FOR SALE

Merced Buhach Rd. Ranches

34.69± Acres
Merced County, California

- Merced Irrigation District
- Domestic pumps and wells
- (2) tenant homes rented month to month

Exclusively Presented By:
Pearson Realty

Merced Buhach Rd. Ranches

34.69± Acres $1,187,000

LOCATION: 735 and 927 N. Buhach Road, Merced, CA 95341. This property consists of 2 parcels located on the west side of Buhach Rd. just south of Highway 140, west of Highway 99.

DESCRIPTION: The parcels are currently growing alfalfa hay. There are 2 residences rented to tenants (month to month).

LEGAL: Merced County APN's: 059-590-015 and 016, a portion of Section 30, T7S, R13E, M.D.B.&M.

ZONING: AE-20. Property is not in the Williamson Act.

WATER: The property is in the Merced Irrigation District and receives district water. There are also two domestic pumps and wells on parcel 059-590-016 and one ag well with no pump.

SOILS: Primarily Snelling sandy loam, imperfectly drained variant, 0-1% slopes and Yokohi clay loam, 0-1% slopes

RESIDENCES: 735 N. Buhach (built 1950) 1,262± sq. ft., 3 bedrooms, 1 bath, $600/mo.
927 N. Buhach (built 1946) 2,282± sq. ft., 3 bedrooms, 2 baths, $1,700/mo.
Rentals are on a month to month basis.

PRICE/TERMS: Parcels may be purchased together or separately.
Parcel 059-590-015 (16.70± acres) - $650,000
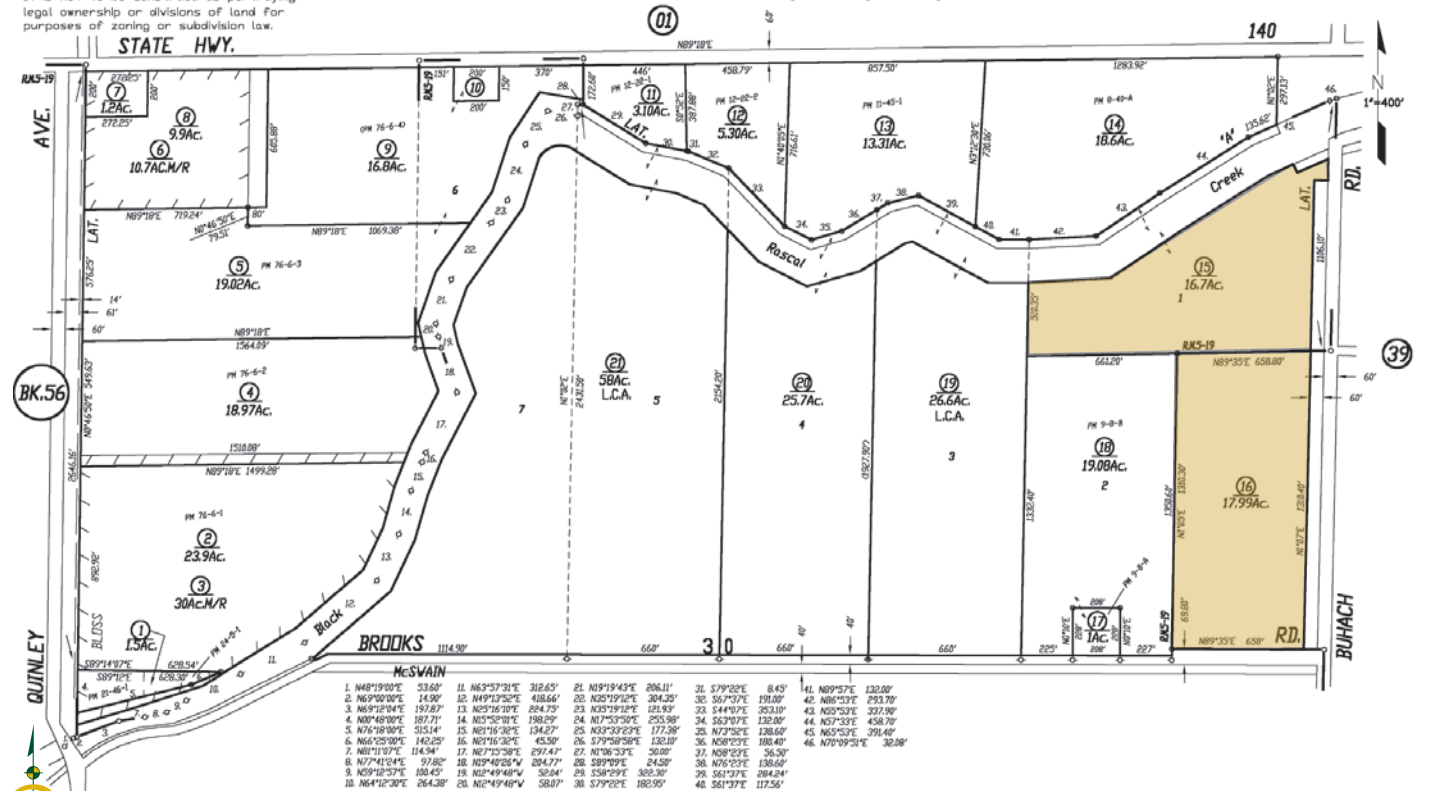Parcel 059-590-016 (17.99± acres) - $537,000

-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.

POR. SEC.30, T.7S.,R.13E., M.D.B.&M.   Tax Rate Area 089-005   59-59

STATE HWY.

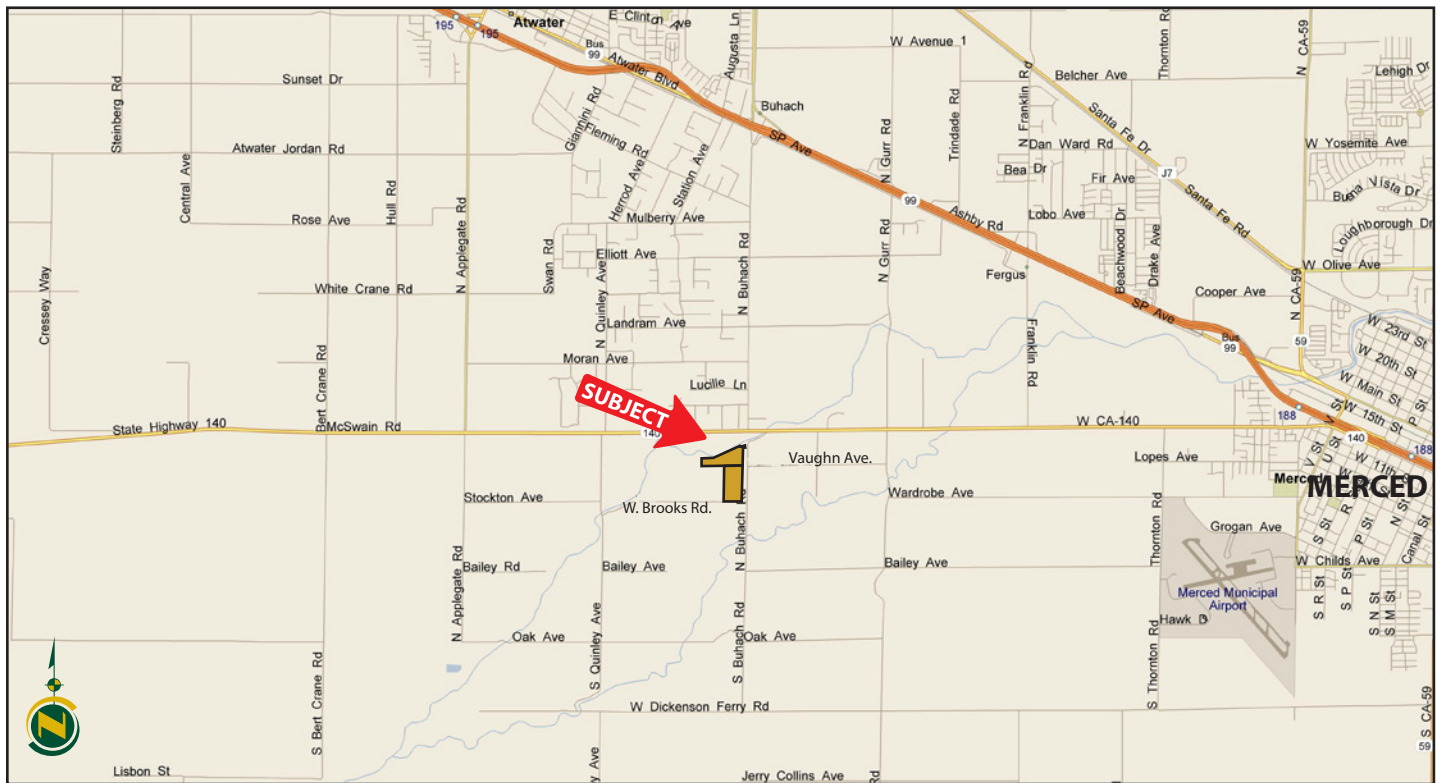Grogan's Merced Tract No. 1, R.M. Vol.5, Pg.19

DRAWN 12-95
REVISED 12-31-01

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

Assessor's Map Bk.59-Pg.59
County of Merced, Calif
1995

ATWATER

MERCED

SUBJECT

Offices Serving The Central Valley

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