



The Ranch Co.

Agricultural Real Estate Services Since 1965



Silva Ranch & Duck Club

Gustine, CA

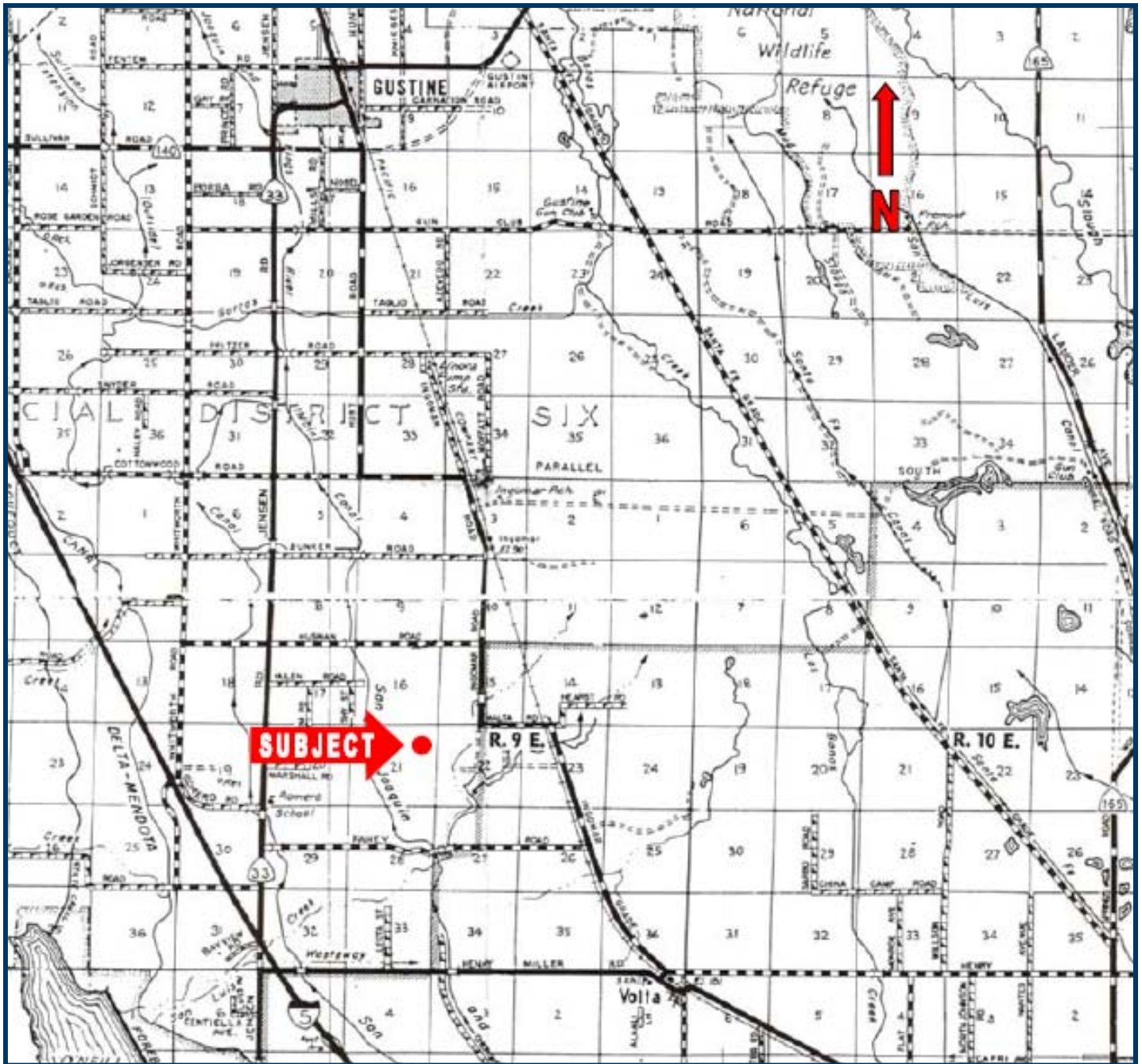
Acreage:	529.73 Acres
Location:	7 miles south of Gustine, Merced County, CA
APN:	070-270-001, 070-050-017, 025 & 026, 070-080-061
Water:	Excess drainage neighboring properties including fish farm ponds to south provide year around supply. This water is stored in the reservoir. 41 acres full CCID water rights. One domestic well with storage tank is available for farmstead and nearby watering troughs.
Zoning:	A-1, Agriculture, 20 acre minimum parcel size
Notes:	Mobile home utilized as a clubhouse for the duck club, old hay barn, and wooden work corrals and miscellaneous out buildings.
Price:	\$2,600,000
If sold separately:	\$1,100,000 (230 acres APN 070-050-017) \$1,650,000 (Remaining 299.73 acres)

The above information has been obtained from sources deemed reliable, but not guaranteed.

3449 South Demaree Suite B • Visalia California 93277 • 559-733-3232 • Fax: 559-733-7965
8408 North Lander Avenue • Hilmar California 95324 • 209-634-8215 • Fax: 209-634-0765



Location of Property



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Aerial Photo of Property



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Photos of Property



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