



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



RK Ranch

5732 +/- acres Los Banos, CA
Merced County



EXCLUSIVE PARTNER OF

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Introduction

This expansive 5732 acre ranch is ideal for hunting, fishing, your favorite recreational activities, a family compound, agriculture, or cattle grazing. Located in Merced County, just an hour and a half from the San Francisco Bay Area, infinite recreational opportunities await with elk, trophy black tail deer, pigs, quail, and doves. The angler will be busy with catfish, bluegill, and outstanding bass fishing from the stock ponds. The South Fork of the Los Banos Creek flows through the property. This property is currently leased for cattle, but the recreational uses are only limited by your imagination.



Location

The property is located in Merced County, 17 miles from the town of Los Banos, 26 miles from Merced, and 8 miles from the San Luis Reservoir. With all the benefits of seclusion, and the conveniences of major metropolitan areas close by, this property is just a 1.5 hour drive to Silicon Valley. Air service is provided by Fresno-Yosemite International Airport, 78 miles from the property, or Norman Y. Mineta San Jose International Airport, 83 miles from the property. Los Banos Municipal Airport is located 17 miles away. The closest schools would be 17 miles away in Los Banos. From the north, take Highway 101 South to CA-152 East, right onto Basalt Road, left onto Gonzaga Road. Turn right onto Jasper-Sears Road, and then a slight right onto West Billie Wright Road. From the south, take Highway 101 North to CA-152 West/CA-33 North. Turn right onto Gonzaga Road. Turn left onto Jasper-Sears Road and a slight right onto West Billie Wright Road.



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Highlights

- Ideal conditions for game and recreation with an abundance of elk, trophy black tail deer, pigs, quail, and doves
- Great bass fishing, along with catfish and bluegill
- Two seasonal creeks run through the property and are fed by year round springs
- Adjacent to 240 acres of BLM land
- Currently leased for cattle
- Breathtaking views of the San Luis Dam, the Sierras, and everything in-between





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Size and Zoning

The 5732 +/- acre ranch consists of twenty-two parcels:

APN#	Acres	Zoning
087-090-030	269	A-2
087-110-008	179.8	A-2
087-110-028	160	A-2
087-110-030	160	A-2
087-110-031	480	A-2
087-110-032	160	A-2
087-110-037	300	A-2
087-110-038	650	A-2
087-110-039	389	A-2
087-110-040	400	A-2
087-110-041	240	A-2
087-110-042	160	A-2
087-140-004	130.6	A-2
087-140-005	400	A-2
087-170-023	164.54	A-2
087-170-023	209.64	A-2
087-170-026	320	A-2
087-110-043	160	A-2
087-170-027	160	A-2
087-170-029	336.3	A-2
087-170-033	178.8	A-2
087-180-001	124.43	A-2

The property is governed by the Merced County Zoning Ordinance. A-2 is designated agricultural. Below is an excerpt from the Merced County Zoning Ordinance. Refer to the Merced Zoning Ordinance for a complete description.

The purpose of the exclusive agricultural zone (A-2) is to allow for considerably expanded agricultural enterprises, due mainly to the requirement of larger size land parcels which are more economically suitable to support farming activities occurring in the area. The 160-acre minimum parcel size of the zone allows for farming and ranching operations and a variety of open space functions that are typically less dependent on soil quality and water for irrigation and are often connected more with foothill and wetlands locations, grazing and pasture land and wildlife habitat and recreational areas.

Current Property Taxes: \$21,982





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Ranch History

Phil Stadler initially owned the property. Phil was a mainstay in the sport of rodeo, making a name for himself as a steer wrestler and team roper. In the 1940's, he became one of the most active cattle traders in the world, brokering a quarter-million head per year out of Mexico. Phil's storied life includes a 1936 Cowboy Turtle Association member and founder, 1950's California Team Roping Association member and founder, 2002 Oakdale Cowboy Museum tribute as a Legendary Cattleman, 2004 National Cowboy Western Heritage Museum presentation of the Chester A. Reynolds Award, and the 2009 entry into the California Rodeo Hall of Fame.

The current owners met and purchased the ranch from Phil Stadler. Of the thousands of acres and different ranches Phil owned, this was one of his favorites. The family has enjoyed nearly 20 years of recreation, hunting, fishing, hiking, and motorbiking. The land is currently leased for cattle grazing.



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Recreation



This is the quintessential recreational property. Hunting, fishing, off-roading, hiking, horseback riding, and bird watching are just a few small examples of the possibilities this property provides. An abundance of trophy black tail deer, Tule elk, pigs, dove, and quail make the ranch a hunter's paradise. For the angler's, outstanding bass fishing is available as well as catfish and bluegill from the stock ponds. This ranch is also the perfect place for family outings or create your own custom family compound.

In addition to everything the ranch has to offer, it is conveniently located next to numerous wildlife refuges: San Luis National Wildlife Refuge, Merced National Wildlife Refuge, the San Joaquin River National Wildlife Refuge, and the San Luis Reservoir.

About San Luis Reservoir:
Nestled in the grassy hills of the western San Joaquin Valley near historic Pacheco Pass, San Luis Reservoir State Recreation Area is noted for boating, board sailing, camping and picnicking. But it's anglers who find the unit's three lakes most inviting.





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About San Luis National Wildlife Refuge:

The refuge is a major wintering ground and migratory stopover point for large concentrations of waterfowl, shorebirds and other waterbirds. Large flocks of northern shovelers, mallards, gadwalls, wigeons, green-winged teal, cinnamon teal, northern pintails, ring-billed ducks, canvasbacks, ruddy ducks, Ross's geese, and greater white-fronted geese swarm over the mosaic of seasonal, and permanent wetlands that comprise a quarter of the refuge. Waterfowl generally remain until mid-April before beginning their journey north to breeding areas. Some mallards, gadwalls, and cinnamon teal stay through the spring and summer and breed on the refuge.

Shorebirds including sandpipers and plovers can be found in the tens of thousands from autumn through spring. Large flocks of dunlin, long-billed dowitchers, least sandpipers, and western sandpipers can be found feeding in shallow seasonal wetlands, whereas flocks of long-billed curlews are found using both wetlands and grasslands. Over 25 species of shorebirds have been documented at the San Luis NWR.

The San Luis NWR has played a key role in the recovery of the Tule Elk, a non-migratory elk subspecies found only in California. Visitors to the refuge consistently see at least a couple of elk, sometimes the entire herd.





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About Merced National Wildlife Refuge:

The refuge plays host to the largest wintering populations of lesser sandhill cranes and Ross's geese within the Pacific Flyway. Each autumn over 20,000 cranes and 60,000 arctic nesting geese terminate their annual migrations from Alaska and Canada to make the refuge home for six months. Here they mingle with thousands of other visiting waterfowl, waterbirds and shorebirds making the refuge a true winter phenomenon.

The refuge also provides important breeding habitat for Swainson's hawks, tri-colored blackbirds, marsh wrens, mallards, gadwall, cinnamon teal, and burrowing owls. Tri-colored blackbirds, a colonial-nesting songbird, breed in colonies of over 25,000 pairs. Coyotes, ground squirrels, desert cottontail rabbits, beaver, and long-tailed weasels can also be seen year-round.





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Water

The ranch has numerous year round springs throughout the property. The owners have accessed spring water to supply a tank for the compound. Piping from a year round spring ensures sufficient water supply to the bass pond. Two seasonal creeks run through the property and are fed by year round springs.



Potential Building Sites

With varied terrain, the new owner has multiple opportunities to select the building site that suits their desires.



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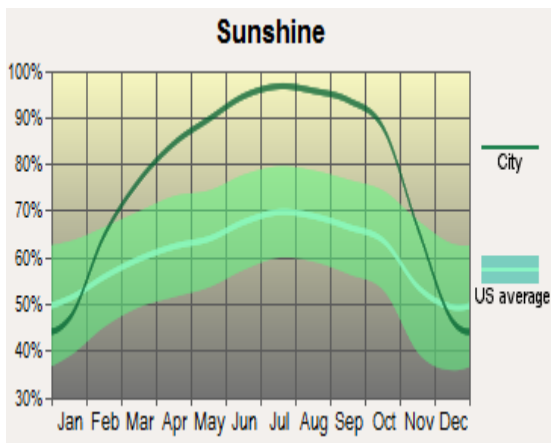
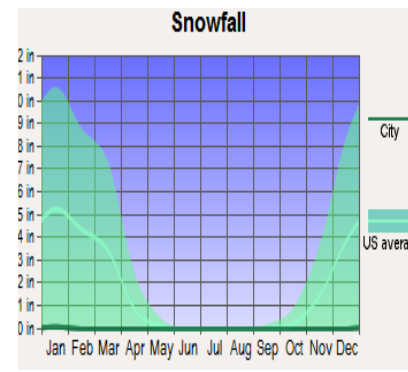
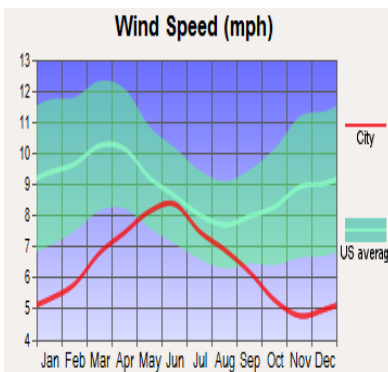
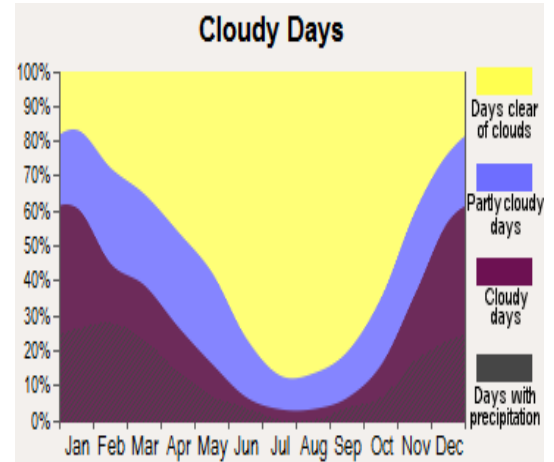
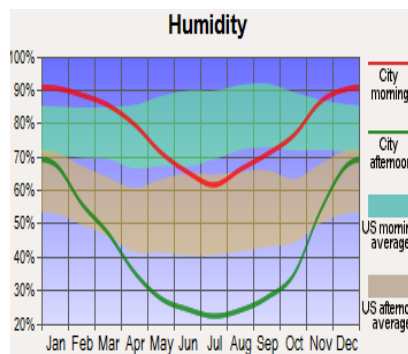
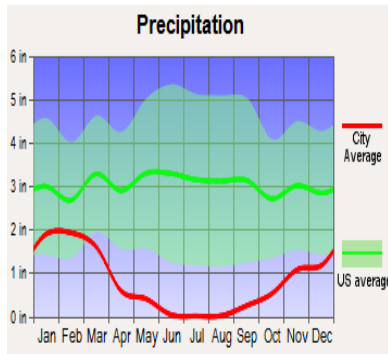
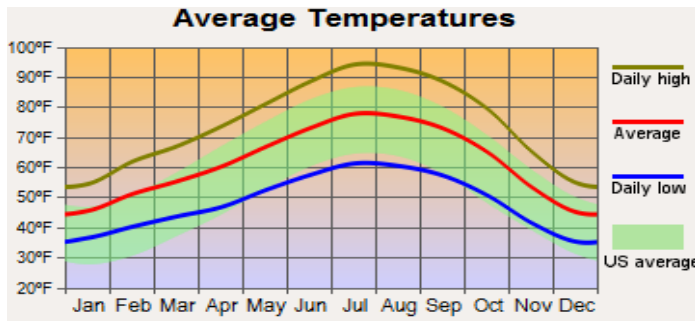
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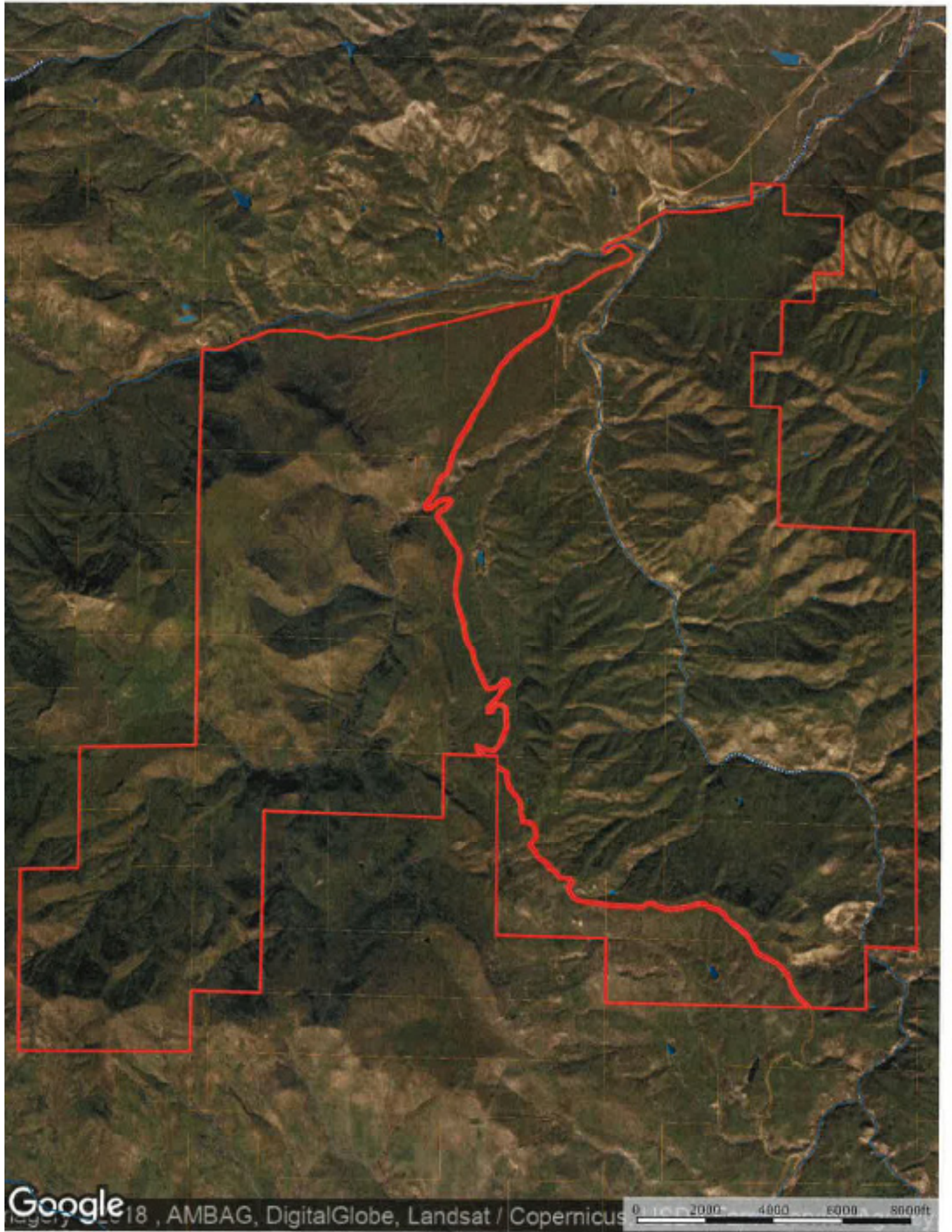
Merced County and Los Banos

Los Banos is a city in Merced County, California. It is located in the San Joaquin Valley, near the junction of State Route 152 and Interstate 5. Los Banos sits on the southwestern edge of extensive national and state game refuges; wetlands that support waterfowl and other wildlife habitat along a stretch of the San Joaquin river and the Grasslands Ecological Area, home to rare California Grasslands habitat. Fishers, hunters, birdwatchers, and other recreational users flock to Los Banos year round. The population was 35,972 at the 2010 census.



Weather





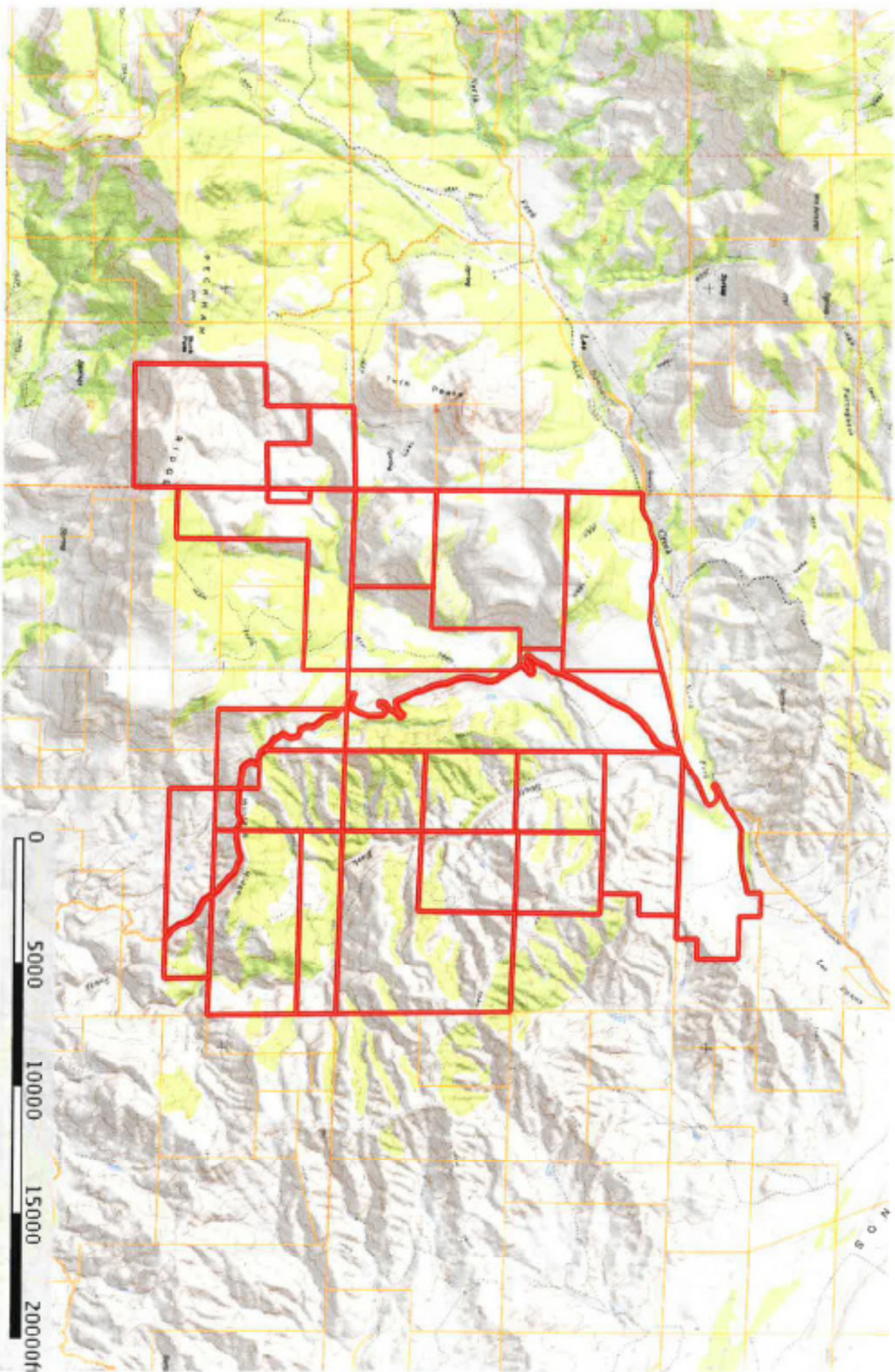
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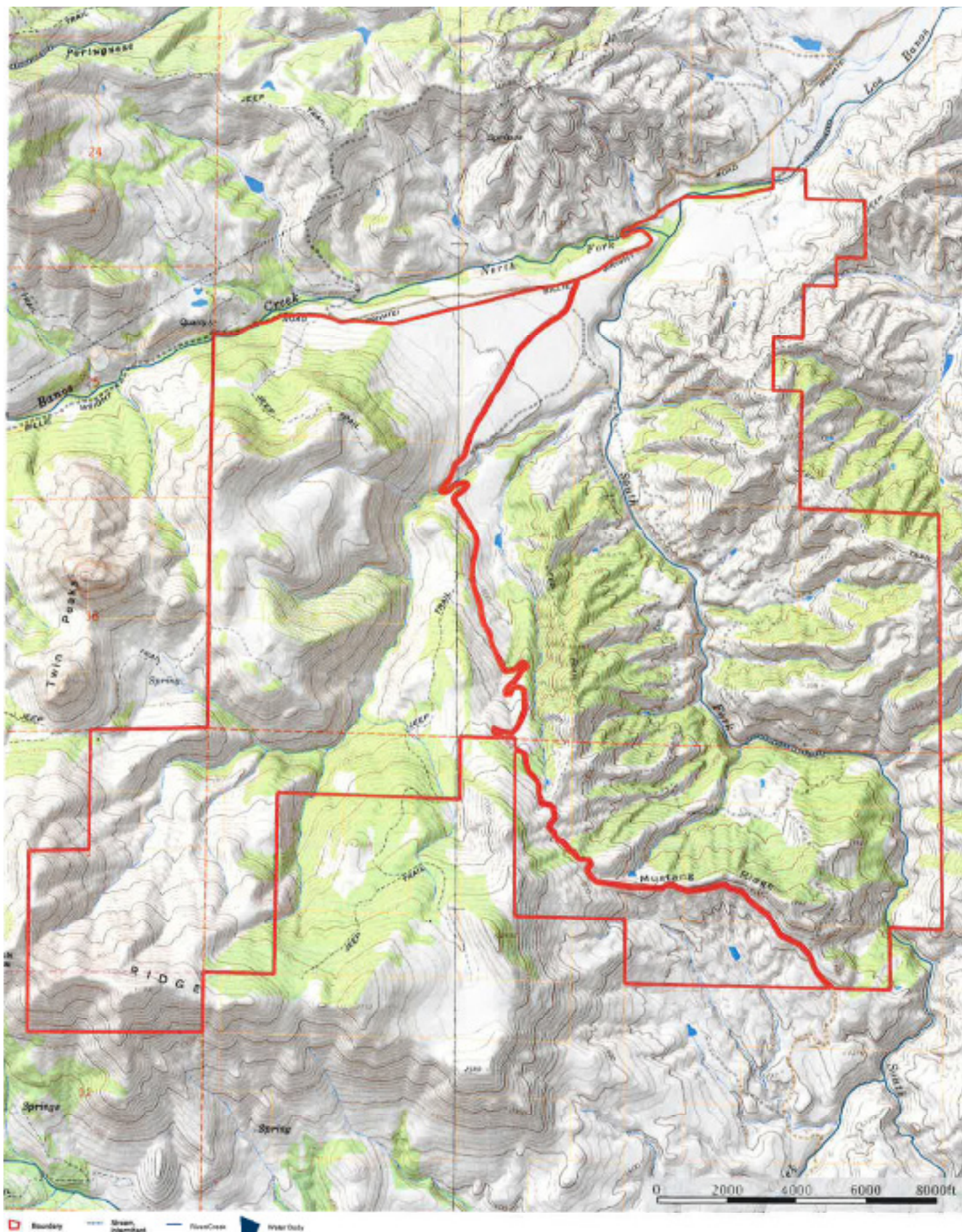
Boundary Stream, Interim and River/Creek Water Body

Merced County, California, 5732 AC +/-



Boundary

odd Renfrew



Offering Price

~ Please call us for a price ~



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