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# Bettencourt Family Property

750 +/- Acres | Merced County, CA



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DRE# 01838294





# Introduction

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God just isn't making any more properties like this! Diversified income-producing property on the Merced River. Opportunities for farming with, arguably, one of the best water rights in Northern California...backed up by two deep wells. Income-producing partnership with a farming-friendly aggregate company, controlling a hot mix (asphalt) plant, and a large percentage of the last virgin aggregate deposits in the area. Gorgeous recreational and fishing opportunities on more than a mile of the river and adjacent ponds (used also for water storage and recharging the water table).

The availability of the Bettencourt Family Property ranch for purchase provides the opportunity to acquire a diverse, income-generating, unique property encompassing a total of 750 +/- acres. Located in Merced County in Central San Joaquin Valley: near enough to be convenient to major markets... far enough to be isolated from "civilization".

The property carries three types of water rights: riparian, adjudicated, and contract. More than 500 acres are being used as farmland with irrigation water distributed through pipeline and open ditches over the entire acreage.

A 35-acre plot houses the asphalt processing plant and aggregate product storage area... mine permitted to the ranch and leased to Santa Fe Aggregates, a subsidiary of Teichert Industries.

Approximately 156-acres are enhanced by ponds and reclaimed farmland while the remaining 59 +/- non-farmed acres feature four modest homes, a 750-head feedlot, an old dairy barn, levees, and open space.

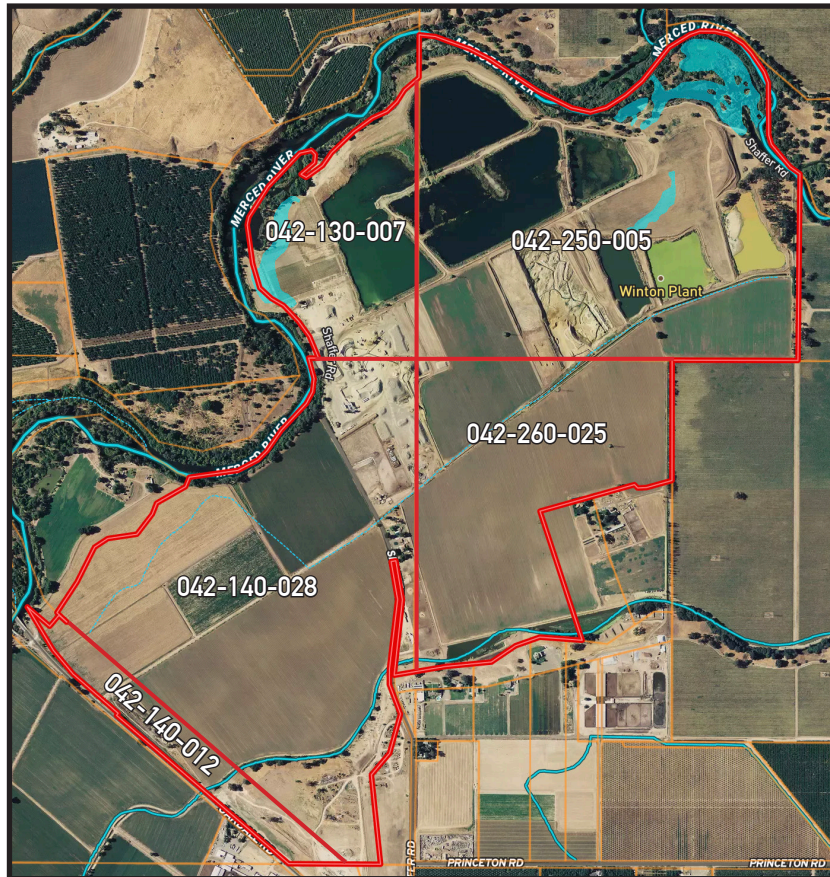
The property borders one of the largest of the E&J Gallo vineyards (>3,000 acres) and the Merced River provides about a mile of boundary on the East and Oakdale Road anchors the property on the West.

# Size & Zoning

This 750-acre ranch consists of five parcels.

<u>APN:</u>	<u>Acres:</u>	<u>Zoning:</u>	<u>Property Taxes (2019):</u>
042-140-012	33 Acres	A-1	\$280
042-140-028	262.40 Acres	A-1	\$33,127
042-260-025	141.5 Acres	A-1	\$3,475
042-130-007	93 Acres	A-1	\$1,483
042-250-005	262 Acres	A-1	\$5,357
<b>Total: 750*</b>			<b>Total: \$ 43,722</b>

## A-1 Zoning: General Agriculture Zone



## Qualified Opportunity Zone:

This ranch is in a qualified opportunity zone. The creation of qualified opportunity zones is intended to spur investment in low-income communities by allowing taxpayers to defer gain from the sale of any asset by reinvesting that gain in a qualified opportunity fund. A taxpayer may elect to exclude from gross income, gain on the sale or exchange of any property to an unrelated party in the tax year of the sale or exchange if the gain is reinvested in a qualified opportunity zone within 180 days of the sale or exchange. The deferred gain is recognized on the earlier of the date on which the qualified opportunity zone investment is disposed of or December 31, 2026. Please consult your tax accountant regarding qualified opportunity zones and applicability to your tax situation.



# Water & Irrigation

Bettencourt Family Property enjoys outstanding legacy water rights, rights awarded to only 35 properties in Merced County when the Exchequer Dam was built in 1926.

Water on the ranch is provided by the Merced River via a complex diversion valve which employs an inter-locked system of pipeline and open ditches controlled by headgates located strategically throughout the property. The source of the water is the Merced River; born in Yosemite National park and restrained on its trip down the Valley by the Exchequer Dam 15 miles upstream, the River provides riparian rights, adjudicated rights awarded to the ranches enjoying water rights before the Merced Irrigation District

harnessed the river for water storage and electricity production, and contract rights.

Additional to the water right described above, there are two wells: one well is 600' deep and produces 3,000 GPM, pumps at 118', and was developed as a backup water source for catastrophic drought relief (it has never had to be used); the other well is 600' deep and produces 750 GPM. It is routinely used by the aggregate mining operation.

Currently, 156-acres of ponds provide a total water storage capacity of 4,400-acre-feet and are home to indigenous fish which provide endless recreational pleasure to family and friends (catch and release).





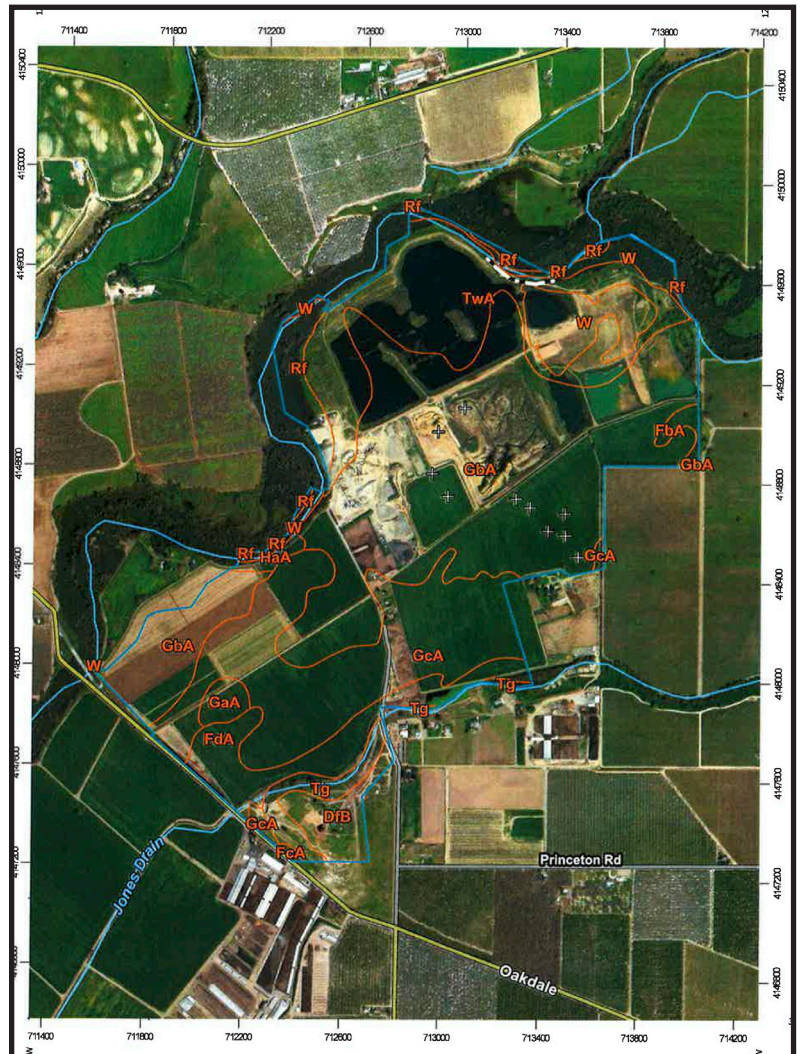
# Farming



The ranch currently consists of 500 +/- acres for farming purposes. The farmland contains excellent soil for row and field crops. Today, corn is planted and is being farmed. During the winter months, wheat and/or grain is planted. Irrigation water derives from the Merced River and is easily transported to all farming areas.

Majority of the soil on the property is Grangeville. Grangeville soil consists of stratified deposits of granitic alluvium. It is primarily sandy but also includes silt and very fine sand. Grangeville is moderately permeable and has a high-water holding capacity. *\*For a more in-depth look at the soils, please contact our office*

Map Unit Symbol	Classification	Acres in AOI
DfB	3s, 4e	20.3
FbA	3w, 4w	4.6
FcA	3w, 6w	1
FdA	3w, 4w	45.3
GaA	2w, 4w	7.4
GbA	2w, 4w	345.4
GcA	2w, 4w	145.8
HaA	1, 4c	3.9
Rf	n/a	22.6
Tg	8	18.2
TwA	4w, 6w	115.8
W		48





# Sand & Gravel Permit/Lease



Santa Fe Aggregates, a subsidiary of Teichert Industries, has a long-term lease for the mining and processing of sand and gravel which is included in the sale of the property. The lease is based on two permits, both owned by the Bettencourt Family, which are among the last major aggregate permits to be allowed in the Merced River corridor. The basis of the permits is the stewardship and care evidenced by both the Family and Santa Fe Aggregates staff in the acquisition of, and the execution of, the permits.

Part of the land already mined has been reclaimed for farmland while some mining activities have produced the ponds which are used to recharge the water table,

store water for local use (both the Family and Santa Fe Aggregates keep water trucks handy for dust control and fire control), and provide home to the large bass and catfish which share the ranch. *Details of the aggregate lease are available to serious purchaser-candidates.*

The plant rent is not the only income derived from the mining activities. Royalty income is paid for product removed.

Once the entire mining lease is exhausted, the property will consist of >300 acres of ponds and 425 acres of reclaimed farmland and levees, roads, open space, etc.





# Livestock



Historically, the ranch was originally a dairy farm. Today, the livestock are held at the 750 head feedlot. Additional cattle support equipment includes an older dairy facility, which is used to feed the livestock, corrals, and water supply.



## History



- 4 homes
- Older Dairy Facility
- Corrals
- 750 Head Feedlot

The Bettencourt Ranch was reclaimed by Walter F and Gladys Barbara Bettencourt from property crisscrossed by sloughs and unfarmable thickets and brush patches on which no field was larger than 20 acres. The promise of rich, agriculturally-prime, alluvial dirt laid buried under centuries of floods and wildlife habitation.

After 75 years of development (using shovels, Caterpillar equipment, appropriate soil amendments, and blood and sweat), the legacy of

the Bettencourt family (which has grown over the years to five children, 12 grandchildren, and 14 great grandchildren) is farmland now suitable for row and field crops; the efficient irrigation system bring life to those crops and provides stewardship to the pristine river which family members fervently protect.

The strength of the land is in its diversity and the ability to capitalize on whichever of its many assets is best served the economy and the needs of the community.



# Location

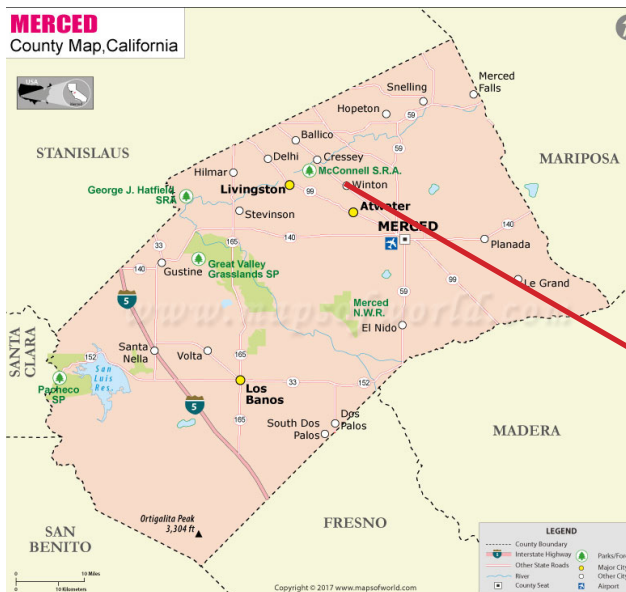
## About Winton

Winton California is located in Merced County. According to the U.S. Census from 2010, the total population was 10,613. Winton is located towards the center of California and is about 100 miles to Sacramento and about 120 miles to San Francisco Bay Area.



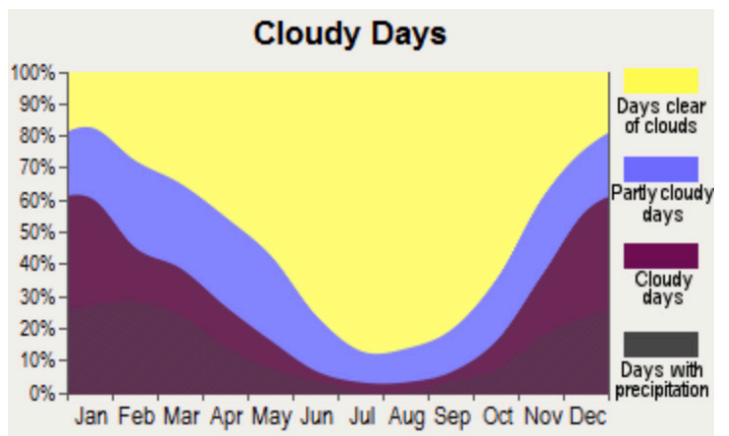
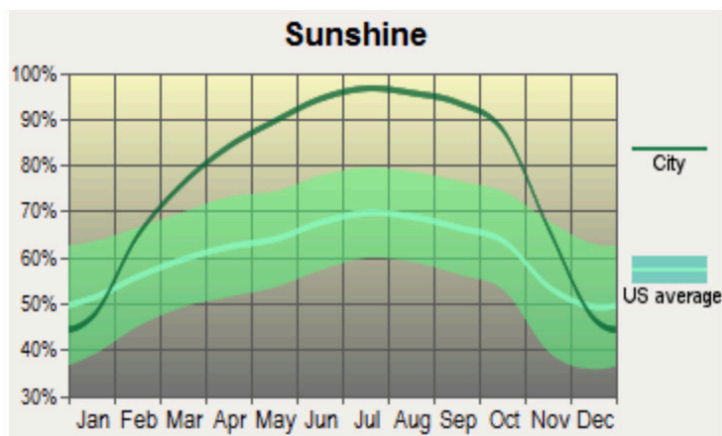
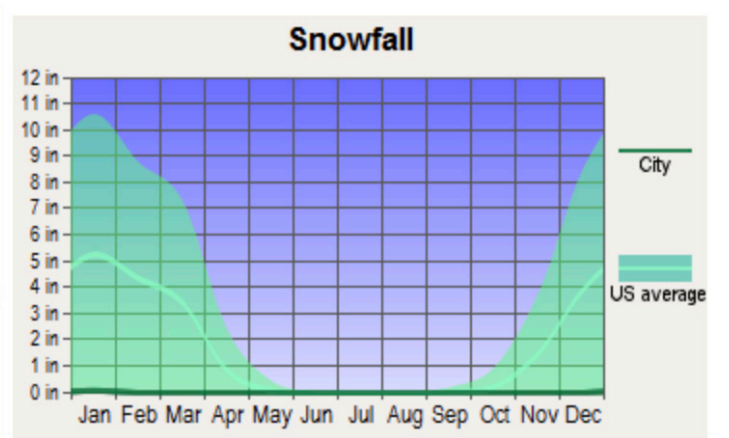
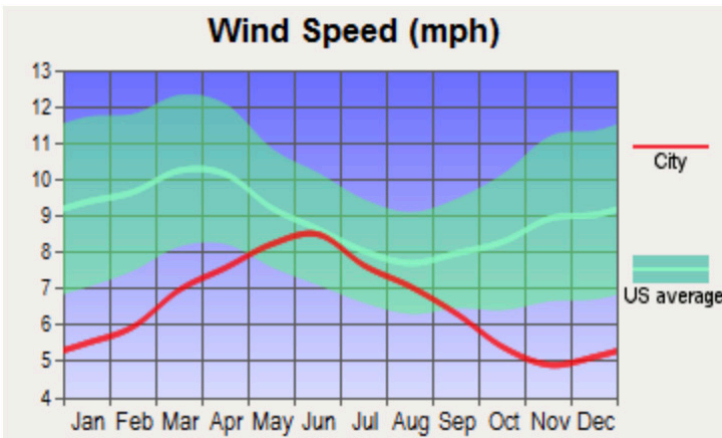
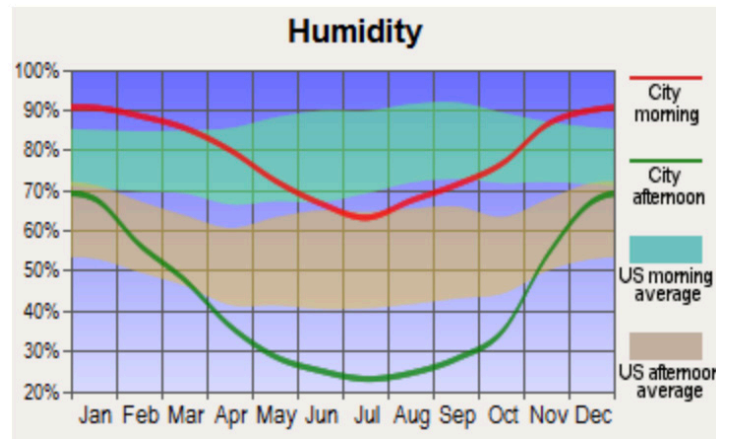
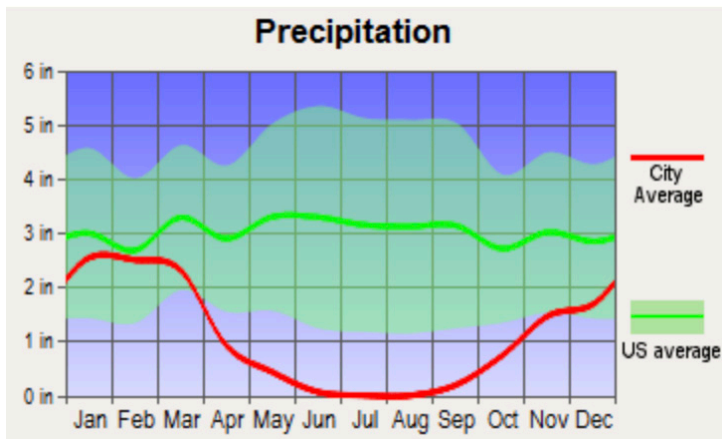
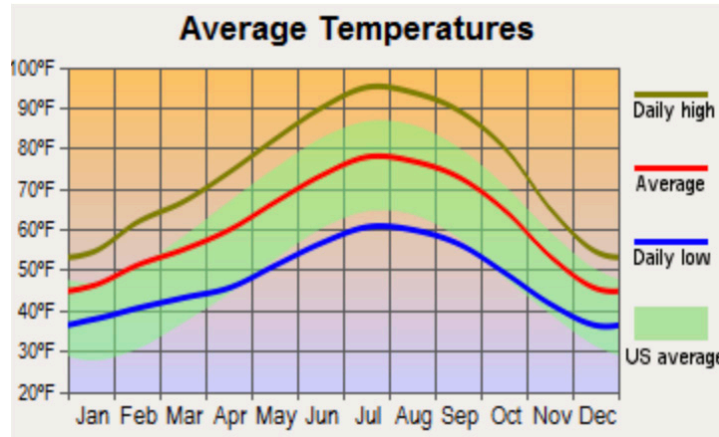
## About Merced County

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.





# Weather



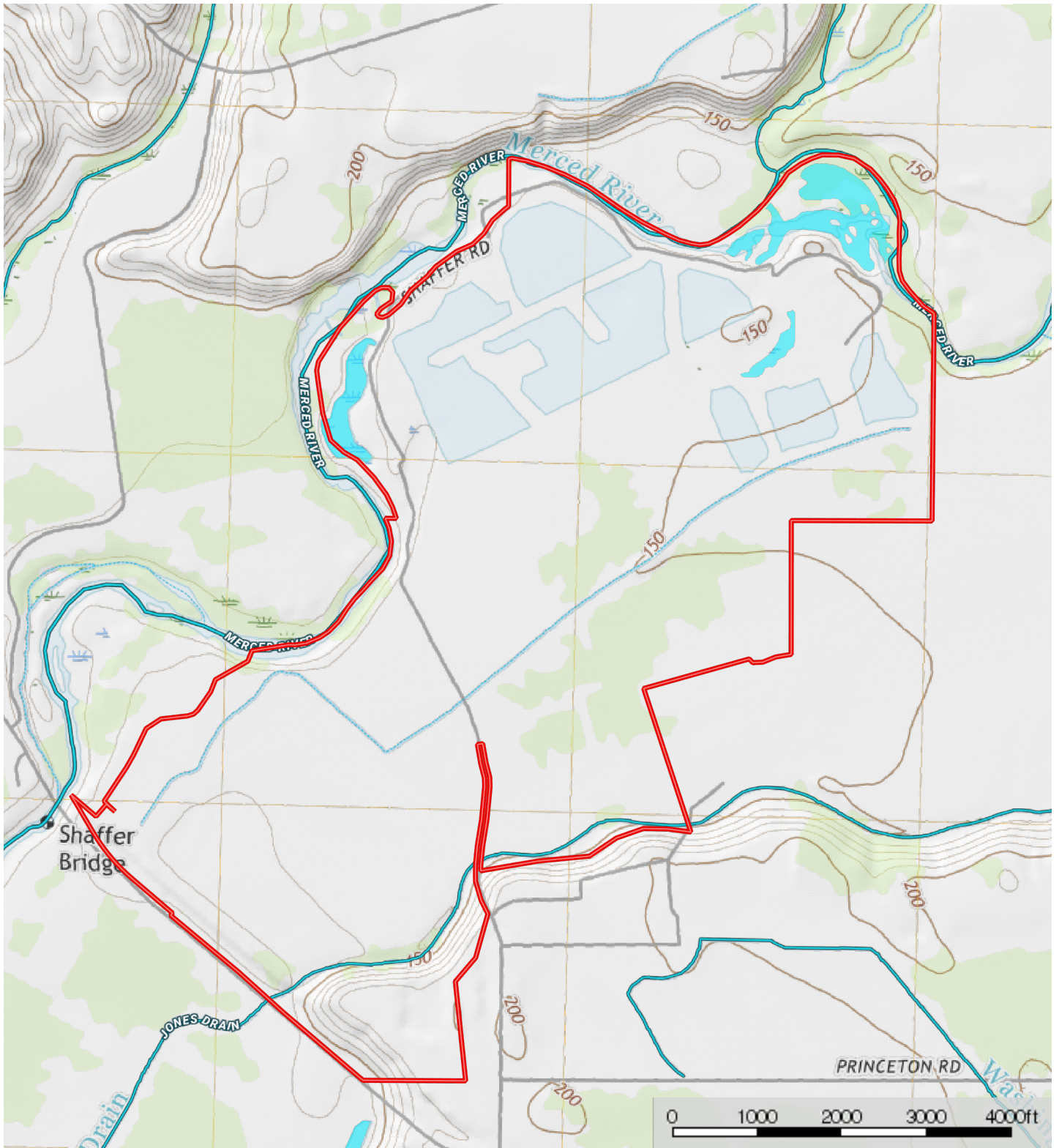




▮ Boundary    
 ---- Stream, Intermittent    
 — River/Creek    
  Water Body

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Boundary Stream, Intermittent River/Creek Water Body





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