



Bettencourt Family Property

Merced County, California

\$25,000,000 | 750.00 Acres

11570 Shaffer Road
Winton, California

Diversified income-producing property encompassing 750 +/- acres 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. Excellent recreational opportunities.



PROPERTY HIGHLIGHTS

- Borders Merced River for one mile
- Income-generating opportunity
- Located in Qualified Opportunity Zone
- Carries three types of water rights: riparian, adjudicated, and contract
- 500 +/- acres are being used as farmland
- 35 +/- acre plot houses the asphalt processing plant
- 156 +/- acres are enhanced by ponds and reclaimed farmland
- 56 +/- acres non-farmed area features
- Excellent recreational and fishing opportunities



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