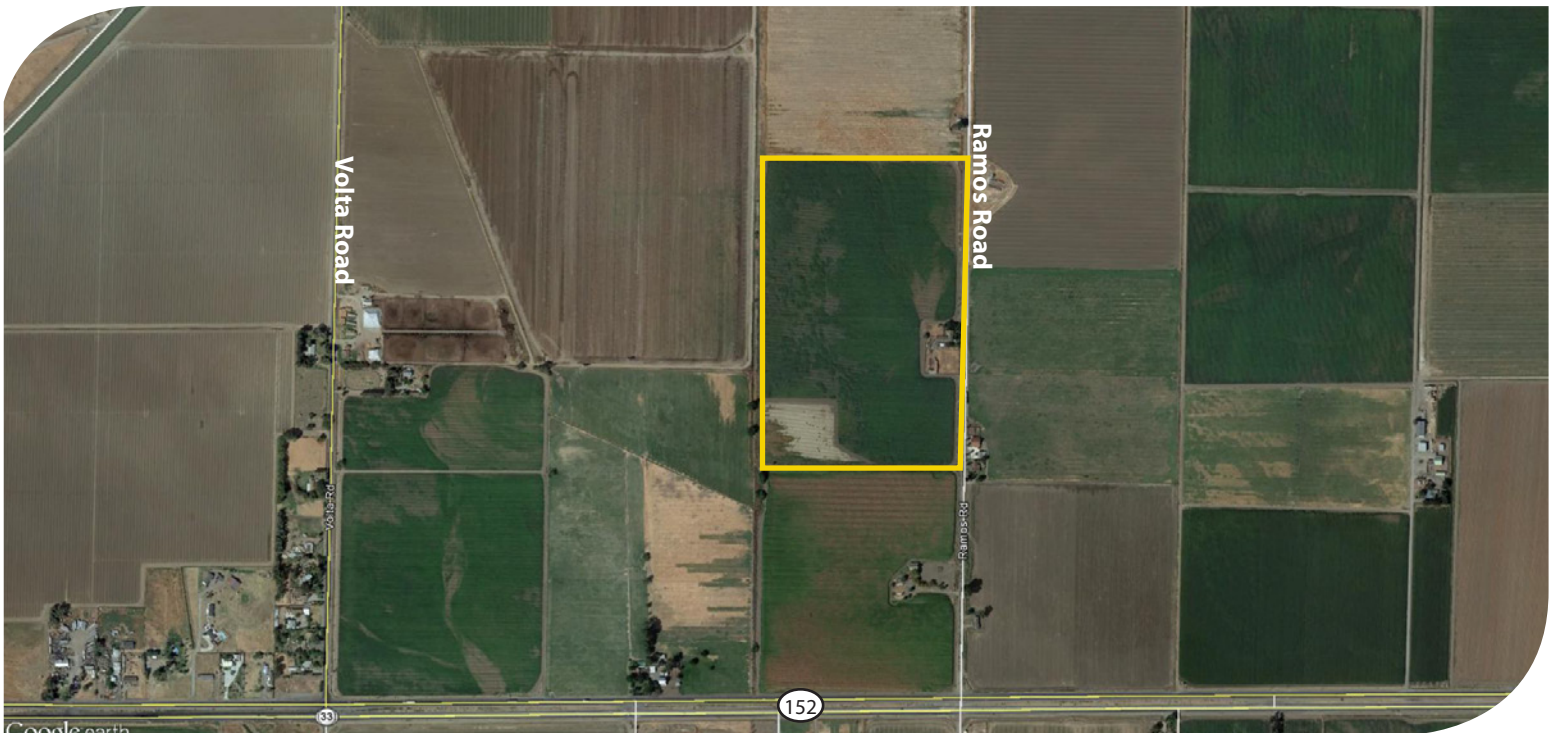


**FOR SALE**



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# Ramos Road Ranch



**55.50± Acres**  
**Merced County, California**

- C.C.I.D. water
- Rental house included

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# Ramos Road Ranch

**55.50± Acres**

**\$1,221,000**

**LOCATION:**

The property address is 15 Ramos Road, Los Banos, CA 93635. It is located on the west side of Ramos Road just north of CA 152 between Interstate 5 and the city of Los Banos, Merced County.

**DESCRIPTION:**

The property is currently being farmed to row crops.

**LEGAL:**

Merced County APN's: 081-150-019 & 020. Located in a portion of Section 7, T10S, R10E, M.D.B.&M.

**ZONING:**

Agriculture. The property is not in the Williamson Act (Agriculture Preserve).

**WATER:**

Property is within the boundaries of the Central California Irrigation District (C.C.I.D.) and entitled to receive surface water from the district. Domestic pump and well for the residence.

**SOILS:**

Capay clay loam and Dosamigos clay, partially drained.

**BUILDINGS/  
IMPROVEMENTS:**

Single story 1,232± sq. ft. rental house, 2 bedrooms, 1 bath, built in 1952.

**PRICE/TERMS:**

\$1,221,000 cash or terms agreeable to the Seller at close of escrow.

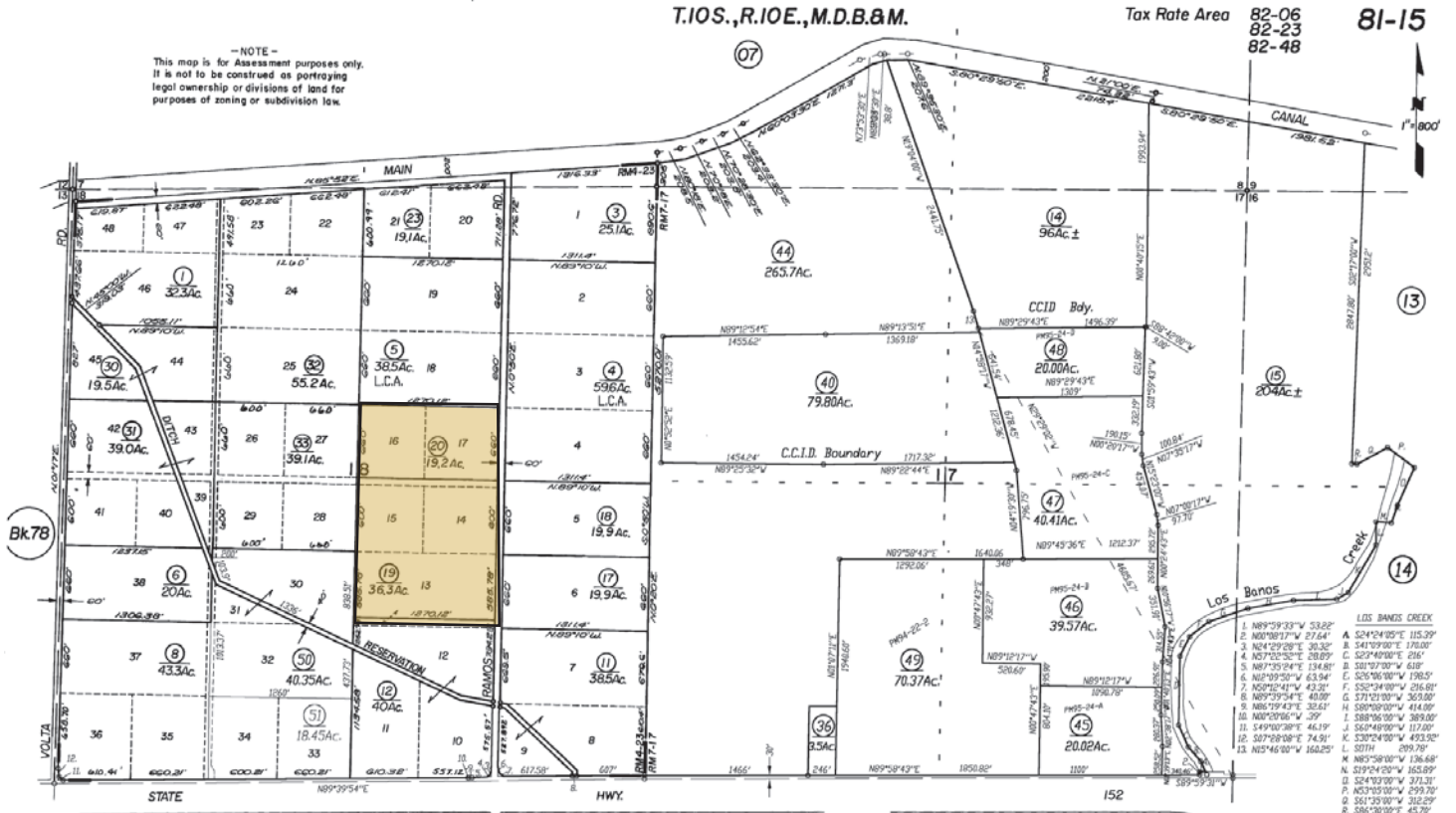
# ASSESSOR'S PARCEL MAP

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

Tax Rate Area 82-06  
82-23  
82-48

81-15

- 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 8-96  
07-08

Miller & Lux Sub, RM Vol. 4, Pg. 23  
Wood, Lands of C.W., RM Vol. 7 Pg. 17

Bk.83

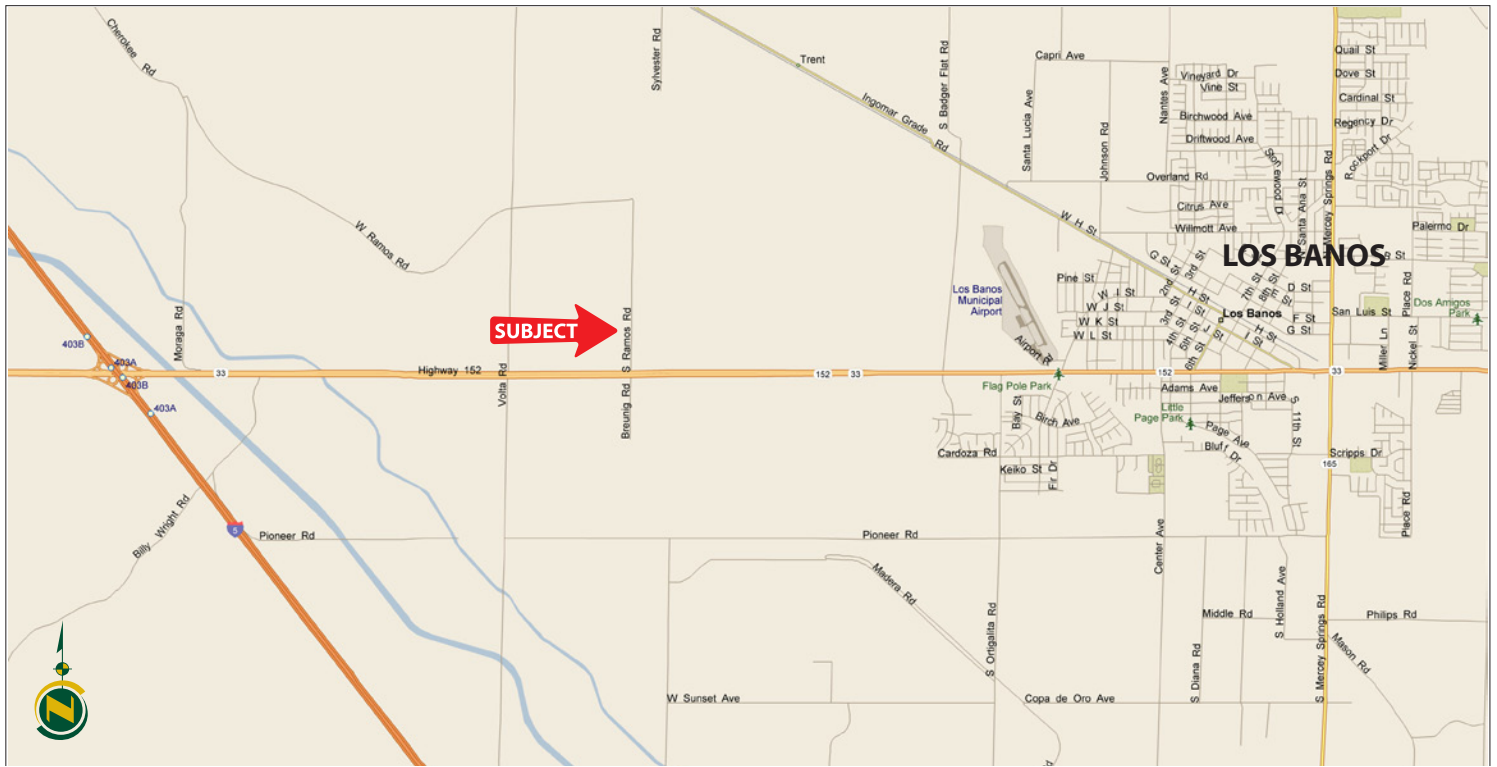
NOTE - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 81 -Pg.15  
County of Merced, Calif.  
1977

## PROPERTY PHOTO



# 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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