

## Snelling Ranch

Merced County, California

\$8,900,000 | 356.00 Acres

State Highway 59  
 Snelling, California

356 Acres of highly productive Agricultural Land with 2 water sources, Merced Irrigation District with Riparian water rights from Merced River plus high producing Ag well. Excellent soil makes the property an excellent candidate for permanent planting. Current irrigating with 3 pivots on Alfalfa and Cornfields. No restrictive easements.



### PROPERTY HIGHLIGHTS

- 356 Acres Prime Agricultural Land in Heart of Central Valley
- Merced Irrigation District with Riparian Water Rights from Merced River
- High Production Ag Well
- Irrigated by 3 Pivots
- Currently Planted in Alfalfa and Corn
- Excellent soil
- Suitable for Permanent Planting
- No Restrictive Easements



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