

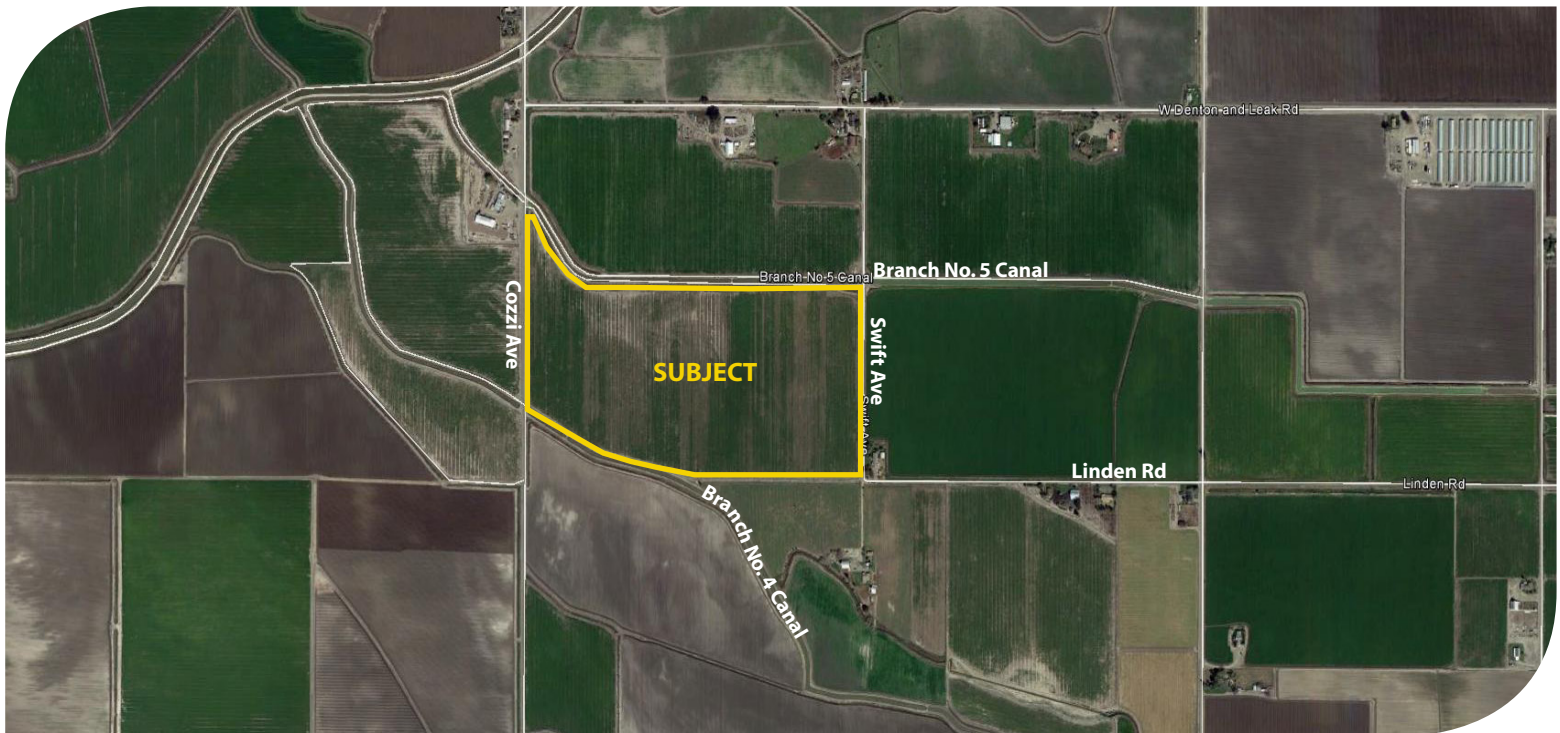
FOR SALE



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C.C.I.D. Open



76.20± Acres
Merced County, California

- Currently planted to alfalfa
- Leased through 2018 crop year
- C.C.I.D. water

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C.C.I.D. Open

76.20± Acres

\$1,295,400

LOCATION:	Property is located on the northwest corner of Linden Avenue & Swift Avenues in Dos Palos, CA.
DESCRIPTION:	76.20± acres of open land currently planted to alfalfa.
LEGAL:	Merced County APN's: 086-160-006 & 007. Located in a portion of Section 29, T10S, R12E, M.D.B.&M.
ZONING:	A-1. Property is enrolled in the Williamson Act Land Preserve.
PLANTINGS:	Row crop land currently planted to alfalfa.
WATER:	The subject property lies within the Central California Irrigation District.
SOILS:	Dospalos clay loam Elnido clay loam
BUILDINGS/ IMPROVEMENTS:	None.
PRICE/TERMS:	\$1,295,400 All cash.
NOTE:	Property is leased through the 2018 crop year.

ASSESSOR'S PARCEL MAP

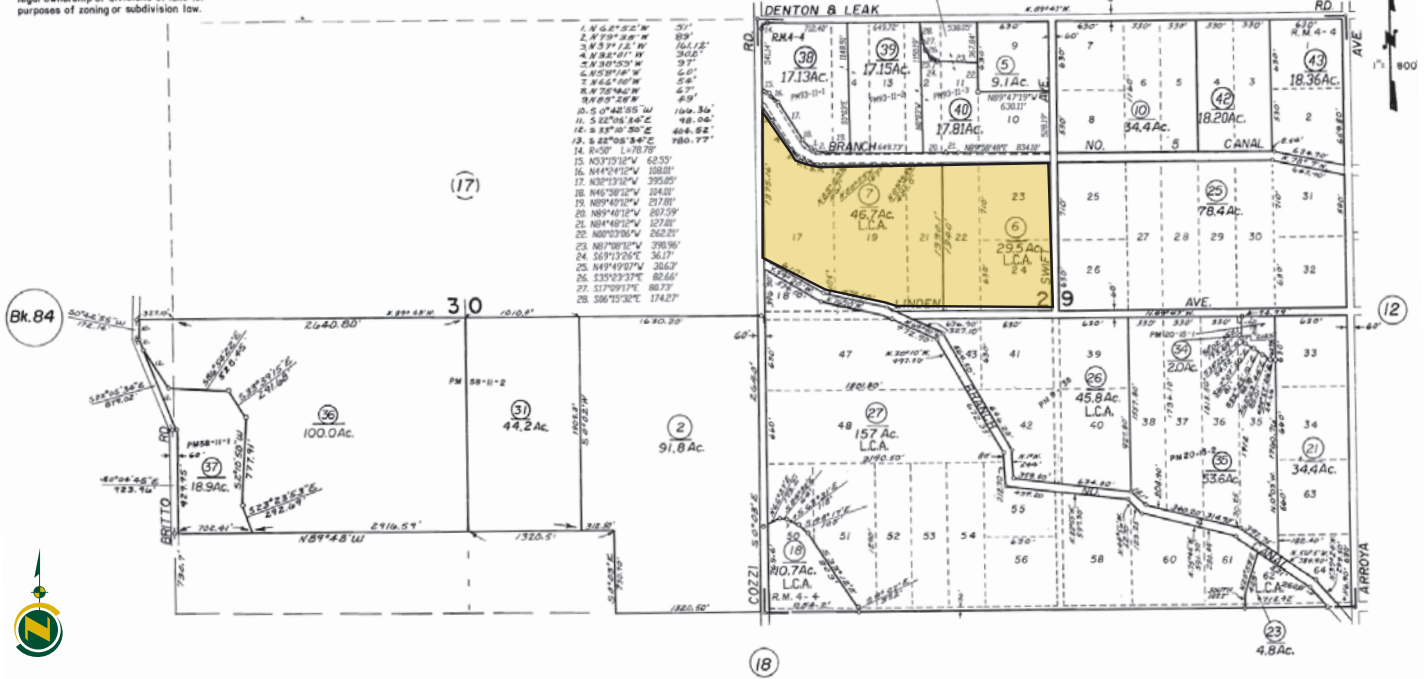
—NOTE—
This map is for assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

T. 10 S., R. 12 E., M.D.B. & M.

Tax Rate Area 65-03 86-16
65-02
65-17

Bk. 85

41
4.12Ac.



REVISED 9-70
9-03
12-28-04

Miller & Lux Subdivision, R. M. Bk. 4, Pg. 4

NOTE - Assessor's Block Numbers Shown in Ellipses

Assessor's Map Bk. 86-Pg. 16
County of Merced, Calif.
1954

SOILS MAP



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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