

114.50±
ASSESSED ACRES

SLCC OPEN LAND
MERCED COUNTY, CALIFORNIA

\$2,750,000
(\$24,018/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
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All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



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**PROPERTY
HIGHLIGHTS:**

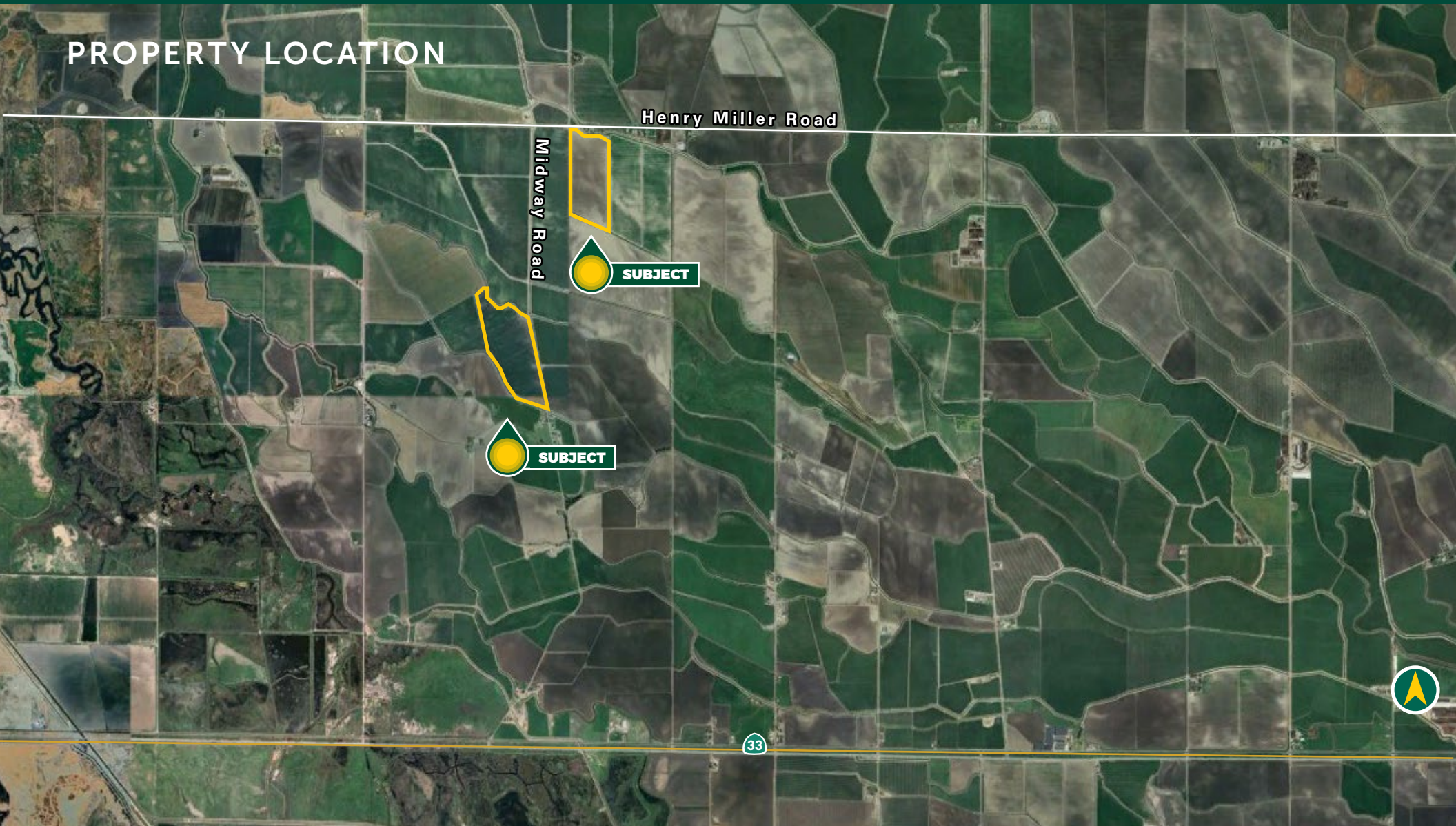
- SAN LUIS CANAL COMPANY
- GOOD FARMING AREA
- CURRENTLY PLANTED TO CARROTS

SLCC OPEN LAND
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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The subject property is located on the west side of Midway Road, 1 mile south of Henry Miller Road (62± acs.) and on the south side of Henry Miller Road just east of Midway Road (52.5± acs.) in Merced County.

LEGAL

Merced County APN's: 073-190-020, 073-200-020 and 072-250-017.
Located in portions of Sections 2, 3 & 10, T10S, R11E, M.D.B.&M.

ZONING

Subject property is zoned A-1. The property is not enrolled in the Williamson Act.

PLANTINGS

The property is currently planted to carrots, though has historically been farmed to melons, wheat and cotton.

WATER

San Luis Canal Company.

SOILS

See soils map included.

PRICE/TERMS

\$2,750,000 (\$24,018 per acre) cash at the close of escrow. A sale is subject to an existing farm lease for the 2026 crop season.

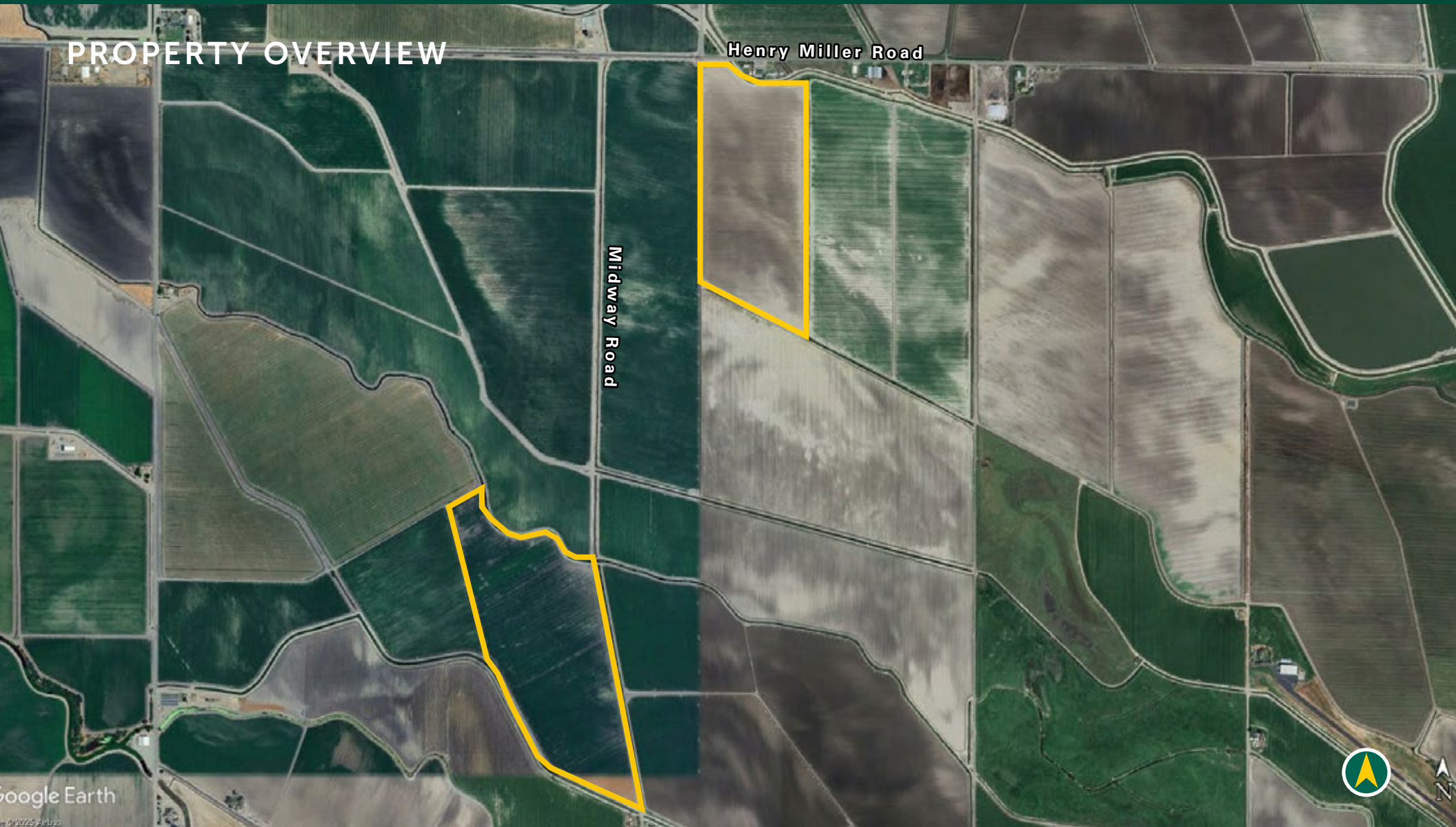


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PROPERTY OVERVIEW



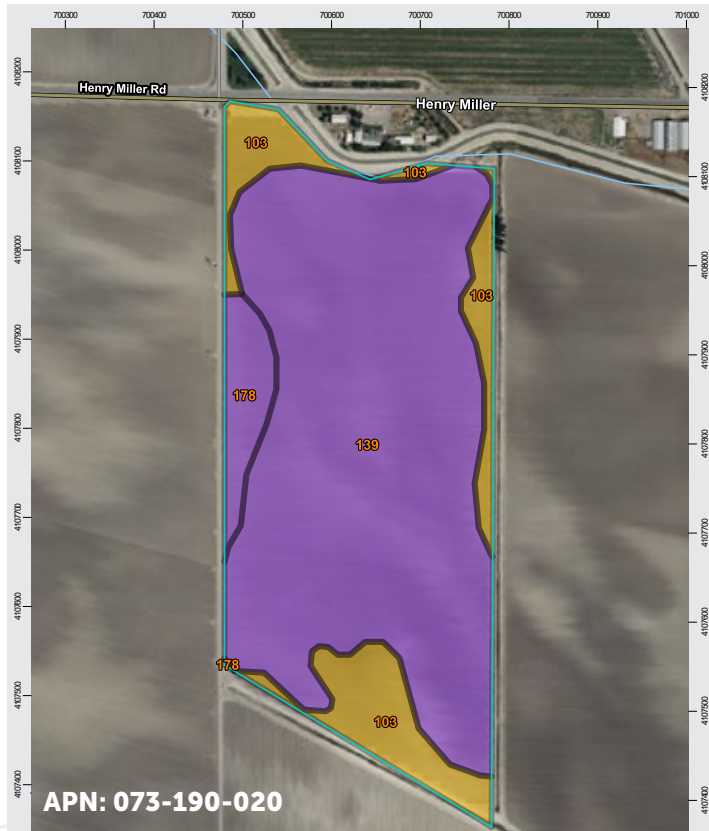
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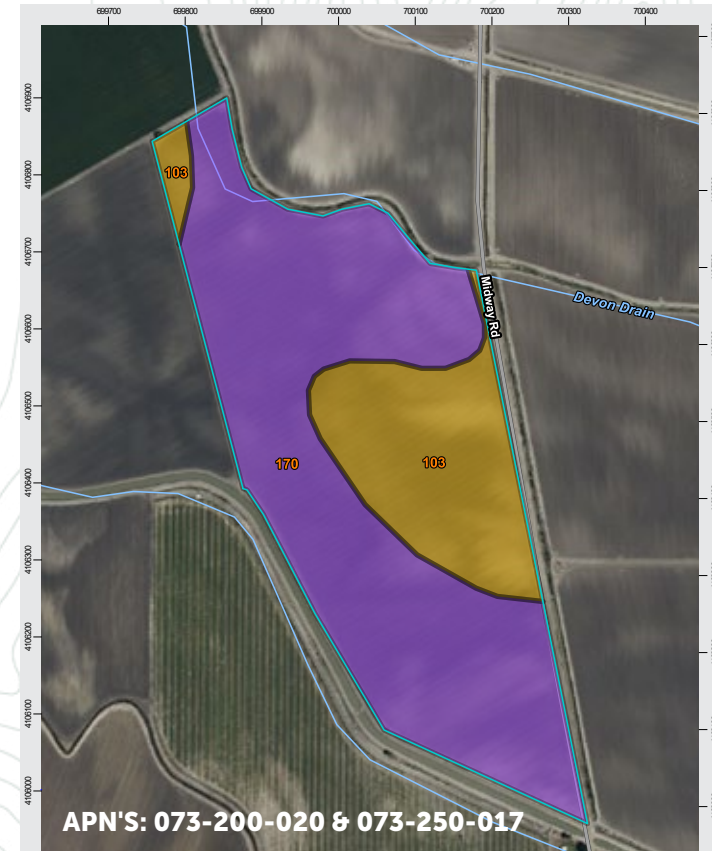
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SOILS MAPS



California Revised Storie Index (CA)

Map unit symbol	Map unit name
139	Bolfae clay loam, partially drained
103	Alros clay loam, partially drained
178	Elnido sandy loam, partially drained



California Revised Storie Index (CA)

Map unit symbol	Map unit name
170	Dos palos clay loam, partially drained
103	Alros clay loam, partially drained

PARCEL MAP

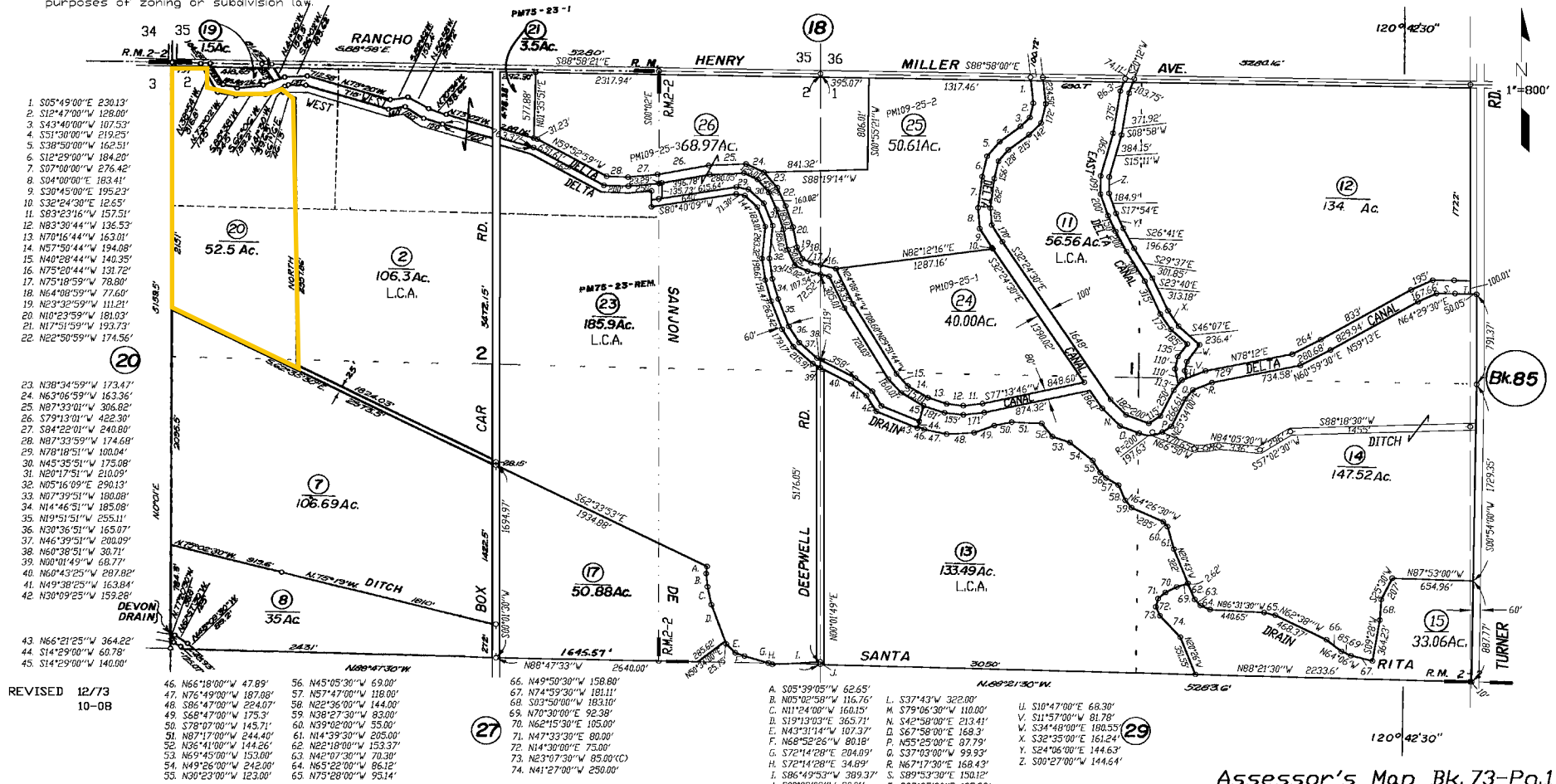
APN: 073-190-020

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.

POR. RANCHO SANJON DE SANTA RITA T.10S.,R.11E., M.D.B.&M.

Tax Rate Area 082-004

73-19



Rancho Sanjon De Santa Rita, R.M. Bk. 2 Pg. 2

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

Assessor's Map Bk. 73-Pg.19
County of Merced, Calif.
1957



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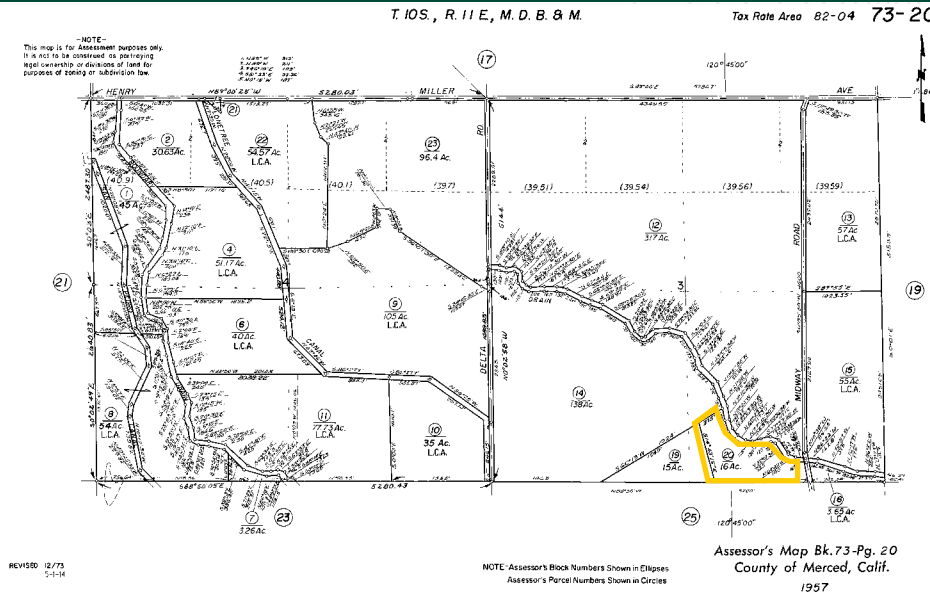
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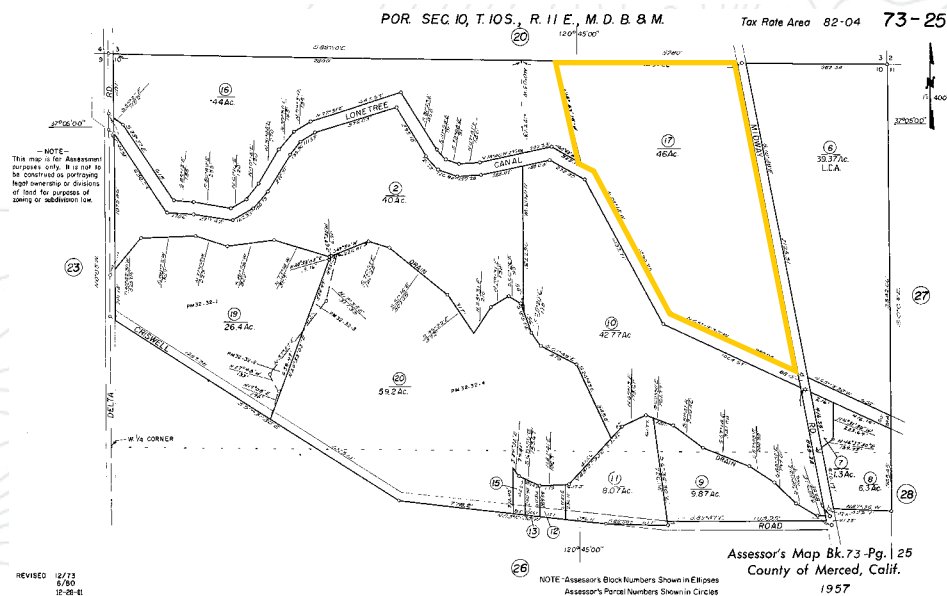
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PARCEL MAPS

APN: 073-200-020



APN: 073-250-017



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OFFICES SERVING
THE CENTRAL VALLEY

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