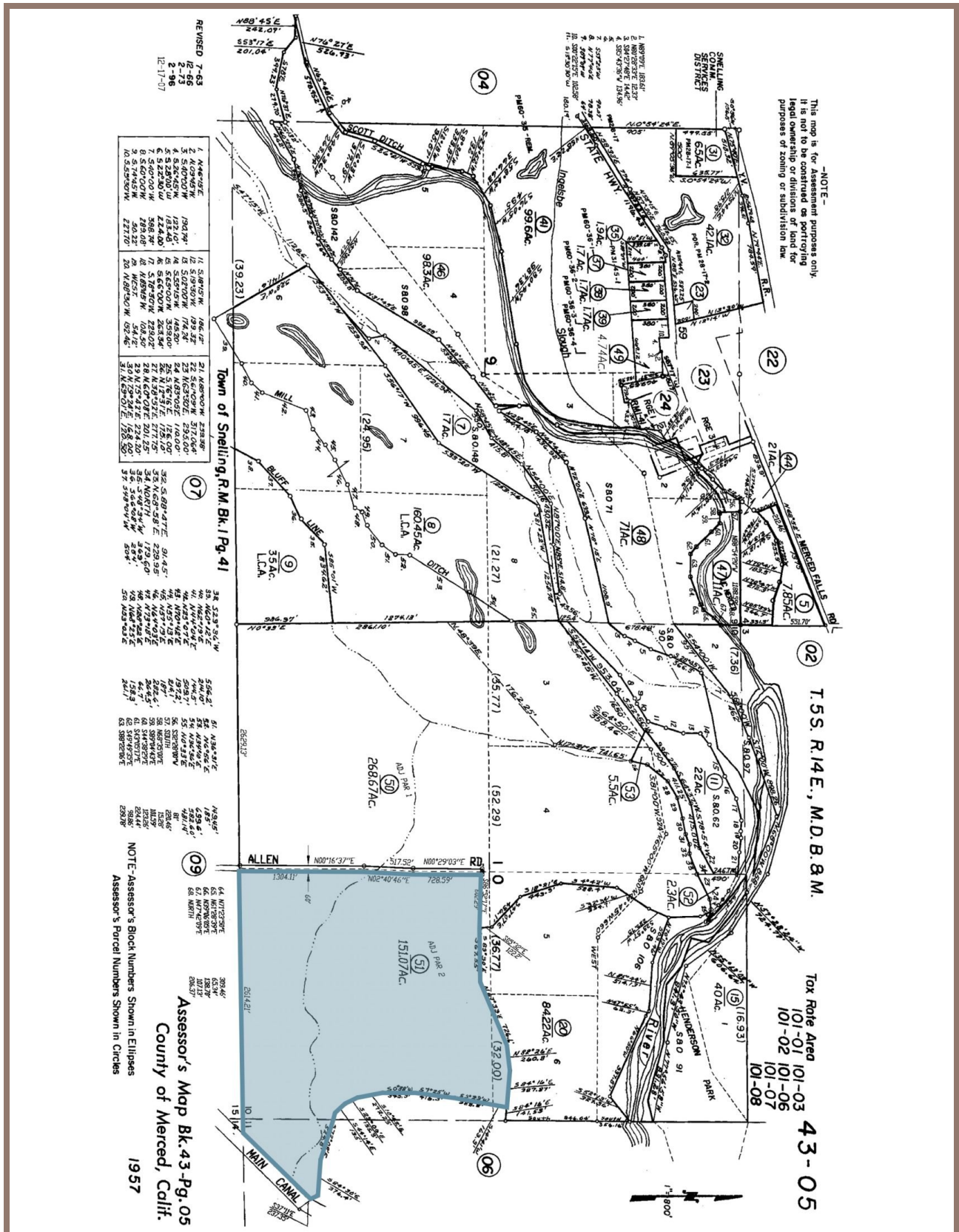
Marc Schuil
559-280-1750
marc@schuil.com
CalBRE #00815172



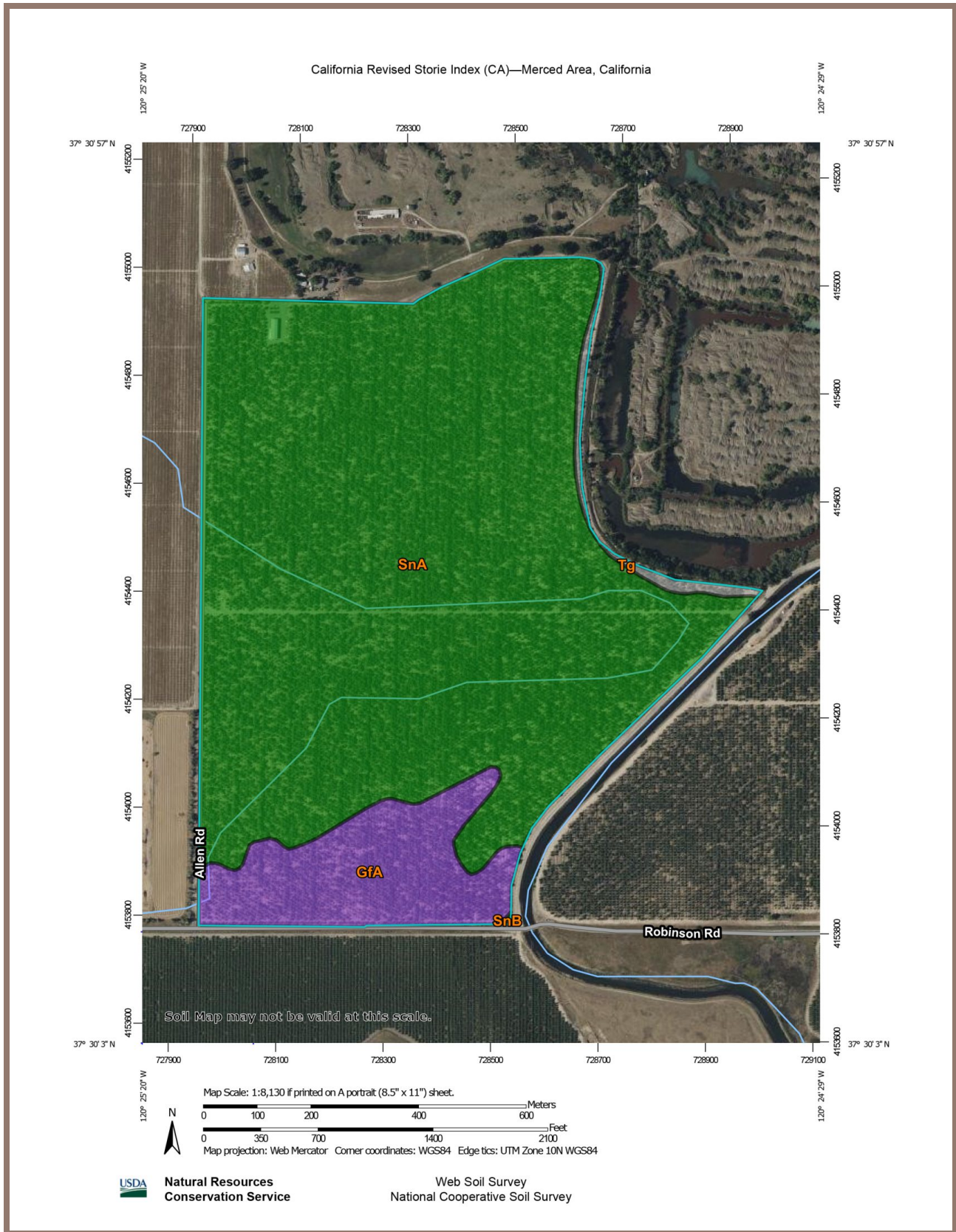
The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

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California Revised Storie Index (CA)—Merced Area, California

California Revised Storie Index (CA)

Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
GfA	Greenfield sandy loam, deep over hardpan, 0 to 3 percent slopes	Grade 3 - Fair	Greenfield (85%)	25.9	11.8%
SnA	Snelling sandy loam, 0 to 3 percent slopes	Grade 1 - Excellent	Snelling (85%)	191.8	87.0%
SnB	Snelling sandy loam, 3 to 8 percent slopes	Grade 1 - Excellent	Snelling (85%)	0.1	0.0%
Tg	Terrace escarpments	Not Rated	Terrace escarpments (100%)	2.6	1.2%
Totals for Area of Interest				220.4	100.0%



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

