

Kelsey Ranch

Merced County, California

\$22,000,000 | 7,217.57 Acres

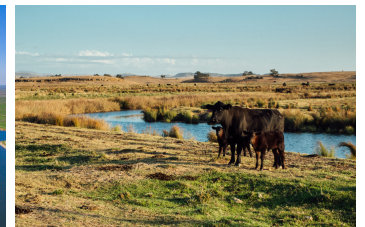
7400 Merced Falls Road
 Snelling, California

The 7,217.57 +/- acre Kelsey Ranch is located in both Merced and Mariposa Counties in Snelling, California. The ranch can run 500 cow/calf pairs year-round. In addition, historically on a good year, it can run up to 800 steers for a 6-month season. There are irrigated pastures and croplands, dryland farming, and opportunity for permanent plantings.



PROPERTY HIGHLIGHTS

- In the Williamson Act
- 120-acre reservoir
- Perimeter fenced and some cross fencing
- 500 pair year-round & a good season, up to 800 steers
- Irrigated pasture and cropland, pivot
- Pre-1914 Water Rights from Merced River, reservoir, ponds & creeks, 2 domestic wells
- 4 diversions off Merced Irrigation District with 6 pumps
- Incredible fishing
- 2-acre park
- Shop, Barns, and 2 Quonsets



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