

132.00±
ASSESSED ACRES

MERCED OPEN LAND
MERCED COUNTY, CALIFORNIA

\$4,950,000
(\$37,500/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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3337 G St Suite C,
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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.

PRICE REDUCED



**PROPERTY
HIGHLIGHTS:**

• **MERCED
IRRIGATION
DISTRICT**

• **OPEN LAND**

• **CLOSE PROXIMITY
TO HWY 99**

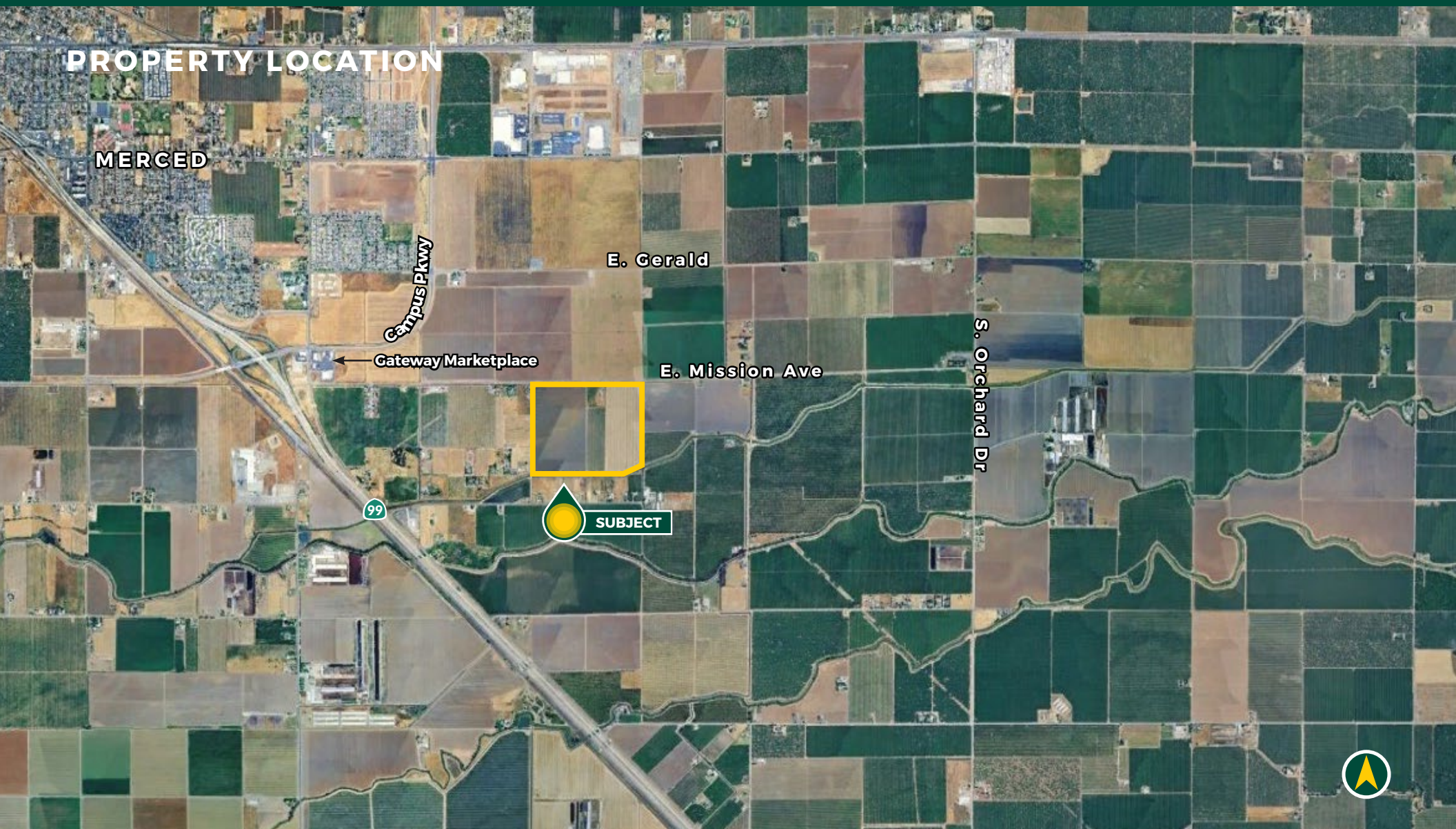
• **TWO SOURCES
OF WATER**

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MERCED COUNTY, CA

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PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

Just outside the city boundaries of Merced lies approximately 132± acres of undeveloped land, featuring a pole barn and one older home. The property is conveniently located about 1.5 miles from Gateway Marketplace, situated at the intersection of Campus Parkway and Highway 99. Campus Parkway provides access to North Merced and UC Merced.

LOCATION

The ranch is located south east of the city of Merced off E Mission Avenue.

LEGAL

Merced County APN: 066-010-001 & 004
Located in a portion of N ½ Section 1, Township 8S, Range 14E, M.D.B.&M.

ZONING

Zone A-1 (General Agricultural)
The property is enrolled in the Williamson Act.

PLANTINGS

Open land

WATER

4 cylinder, 140 HP pump and well
The property is within and receives water from Merced Irrigation District.

SOILS

See soils map included.

BUILDINGS/STRUCTURES

One older home and a pole barn on the property being sold in "as is" condition.

PRICE/TERMS

\$4,950,000 (\$37,500/acre) cash at the close of escrow.



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PROPERTY OVERVIEW

E. Mission Ave



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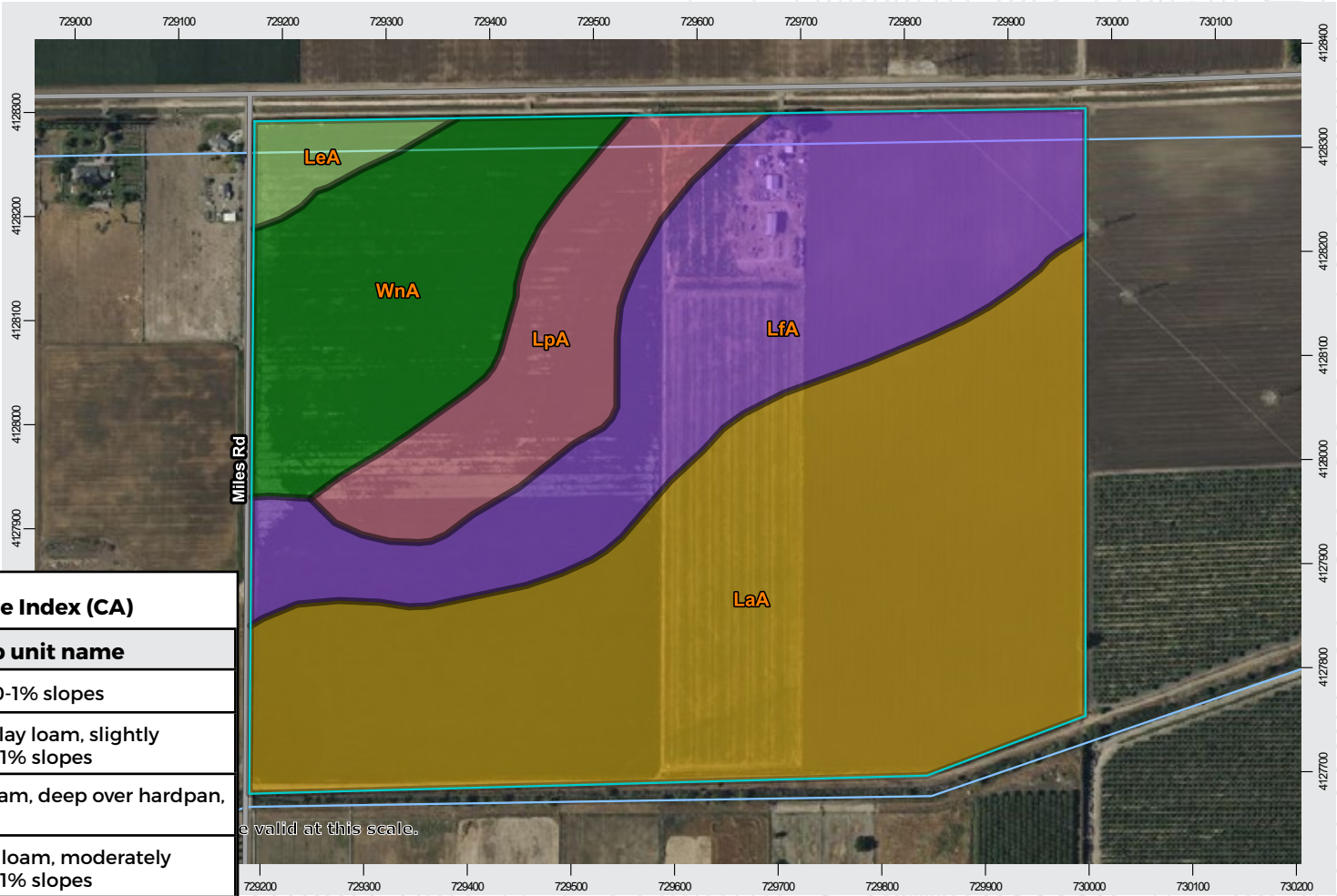
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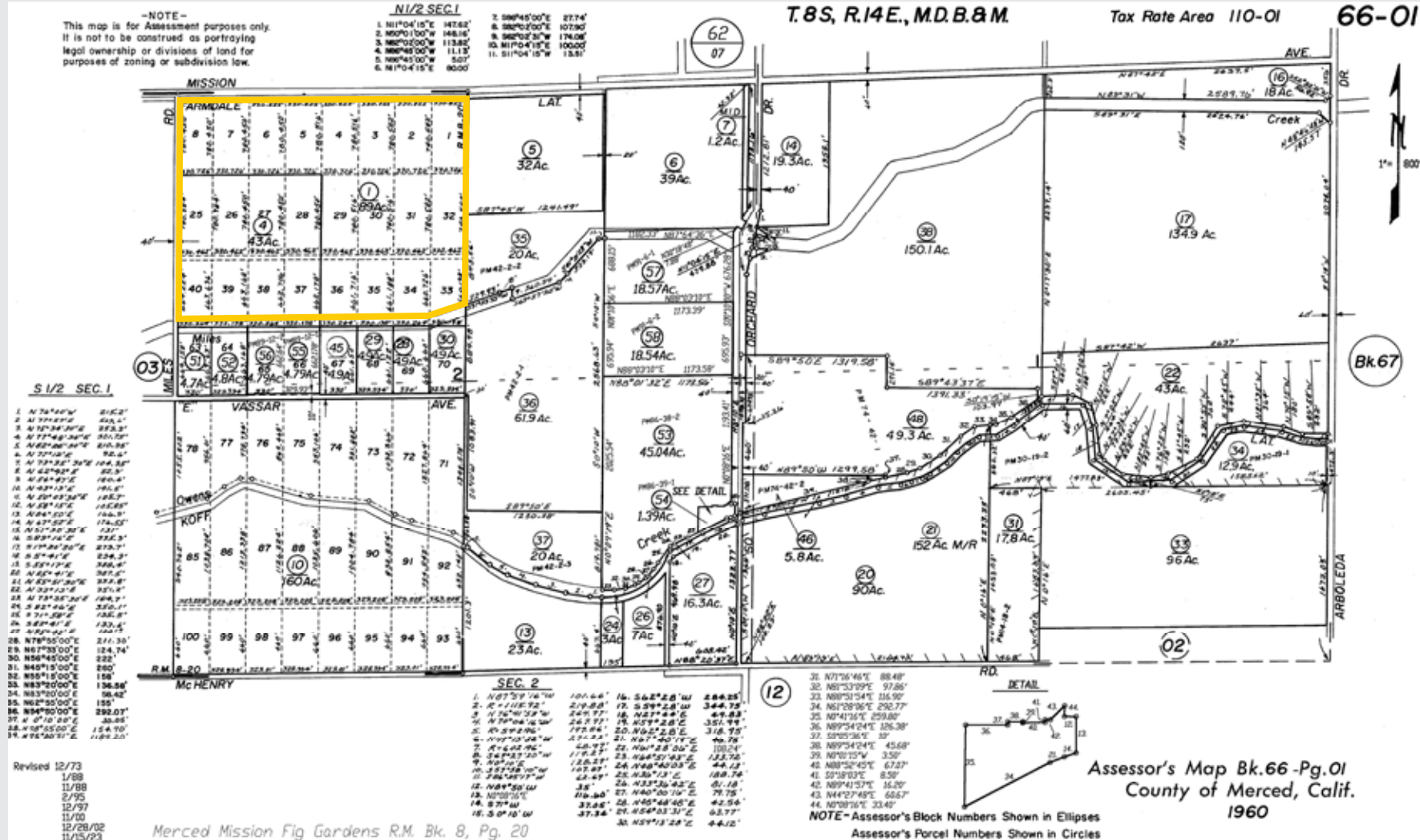
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SOILS MAP

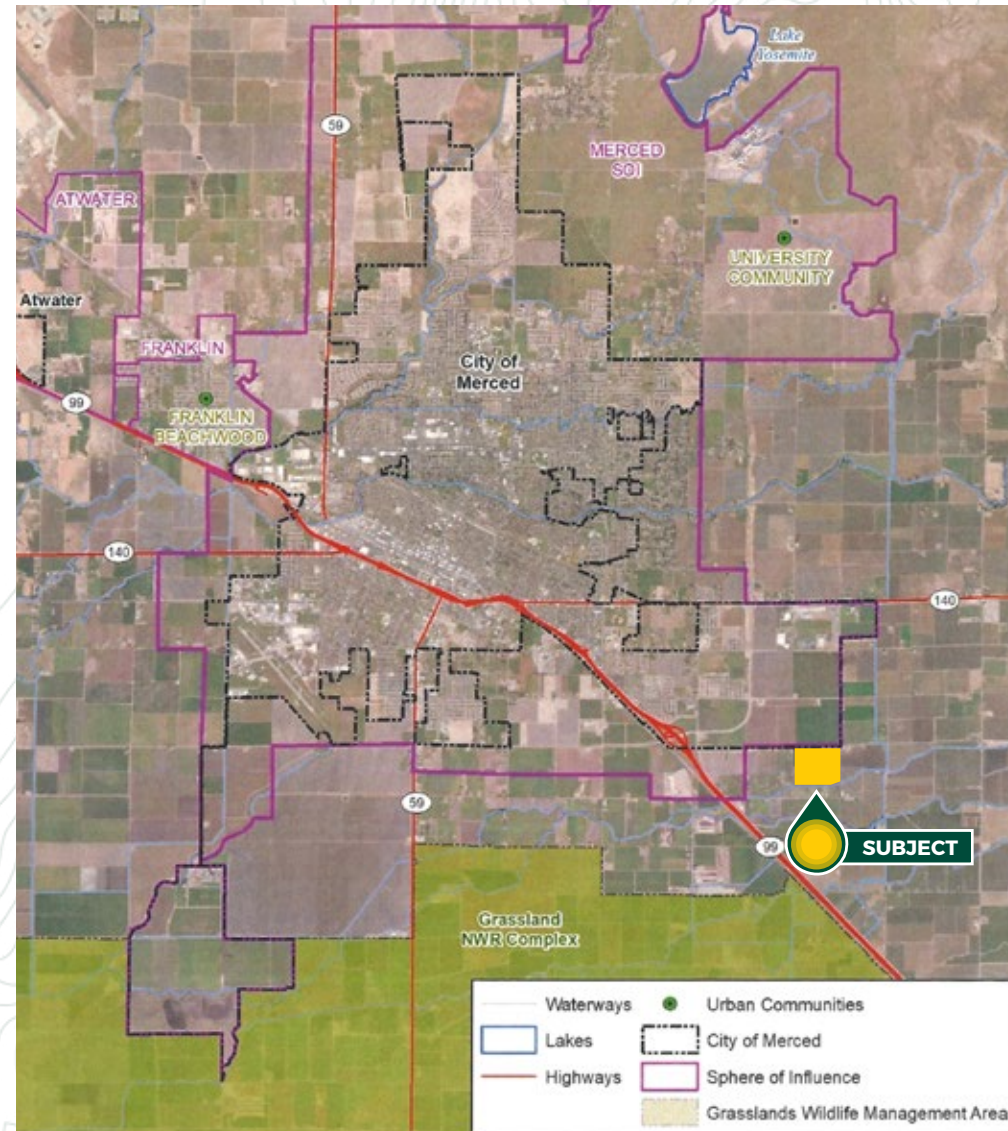
California Revised Storie Index (CA)	
Map unit symbol	Map unit name
LaA	Landlow clay, 0-1% slopes
LfA	Landlow silty clay loam, slightly saline-alkali, 0-1% slopes
WnA	Wyman clay loam, deep over hardpan, 0-1% slopes
LpA	Lewis silty clay loam, moderately saline-alkali, 0-1% slopes
LeA	Landlow silty clay loam, 0-1% slopes



PARCEL MAP



PROPERTY PHOTOS AND SPHERE OF INFLUENCE MAP



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**OFFICES SERVING
THE CENTRAL VALLEY**

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