



California
OUTDOOR PROPERTIES

FARMS | RANCHES | RECREATIONAL PROPERTIES | LAND | LUXURY ESTATES



Kelsey Ranch

7,217.57 +/- Acres | Snelling, CA



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DRE# 01838294



Executive Summary

The 7,217.57 +/- acre Kelsey Ranch is located in both Merced and Mariposa Counties in Snelling California. It is located about 25 miles from the Merced Regional Airport. The ranch consists of mostly gentle to rolling terrain along with some steep topography with a varied elevation of 330-815 ft. Historically, the ranch has been utilized for cattle grazing purposes. Currently, it can run 500 cow/calf pairs year-round. In addition, 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. Irrigation water derives from pre-1914 water rights from the Merced River. There are several ponds, creeks, two domestic wells, and the well known 120-acre Kelsey Reservoir, providing excellent water on the ranch. Headquarters include multiple barns and outbuildings with the ability to expand and create your own family compound. The ranch is enrolled in the Williamson Act.



Property Highlights

- 7,217.57-acres of native rangeland
- In the Williamson Act
- **Cattle:**
 - Runs 500 cow/calf pair year-round
 - In addition, historically on a good year, can run up to 800 steers for a 6 month season
 - Perimeter fenced and some cross fencing
- **Agriculture:**
 - 330 +/- acres of irrigated pasture
 - 110 +/- acres of irrigated cropland, pivot
 - 560 +/- acre dryland farming historically used
 - 90 +/- acre currently used for dryland farming
 - 60 +/- acres former vineyard ground
 - 252 +/- acres of dredger tailings
- **Water:**
 - 120-acre Kelsey Reservoir
 - Multiple ponds & creeks
 - Two domestic wells
 - Pre-1914 Water Rights from Merced River
 - 4 diversions off Merced Irrigation District with 3 pumps
- **Kelsey Reservoir**
 - Incredible fishing
 - 120-acre reservoir
 - Additional 5-acre basin, served as a spillway
 - Capacity of 1000-acre ft
 - 2-acre “park” with BBQ
 - Record lake catch of 16lb & 12 oz
- **Ranch Improvements**
 - 1,872 SF Shop
 - 2,400 SF “Dredger” Barn
 - 2,900 SF Hay Barn
 - Chicken Coup
 - (2) Quonsets

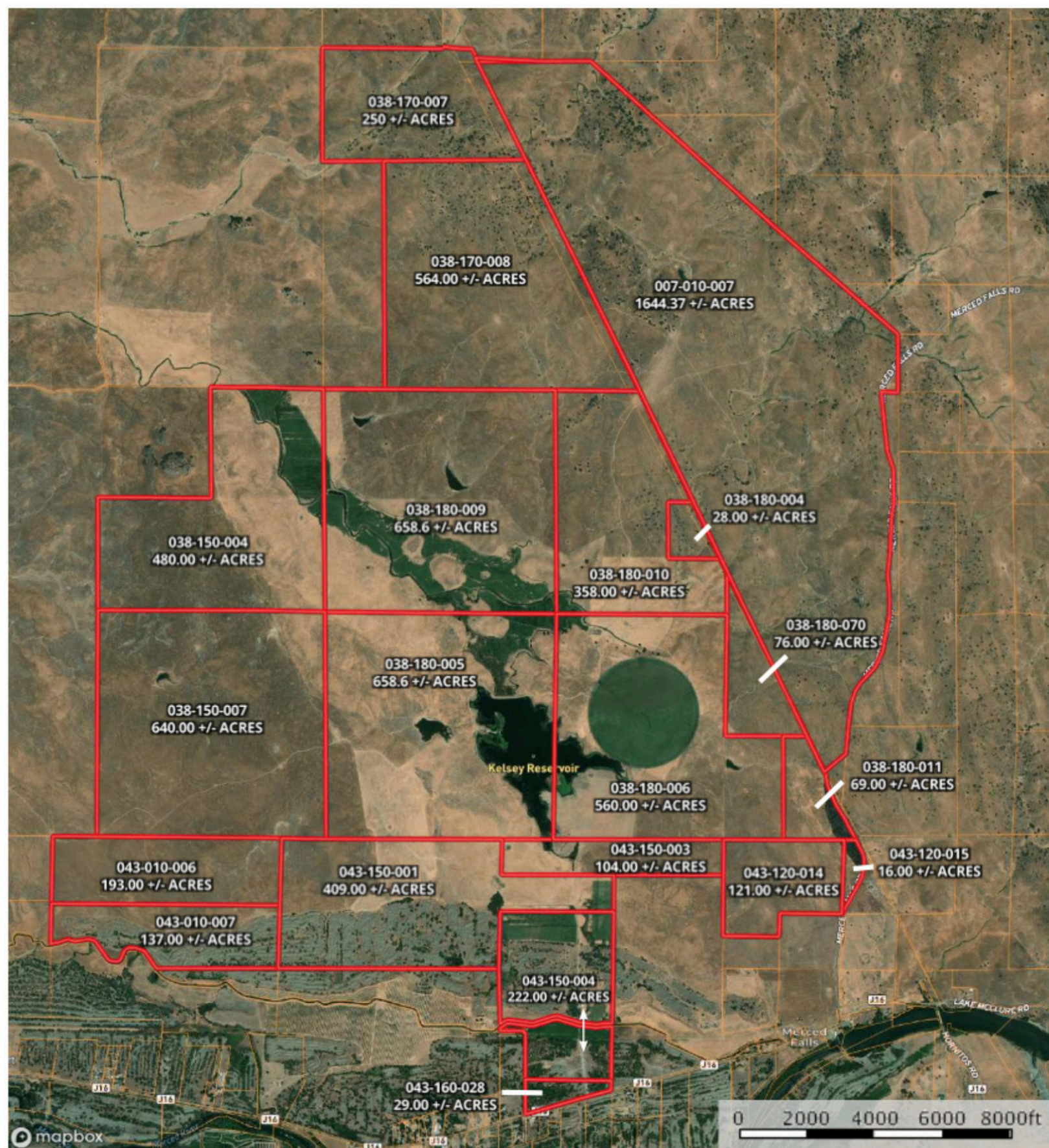


APN's

<u>APN</u>	<u>County</u>	<u>Acreage</u>	<u>Zoning</u>
007-010-007	Mariposa County	1,644.37	330
030-150-004	Merced County	480	A-2
038-150-007	Merced County	640	A-2
038-170-007	Merced County	250	A-2
038-170-008	Merced County	564	A-2
038-180-004	Merced County	28	A-2
038-180-005	Merced County	658.6	A-2
038-180-006	Merced County	560	A-1
038-180-007	Merced County	76	A-2
038-180-009	Merced County	658.6	A-2
038-180-010	Merced County	358	A-2
038-180-011	Merced County	69	A-2
043-010-006	Merced County	193	A-2
043-010-007	Merced County	137	A-2
043-120-014	Merced County	121	A-2
043-120-015	Merced County	16	A-2
043-150-001	Merced County	409	A-2
043-150-003	Merced County	104	A-2
043-150-004	Merced County	222	A-2
043-160-028	Merced County	29	A-2

TOTAL ACREAGE: 7,217.57

PROPERTY TAX TOTAL (2018): \$29,683.00 +/-



Boundary



Soils & Soil Map

Kelsey Ranch Soil

Map Unit Symbol	Classification	Acres in AOI
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BeA	1	3.5
HeA	1	17.9
Sk	1	47.5
SnA	1	142.8
WoA	1	50.5
WrA	1	114.4

total 376.6

SnB	2e	42.3
BaA	2s	23.9
HbA	2s	3.4
WtA	2s	45.4

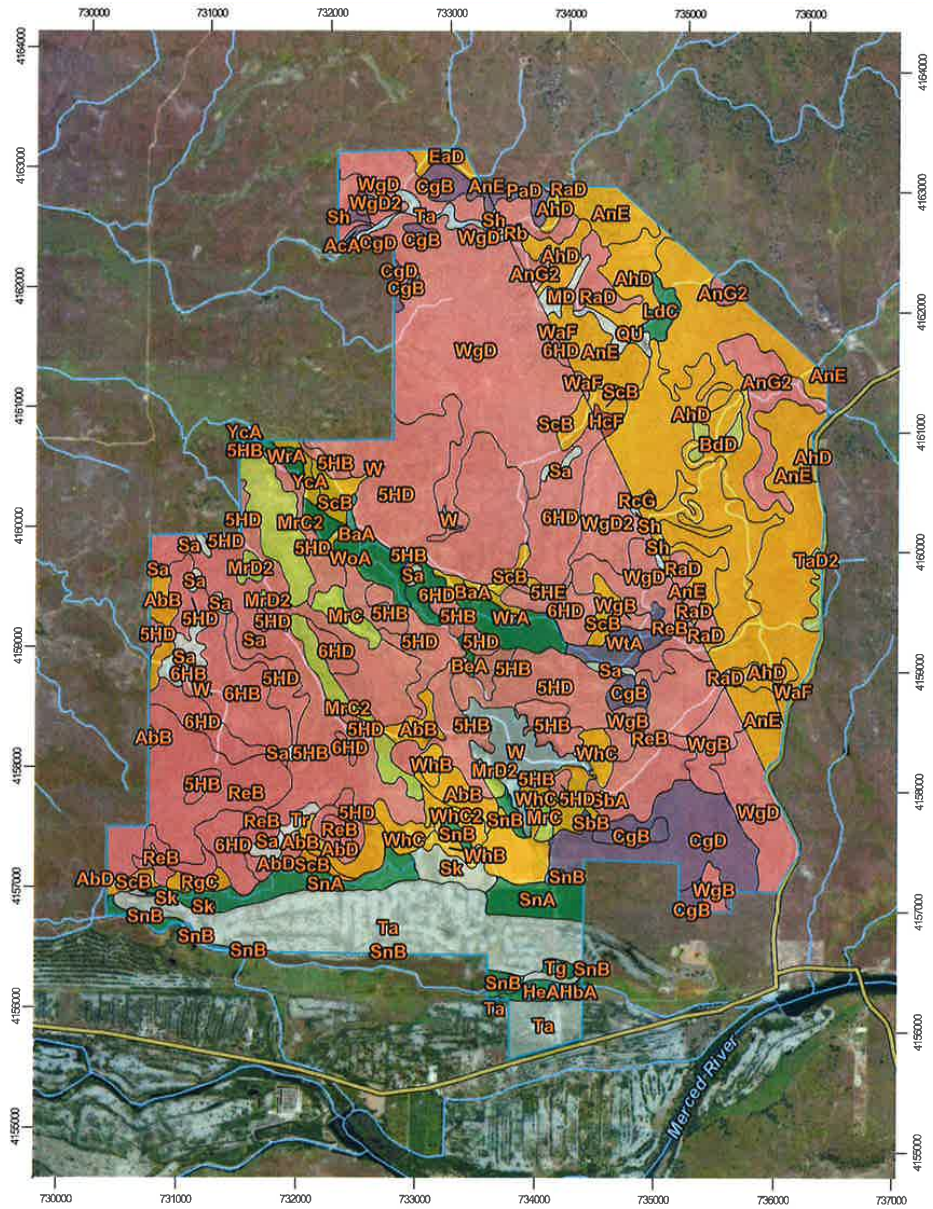
total 115

BdD	3e	19
LdC	3e	23
TaD2	3e	11.1
MrC	3e	38.9
RgC	3e	16.8
WhB	3e	25.2
WhC	3e	151.9
WhC2	3e	27.7

total 313.6

AhD	4e	480.5
AnE	4e	737.9
PaD	4e	55.2
ScB	4e	14.4
CgB	4e	95.3
CgD	4e	193.2
MrC2	4e	148.1
MrD2	4e	22.6
ReD	4e	25
SbB	4e	3.6
ScB	4e	108.9
AcA	4w	3.8
SbA	4s	4.3
YcA	4s	13.5

total 1906.3



Map Scale: 1:46,600 if printed on a portrait (8.5" x 11") sheet.

0 500 1000 2000 3000 Meters
0 2000 4000 8000 12000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84



Natural Resources
Conservation Service

** For a more in-depth look at the soil information, please contact our office.*



California
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Water

Water used for irrigation purposes is provided by pre-1914 water rights from Merced River. Before 1872, water rights could be accessed by taking and using the water for beneficial purposes such as farming. In 1859, the Kelsey Family established an appropriated right by constructing a ditch and initiated diversion from the Merced River. The water rights were established before the development of the Merced Irrigation District. There are 4 diversions off the Merced Irrigation District canal with three pumps. The largest main pump pumps water to the Kelsey Reservoir. There are 6 additional pumps on the property that pump water to various fields. The rights are for 14 cubic feet per second (provided by

owner) or approximately 6,300 gallons per minute, though currently using less. After the water is lift pumped to the Kelsey Reservoir, it is then stored and pumped to various fields for irrigation. All irrigated water is transported throughout the fields via an open ditch. All fields are flood irrigated aside from the 110+/- acres under pivot and the small pasture watered by wheelines. There are over 1000+/- acres that are suitable for permanent planting on the portion of the ranch based on the water, soil, & environmental constraints. According to the US Fish and Wildlife Service, there are also several designated wetland areas on the ranch located around the reservoir, ponds, and the irrigated pasture north & northwest of the reservoir.



Kelsey Reservoir



The Kelsey Reservoir is a 120-acre lake, over 89 years old, built in 1930. The lake was originally built by the Yuba Dredging Company and later expanded by the Kelsey Family for farming irrigation purposes. The lake holds over 1000 acre feet and is fed by both the local watershed (winter) and Merced River (summer). For many years, the lake has been filled with Bass, Bluegill, Catfish, and Trout. Today, it is stocked with healthy Florida bass. The current lake record is 16 lbs and 12 oz (top left photo)! Multiple 25-35 pound channel cats have been caught as well over the years. Currently, there are about 20-30 Kelsey Bass Ranch members. Aside from the bass, a variety of waterfowl are also seen at the lake; Ospreys, Canadian geese, duck, and Bald Eagles. Next to the lake, there is a barbeque, lawn and picnic tables to enjoy while taking a break from fishing.



Cattle



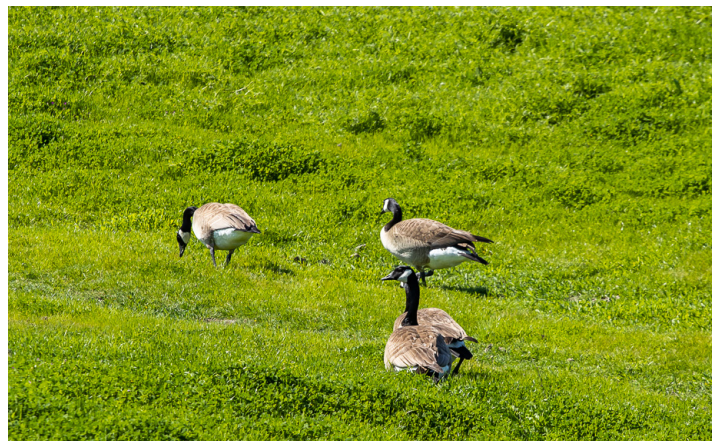
Historically, the Kelsey Ranch was utilized as pasture for year-round cattle grazing purposes. There is perimeter fencing and some cross fencing. The topography is mostly open with areas of oak trees and some rock outcroppings, irrigated pasture, irrigated and non-irrigated pasture, ponds, reservoirs, and the headquarters site. There is a Grasslands Reserve Conservation Easement that was signed in 2009 for 20 years on 6,000 +/- acres. It excludes irrigated pasture fields, lake, 110 +/- acre pivot field, old 60 +/- acre vineyard field, and both Barley fields and tailings.

Today, the ranch runs 500 cow/calf pairs year-round. In addition, on a good year, it can run up to 800 steers for a 6 month season. Water on the ranch is abundant which makes for a successful cattle operation.



Recreation

Recreational enthusiasts will relish in the endless opportunities on this ranch. Spend the day at Kelsey Reservoir and catch a couple of beautiful and healthy Florida bass or enjoy hunting on the expansive 7,000+ acre ranch. There are deer, pig, turkey and exceptional waterfowl. Hunt, fish, swim, gather cows, and horseback ride without ever leaving your own ranch.



Structures



- 1,872 SF Shop
- 2,400 SF “Dredger” Barn
- 2,900 SF Hay Barn
- Chicken Coup
- (2) Quonsets
- Yard & Garden landscaped with irrigation
- Original homesite burned down 7 years ago



Location

About Snelling

Snelling California is located in Merced County on the north bank of the Merced River. According to the US Census from 2010, the total population in Snelling is 231. It is only 11 minutes from the Kelsey Ranch to downtown Snelling.



About Merced County

Merced County is located in San Joaquin Valley also known as Central Valley California. According to the US Census in 2010, the total population was 255,793. The county was named in 1806 after the Merced River. There are four airports in the county: Merced Regional Airport, Castle Airport, Gustin Airport, & Los Banos Municipal Airport. The Merced Regional Airport has one runway that is 5,914 by 150 feet.

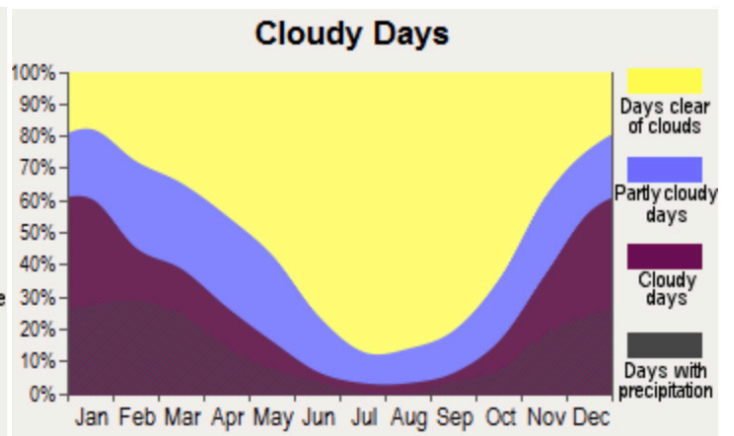
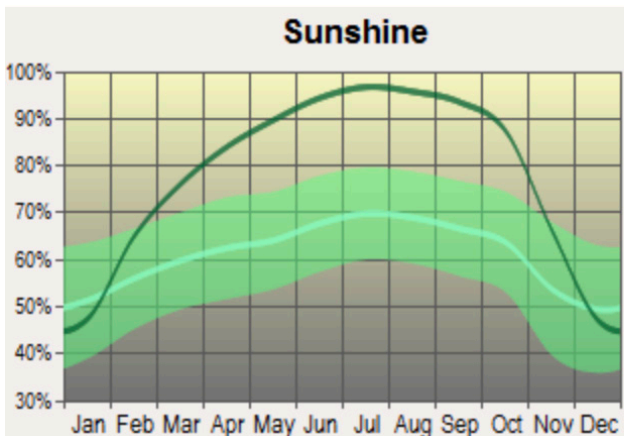
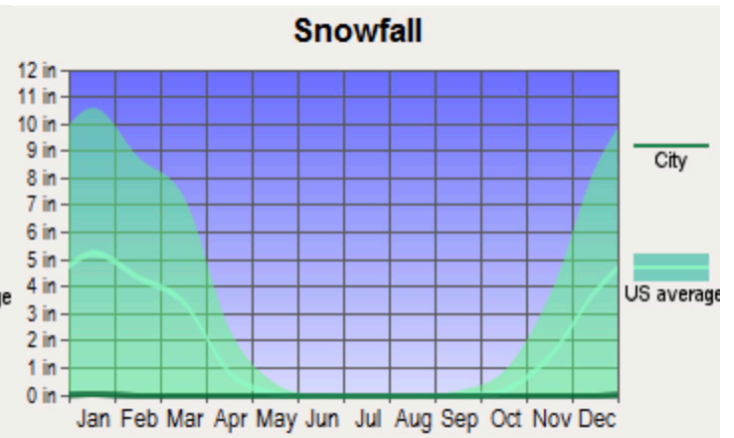
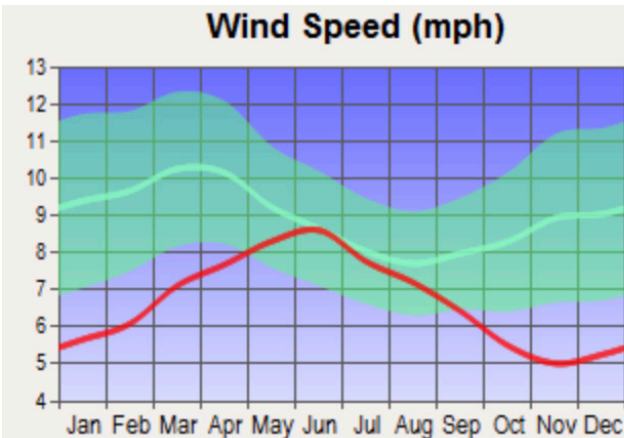
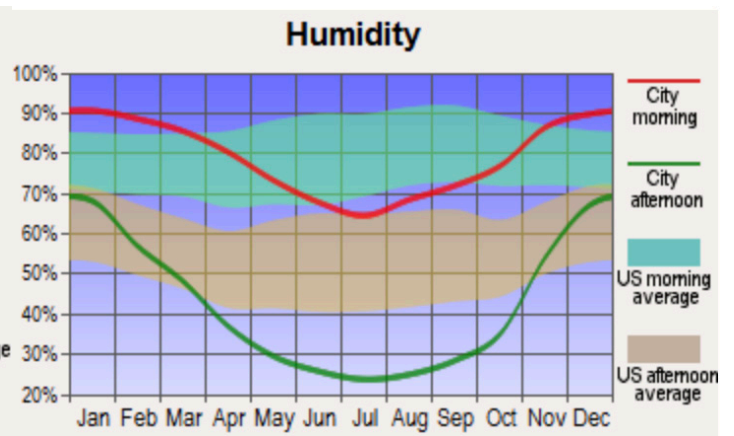
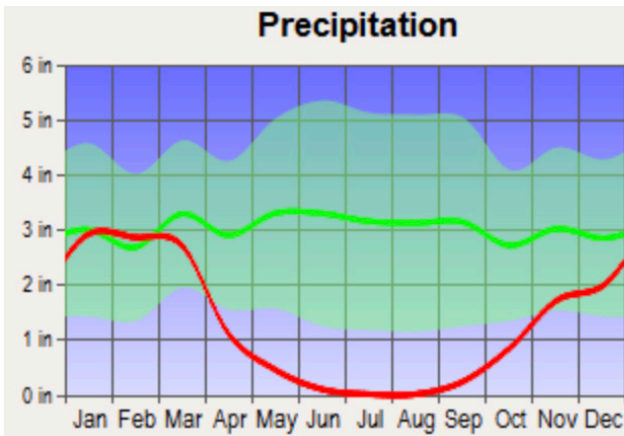
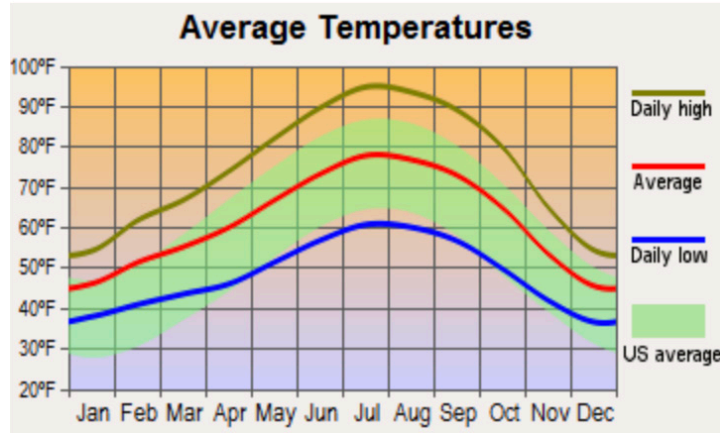


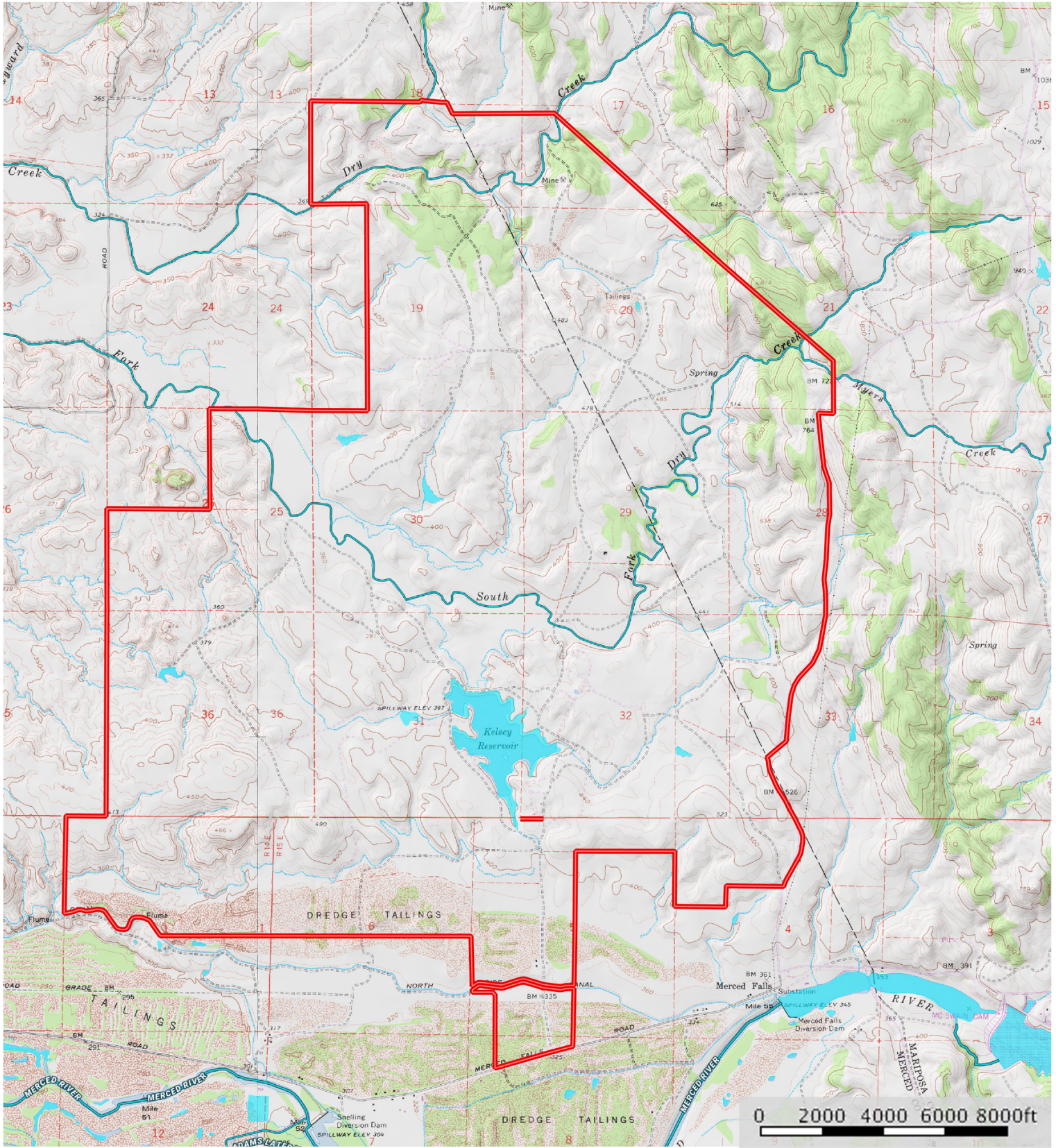
About Mariposa County

Mariposa County is located in the western foothills of the Sierra Nevadas, east of Merced, and is one of the original counties of California. According to the US Census in 2010, the total population was 18,251. The name originated from Mariposa Creek in 1806. Yosemite National Park is on the eastern section of Mariposa County and is also a part of the southern end of California's "Mother Lode" where prized gold pieces were extracted during the gold rush. There are two small mines in Mariposa: Mockingbird and the Colorado Quartz. "The Dragon" found in the Colorado Quartz mine is on display at the Houston Museum of Natural Science.

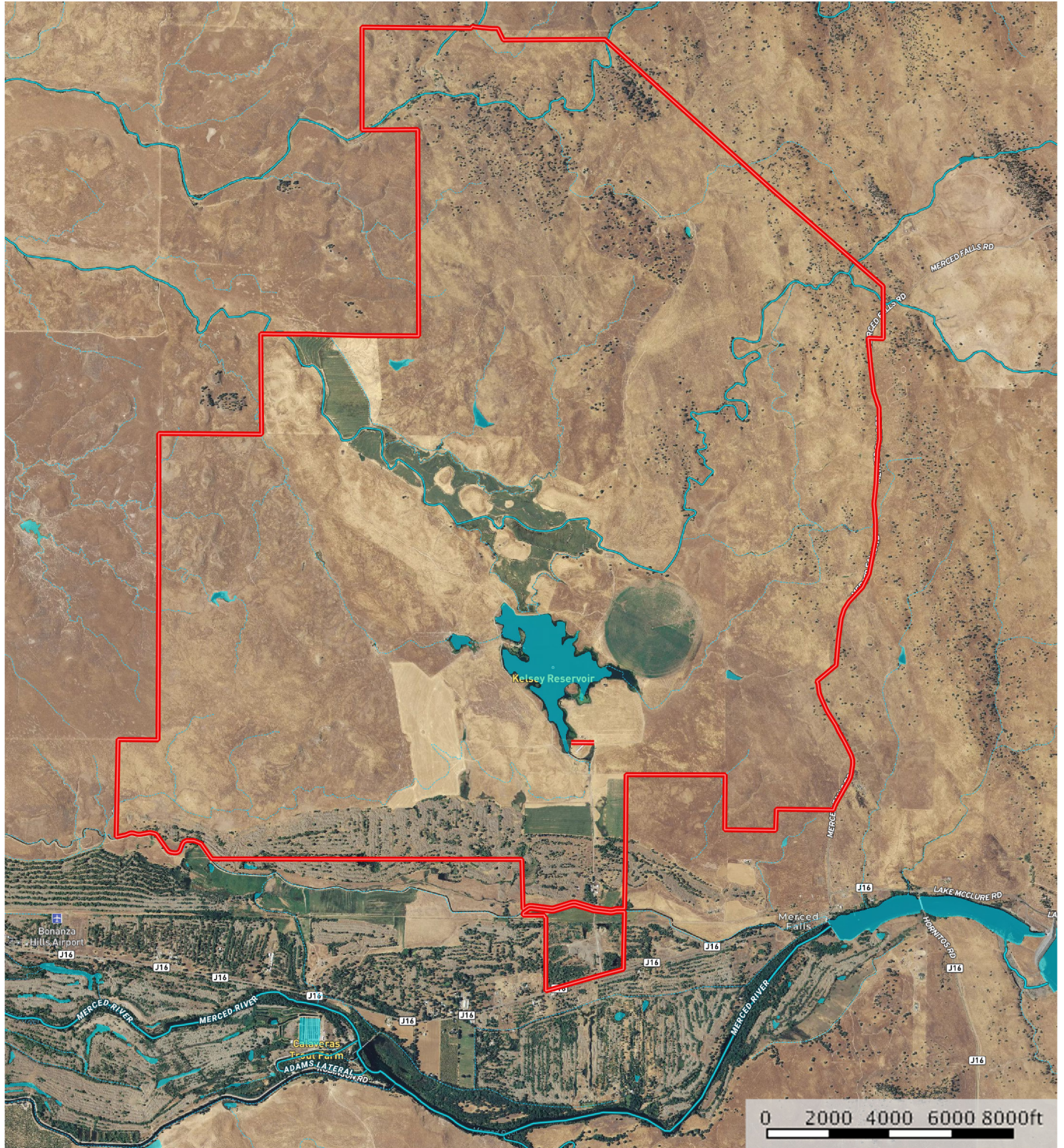


Weather





▬ Boundary
 - - - Stream, Intermittent
 — River/Creek
 Water Body



▮ Boundary
 - - - Stream, Intermittent
 — River/Creek
 ■ Water Body





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