

Moffatt Ranch

±119.0 Acres | Open Ground | Gustine, CA



Digvijay (DJ) Vala

Sales Associate

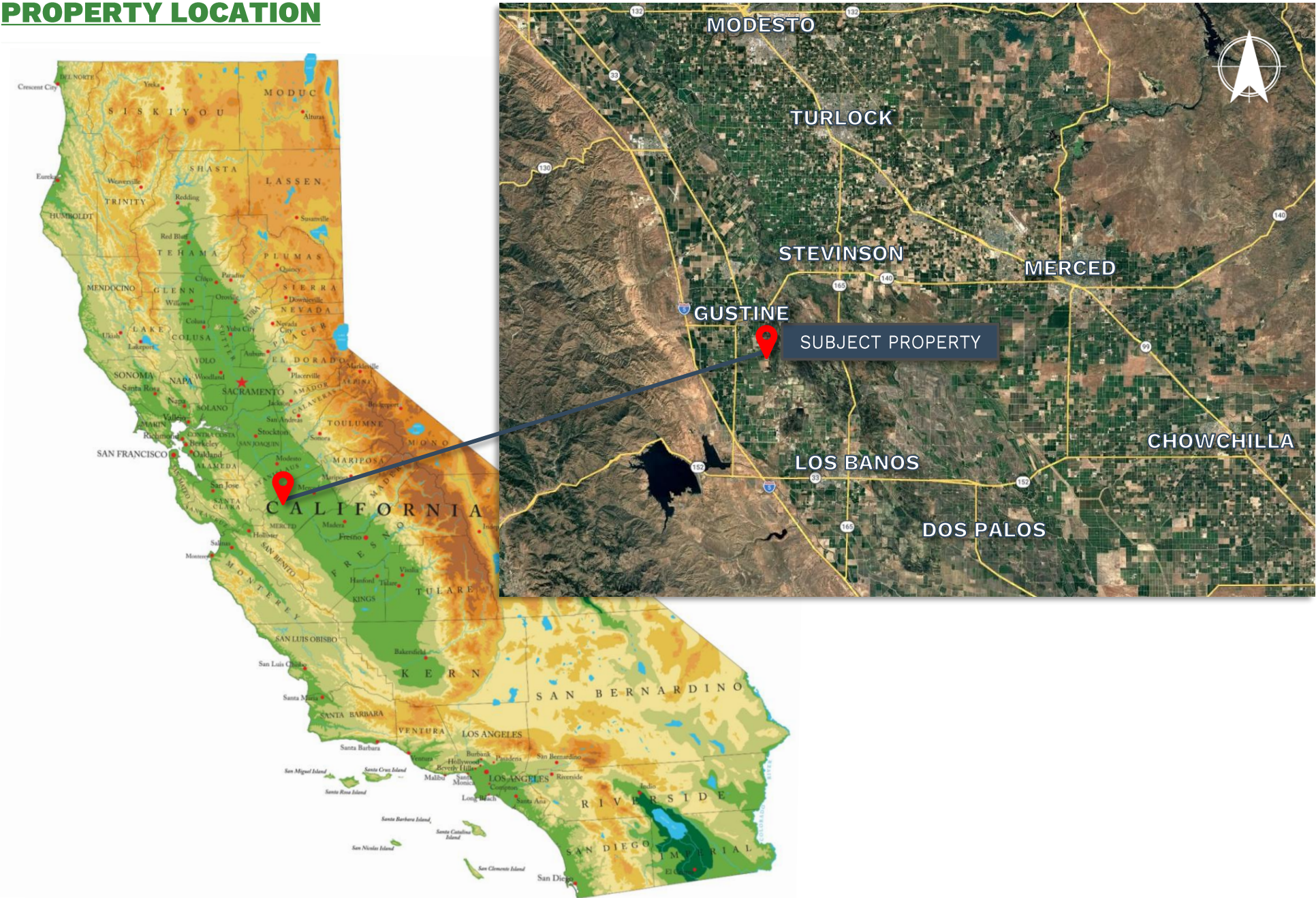
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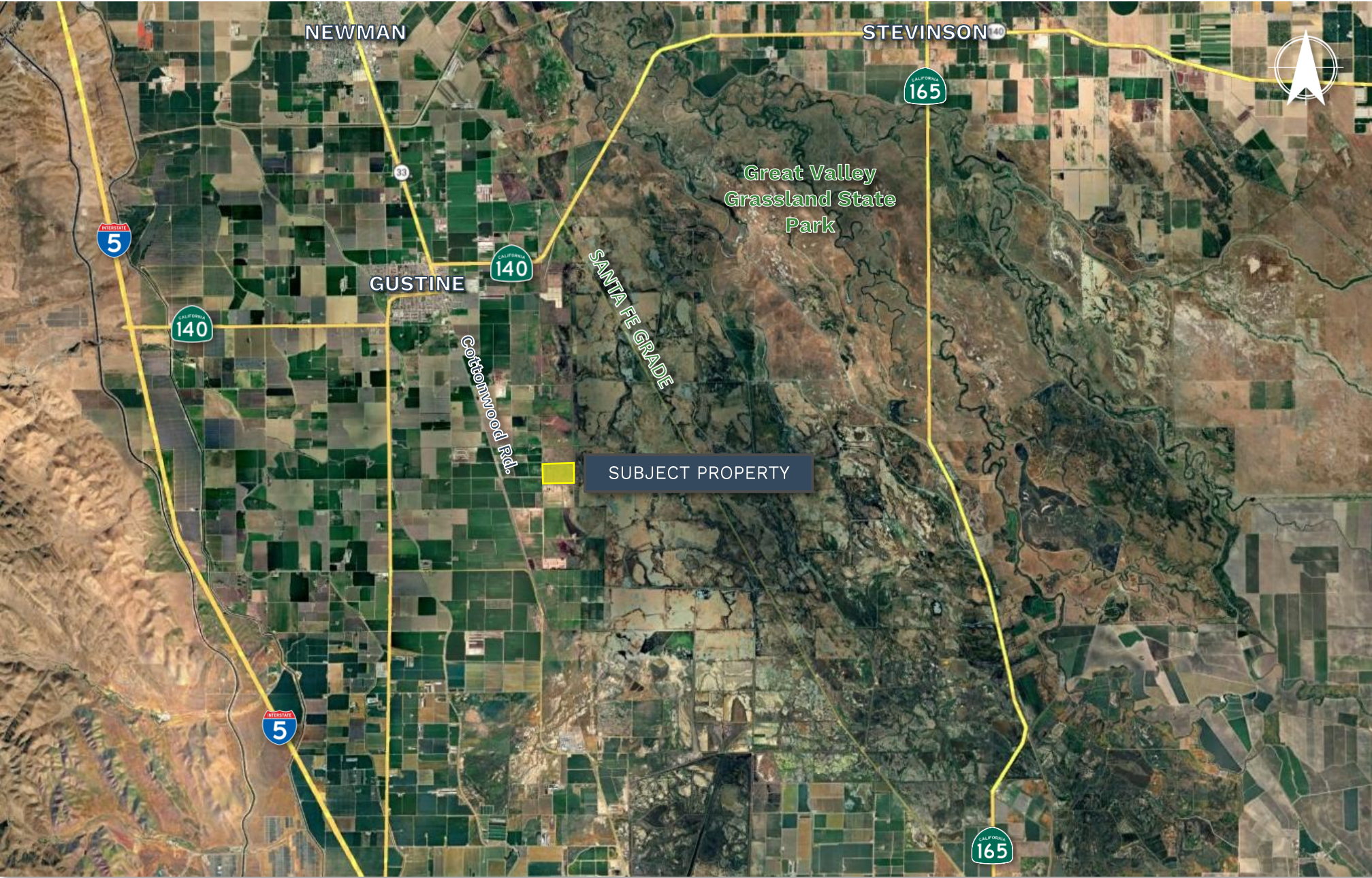
BRE# 01456703

TERRA**WEST**
GROUP

PROPERTY LOCATION



MARKET MAP



EXECUTIVE SUMMARY

Terra West Group is pleased to present an opportunity to acquire ±119.0 acres of open ground located in Gustine, California, in western Merced County. This blank slate property offers flexibility for a variety of potential uses, with highest and best use likely suited for aquaculture development or a private hunting and recreational retreat, subject to county approvals.

The ranch consists of a large, contiguous tract, allowing for efficient layout and development. Its scale and open configuration provide a strong foundation for specialized agricultural, aquaculture, or recreational improvements tailored to an operator's vision.

Located in an area recognized for wetlands, waterfowl activity, and established agricultural infrastructure, the property is well positioned within western Merced County's broader land use landscape. Large blocks of ground in this corridor are increasingly difficult to assemble.

A compelling opportunity for investors and operators seeking scale, flexibility, and long-term positioning in a strategic Central Valley location.

Sale Terms

All cash at closing. **\$950,000 or \$7,983 per acre.**

Please submit offer in the form of a Letter of Intent. Bids should identify the proposed buyer, its principals and/or material aspects of its corporate organization.

Shown by appointment only - do not enter property.

The information contained herein is deemed reliable but not guaranteed by seller or broker, and should be independently verified by potential buyers. We assume no liability for errors or omission.

PROPERTY DETAIL OVERVIEW



Land Area

119.00 gross acres.



Location

5614 Moffatt Rd., Gustine CA 95322.



Legal

One (1) legal parcel in Merced County, APN 063-230-009.



Land Use

±119.0 net acres of openland, formerly used as a fish farm.



Water Rights & Irrigation

One (1) well, in unknown condition.



Utilities

Utilities provided by PG&E.

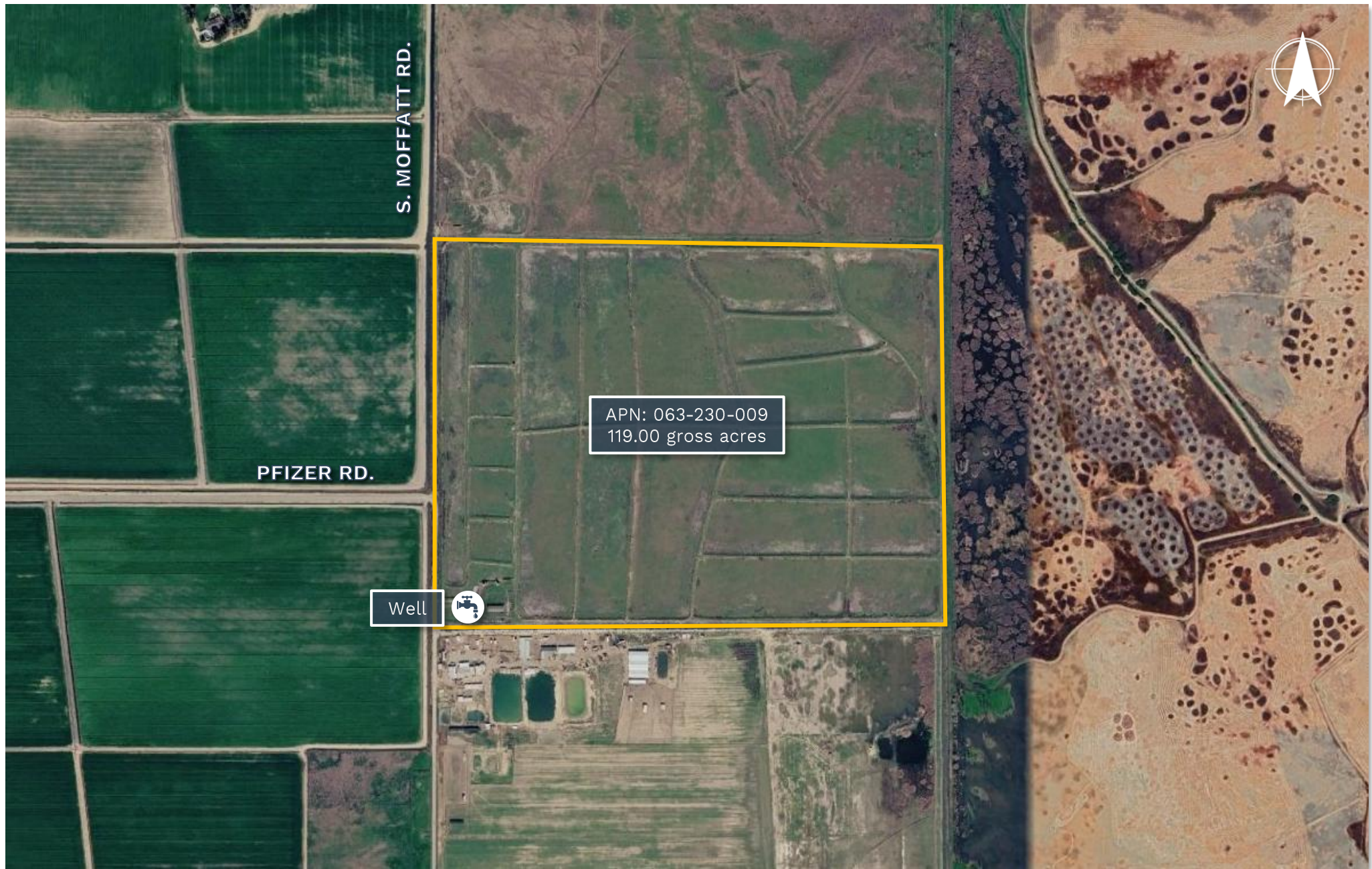


Soils

Predominately Britto clay loam (±68.0%) & Pedcat clay loam (±25.5%). See Soil Analysis for further details.

[CLICK TO VIEW WEBPAGE FOR
MOFFATT RANCH](#)

FARM MAP



SOILS MAP | 318.19 Acres



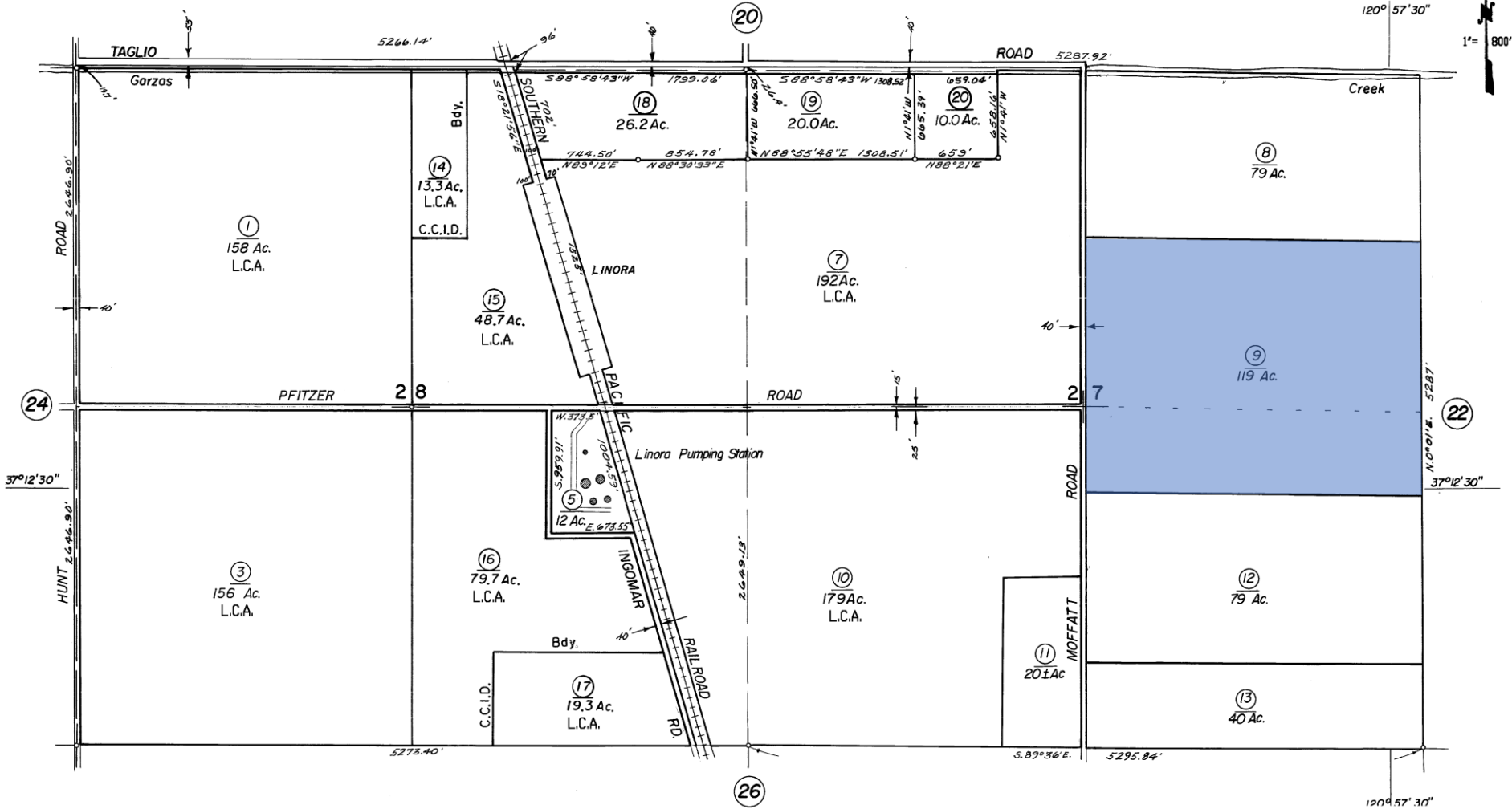
LEGAL PLOT MAP

T.8S., R.9E., M.D.B.&M.

Tax Rate Area 74-03
74-05
74-15 63-23

-NOTE-

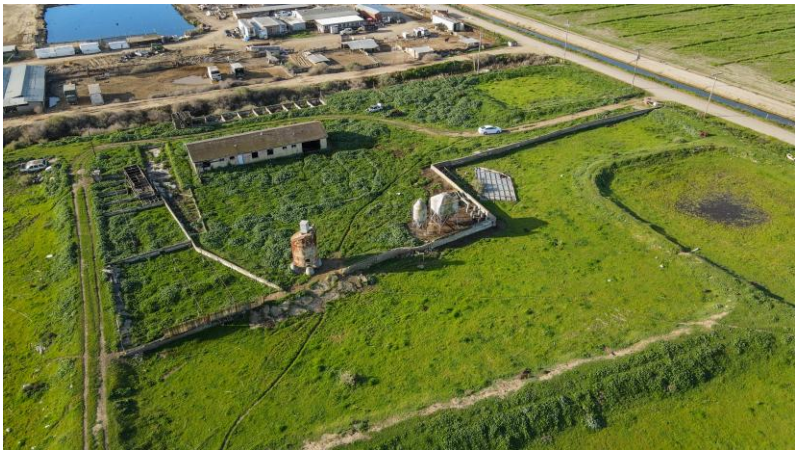
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.



REVISED 10/74
12-30-01

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 63-Pg. 23
County of Merced, Calif.
1957



TERRA WEST GROUP



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