

FOR SALE



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C.C.I.D. Row Crop Land



**253.23± Acres
Merced County, California**

- Central California Irrigation District
- Leased through the 2018 season
- Drip irrigation filters & buried drip lines

**Exclusively Presented By:
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C.C.I.D. Row Crop Land

253.23± Assessed Acres

\$4,304,910

LOCATION:

Subject property is located on the east and west sides of Indiana Rd., between Roxbury Rd. and Catrina Rd. approximately 5 miles northeast of Dos Palos, Ca.

DESCRIPTION:

253.23± assessed acres of row crop land currently leased for the 2018 season for growing tomatoes.

LEGAL:

Merced County APN's: 085-050-003; 085-150-007 & 012. The property is not in the Williamson Act Preserve.

ZONING:

A-1 (General Agriculture).

WATER:

Central California Irrigation District. District water is distributed throughout the ranch via multiple booster pumps through drip irrigation filters and buried drip lines.

SOILS:

Bolfar clay loam, partially drained, Palazzo sandy loam, partially drained and Alros clay loam, partially drained. See soil map.

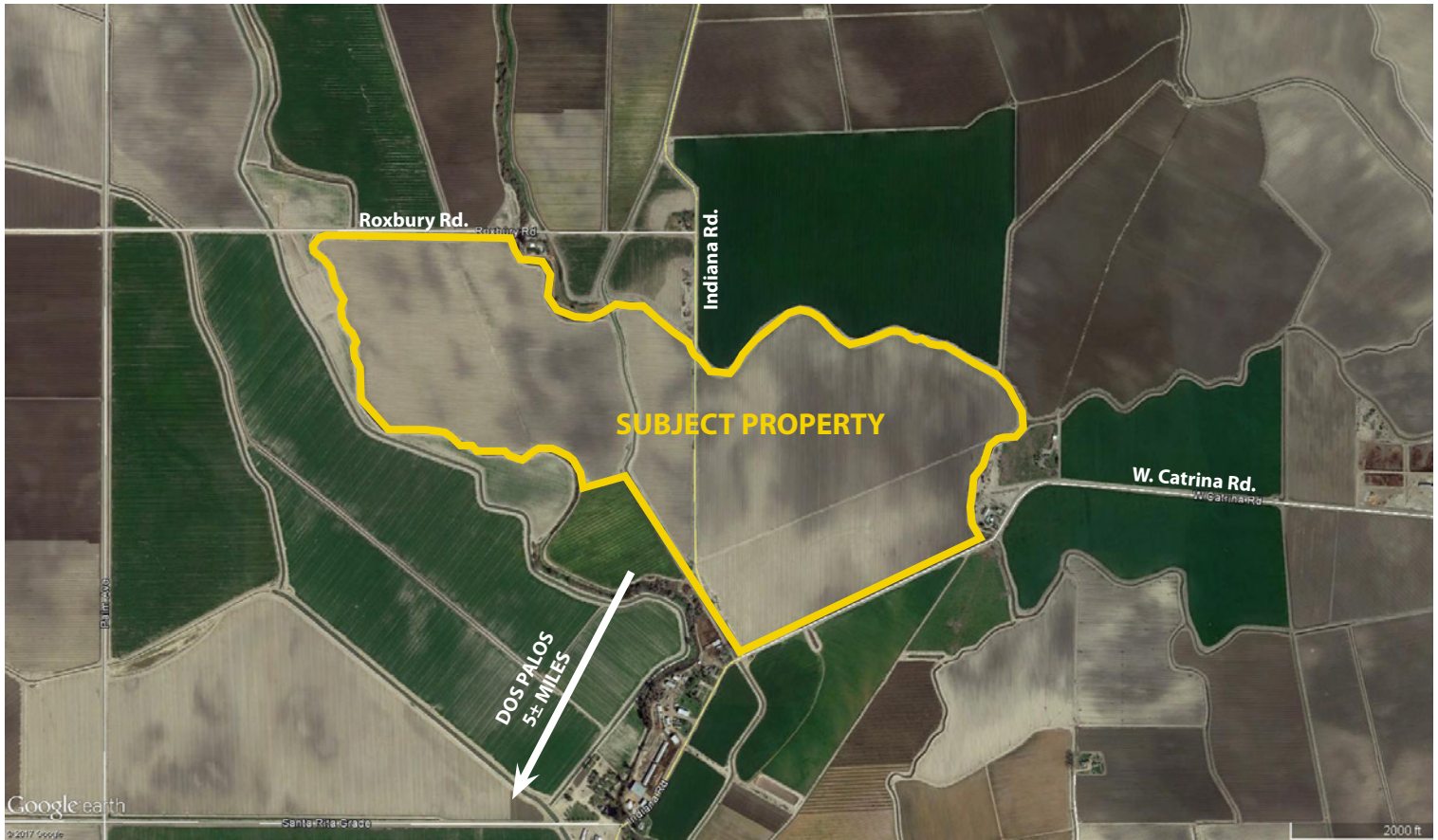
**BUILDINGS/
IMPROVEMENTS:**

There are no buildings or dwellings on the property.

PRICE/TERMS:

\$4,304,910 cash to Seller at close of escrow. Property is currently leased through the 2018 season.

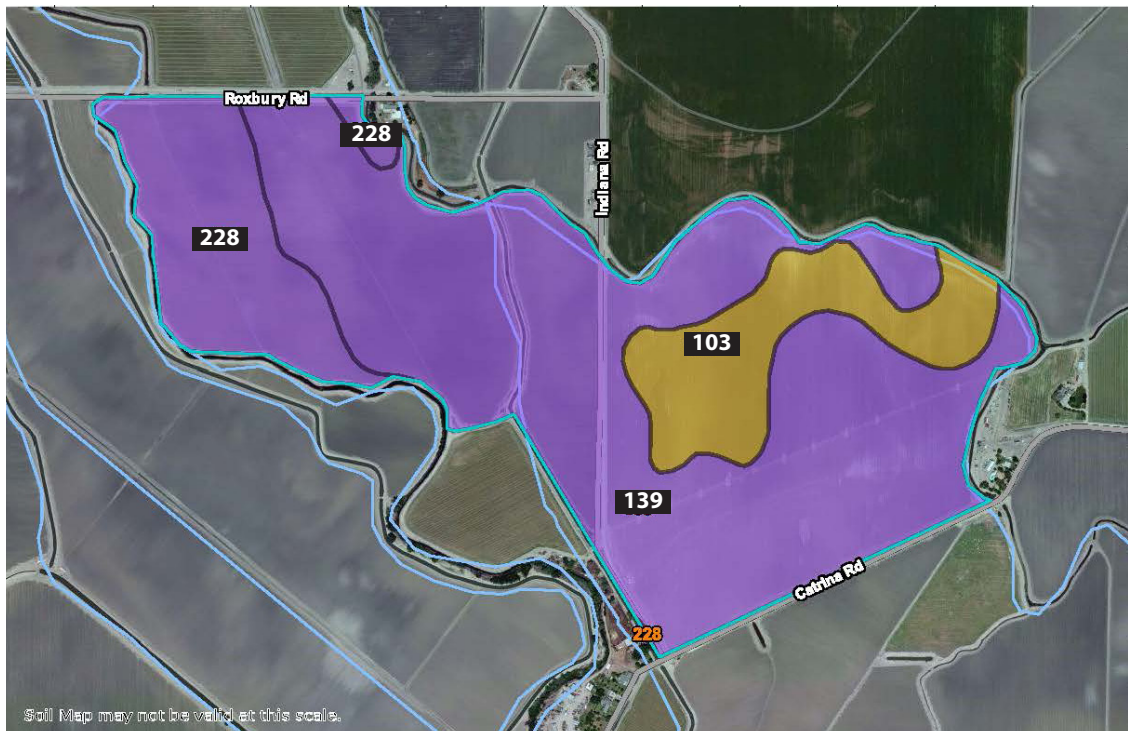
AERIAL MAP



SOILS MAP

SOILS LEGEND

- 139 - Bolfar clay loam, partially drained
- 228 - Palazzo sandy loam, partially drained
- 103 - Alros clay loam, partially drained



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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