

CCID HIGHWAY 33 RANCH

Merced County, California

156.37± Acres

\$4,300,175
(\$27,500/Acre)



- Central California Irrigation District
- Open Land
- Flood Irrigation



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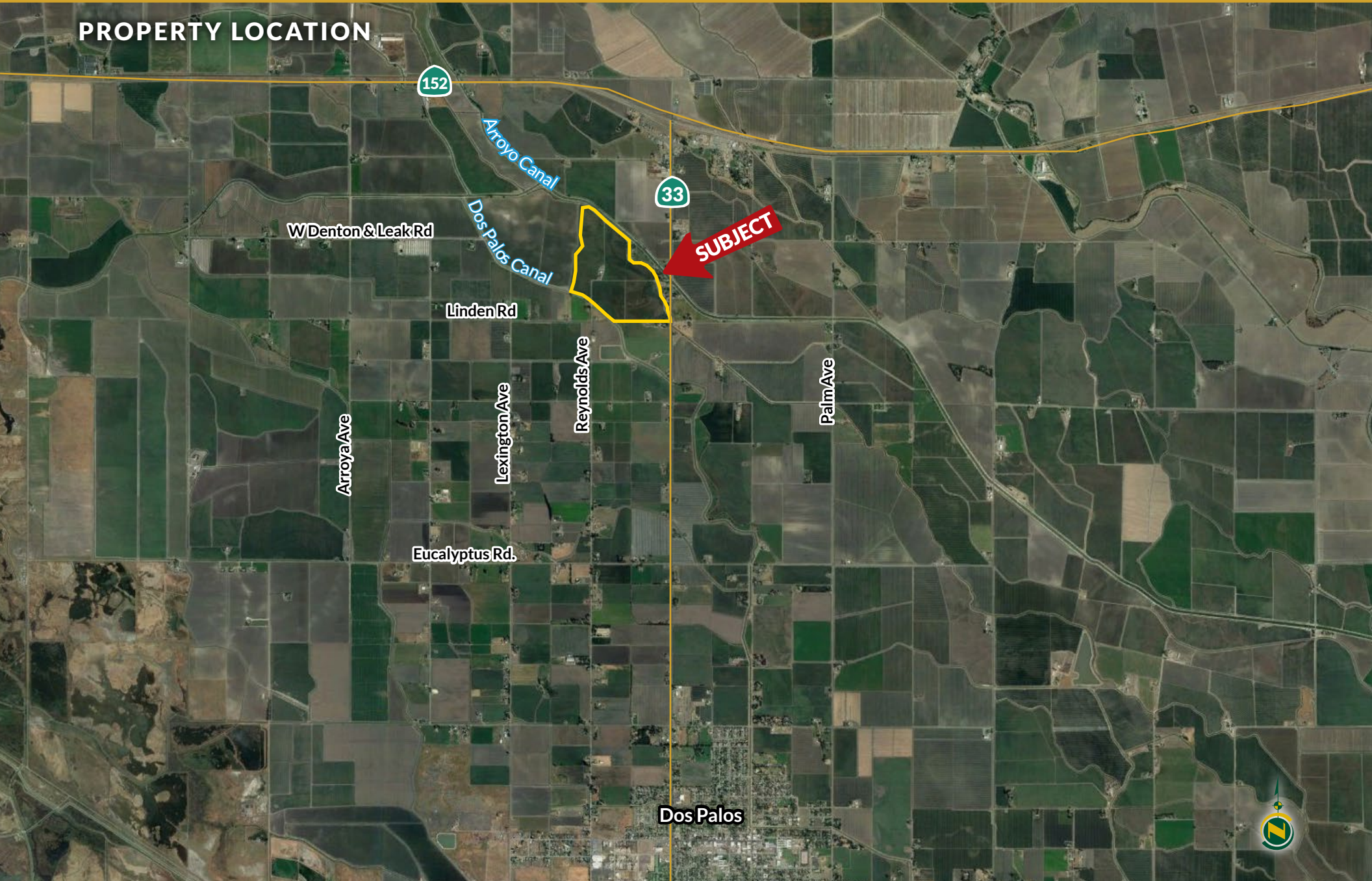


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PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION

The property is located on the north side of the Linden Avenue Alignment lying on the west side of Highway 33 and the Poso Slough. The best way to access the property is from Reynolds Ave. just north of Linden Rd.

LEGAL

Merced County APNs: 085-210-032 & 041; 086-130-007, 008, 014, 017, 018, 019 & 020

Located in a portion of Section 22 & 27, T10S, R12E, M.D.B.&M.

ZONING

Zone A-1 Agricultural.

The property is not located within the Williamson Act.

PLANTINGS

The ranch has previously been farmed to row crops including cotton, wheat, alfalfa and corn with the potential for tomatoes, melons and other rotational crops. There are almonds and pistachios planted adjacent to and nearby.

WATER

The property is in and receives water from Central California Irrigation District. There is one domestic pump & well and flood irrigation via open ditch.

SOILS

Bolfar clay loam, partially drained
Elnido clay loam, partially drained
Alros clay loam, partially drained
Dospalos clay, partially drained

BUILDINGS

There is a small house (unoccupied) and barn.

PRICE/TERMS

\$4,300,175 (\$27,500/acre) cash at the close of escrow. The property is currently leased until 12/31/24, so Buyer will assume existing farm lease.



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PROPERTY OVERVIEW

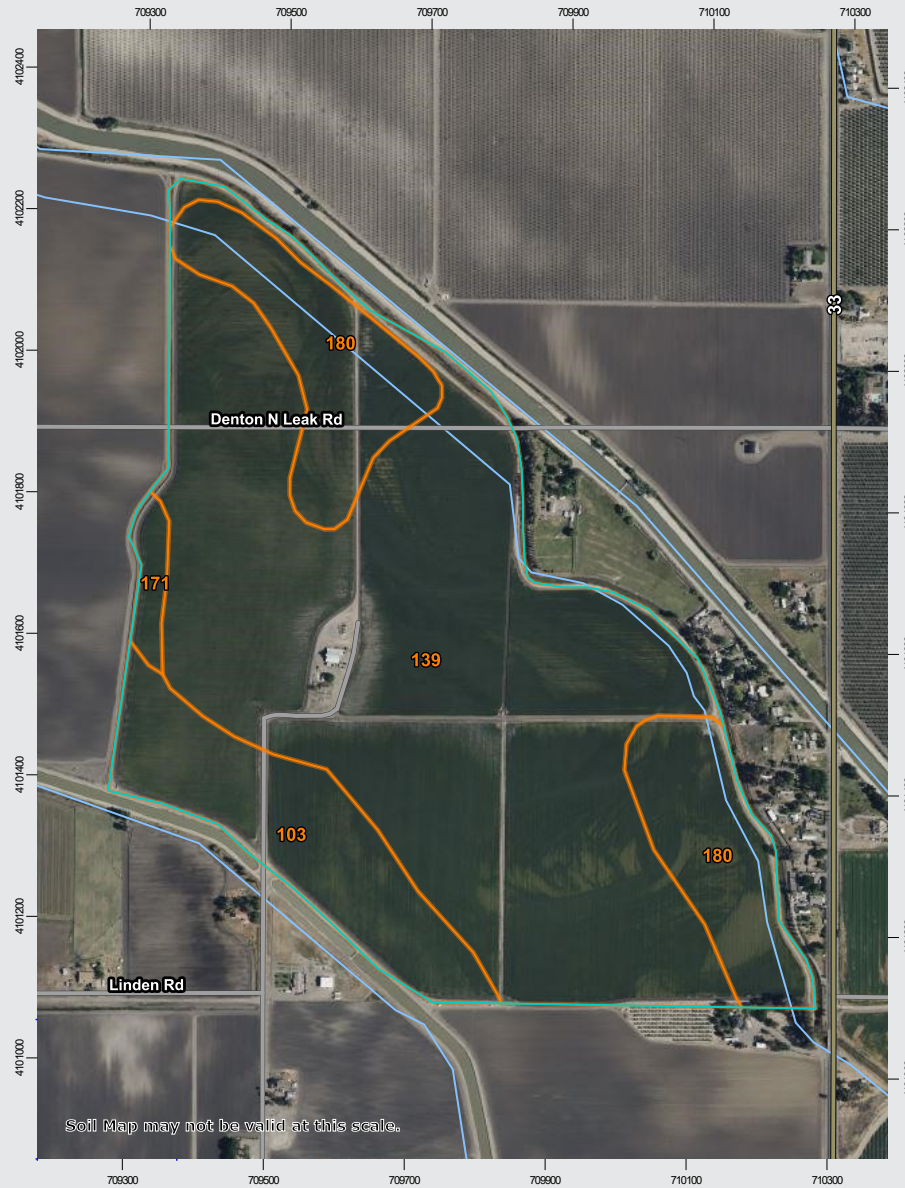


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SOILS MAP



Soil Map may not be valid at this scale.

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
139	Bolfar clay loam, partially drained
180	Elnido clay loam, partially drained
103	Alros clay loam, partially drained
171	Dospalos clay, partially drained

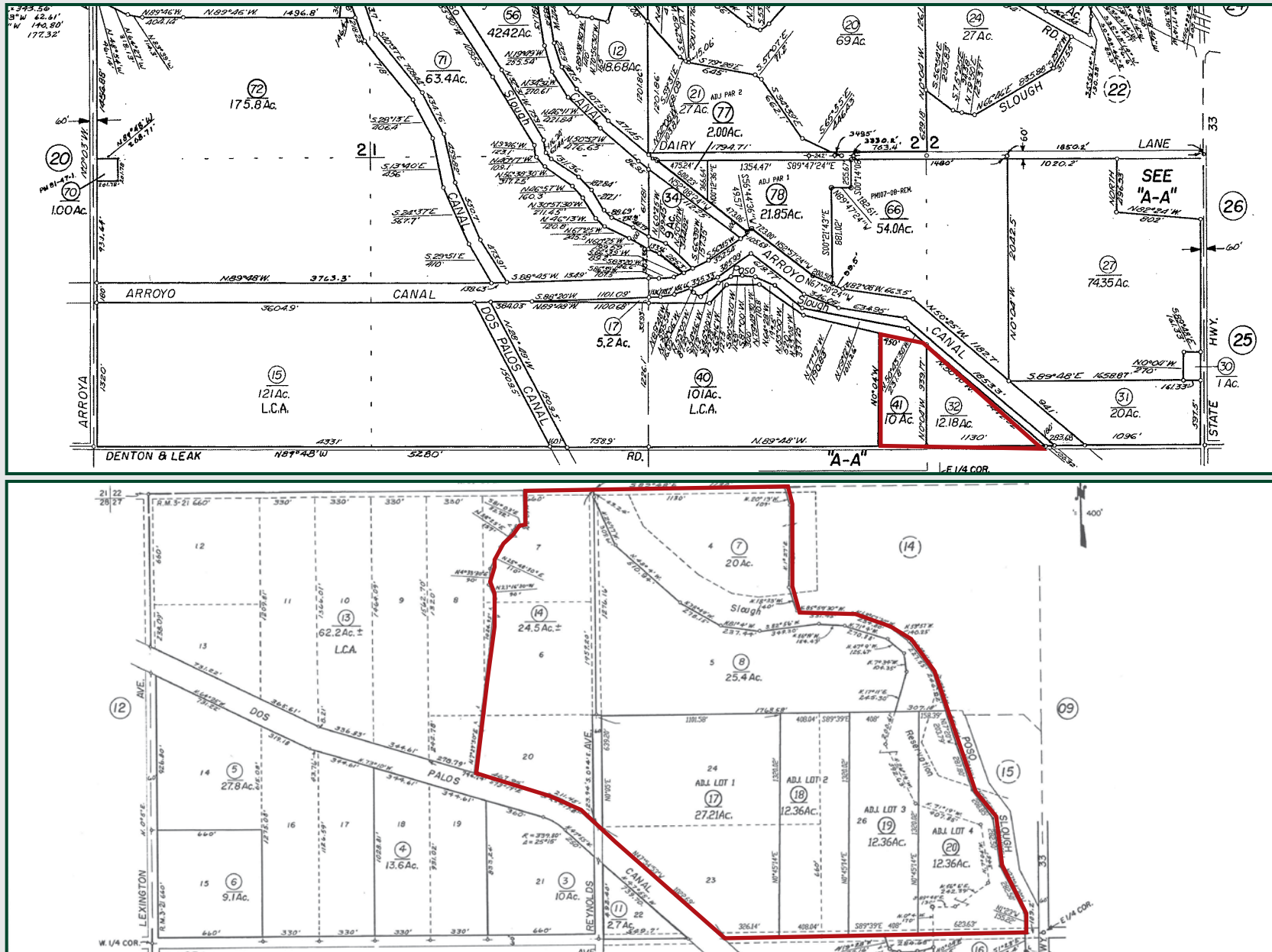


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PARCEL MAP



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PROPERTY PHOTOS



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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that may be pumped from underground aquifers. Buyers and tenants to a real estate transaction should consult with their own water attorney; hydrologist; geologist; civil engineer; or other

environmental professional. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791
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.