

114.50±
ASSESSED ACRES

SLCC OPEN LAND
MERCED COUNTY, CALIFORNIA

\$2,750,000
(\$24,018/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



A Tradition In Trust Since 1919

www.pearsonrealty.com
CA DRE #00020875



PROPERTY HIGHLIGHTS:

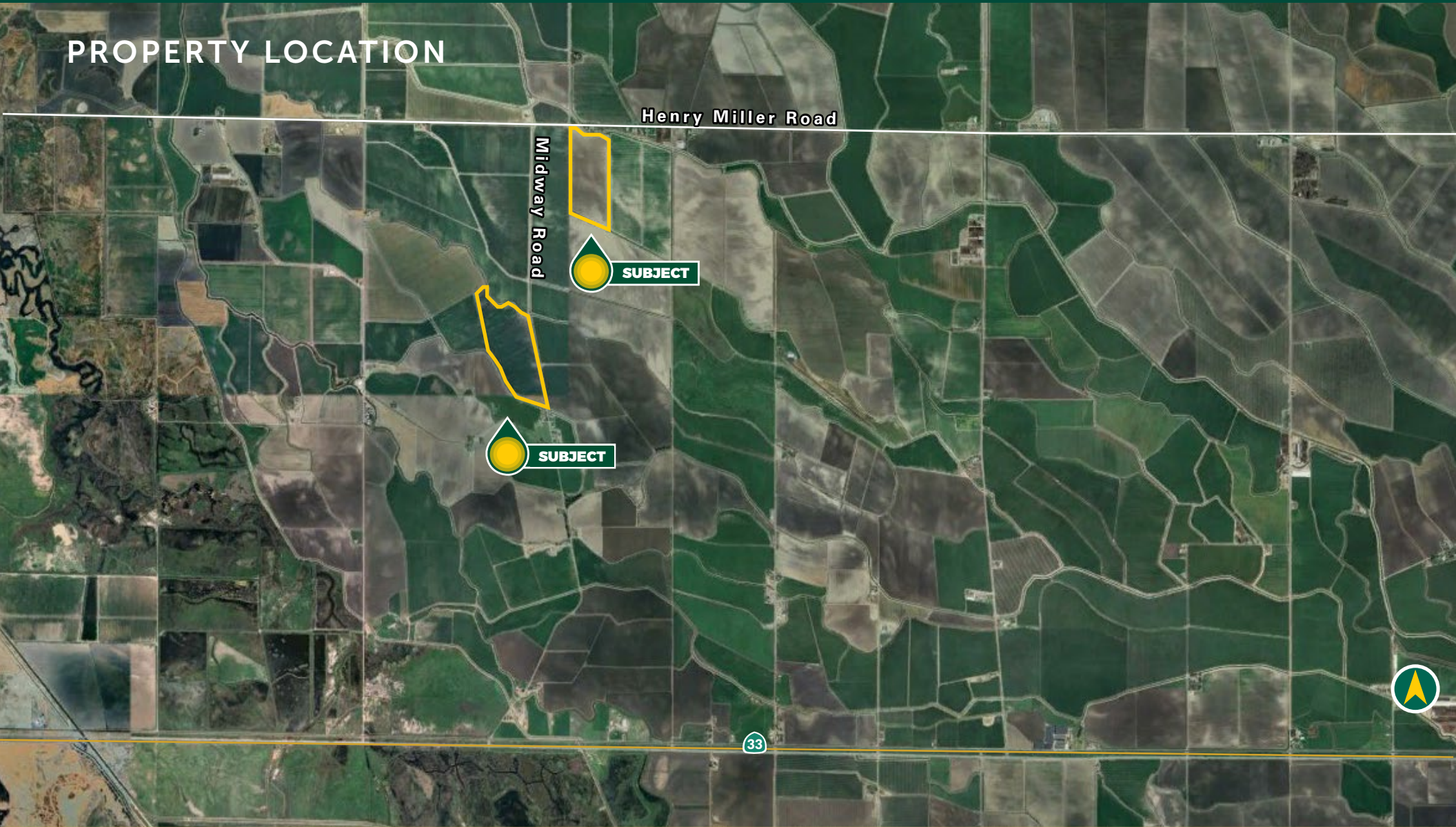
- SAN LUIS CANAL COMPANY
- GOOD FARMING AREA
- CURRENTLY PLANTED TO CARROTS

SLCC OPEN LAND
MERCED COUNTY, CA

114.50± ACRES

\$2,750,000
(\$24,018 / ACRE)

PROPERTY LOCATION



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

PROPERTY INFORMATION

LOCATION

The subject property is located on the west side of Midway Road, 1 mile south of Henry Miller Road (62± acs.) and on the south side of Henry Miller Road just east of Midway Road (52.5± acs.) in Merced County

LEGAL

Merced County APN's: 073-190-020, 073-200-020 and 072-250-017.
Located in portions of Sections 2, 3 & 10, T10S, R11E, M.D.B.&M.

ZONING

Subject property is zoned A-1. The property is not enrolled in the Williamson Act.

PLANTINGS

The property is currently planted to carrots, though has historically been farmed to melons, wheat and cotton.

WATER

San Luis Canal Company.

SOILS

See soils map included.

PRICE/TERMS

\$2,750,000 (\$24,018 per acre) cash at the close of escrow. A sale is subject to an existing farm lease for the 2025 crop season.

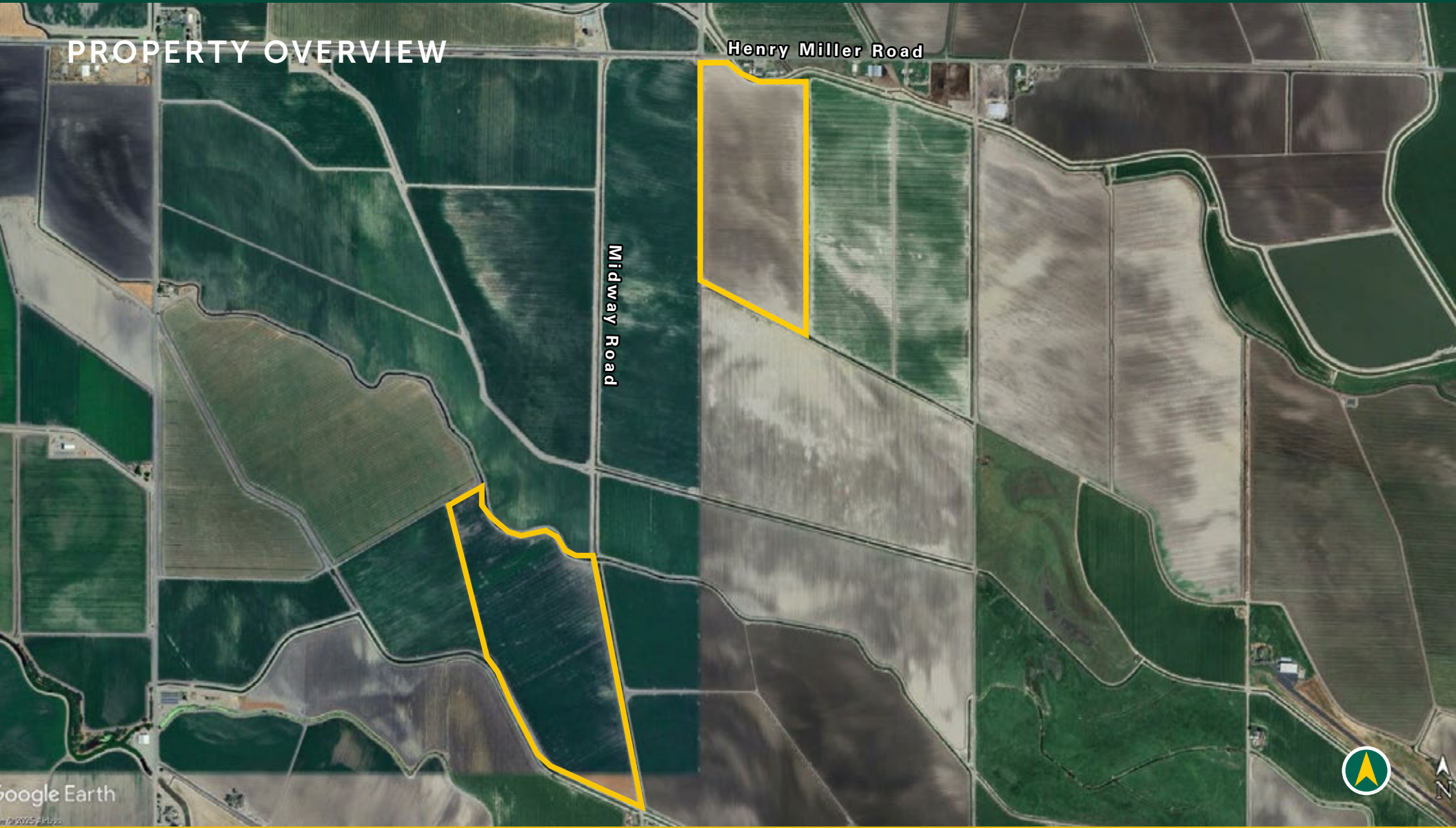


SLCC OPEN LAND
MERCED COUNTY, CA

114.50± ACRES

\$2,750,000
(\$24,018 / ACRE)

PROPERTY OVERVIEW



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

SOILS MAPS



California Revised Storie Index (CA)

Map unit symbol	Map unit name
139	Bolfae clay loam, partially drained
103	Alros clay loam, partially drained
178	Elnido sandy loam, partially drained



California Revised Storie Index (CA)

Map unit symbol	Map unit name
170	Dos palos clay loam, partially drained
103	Alros clay loam, partially drained

PARCEL MAP

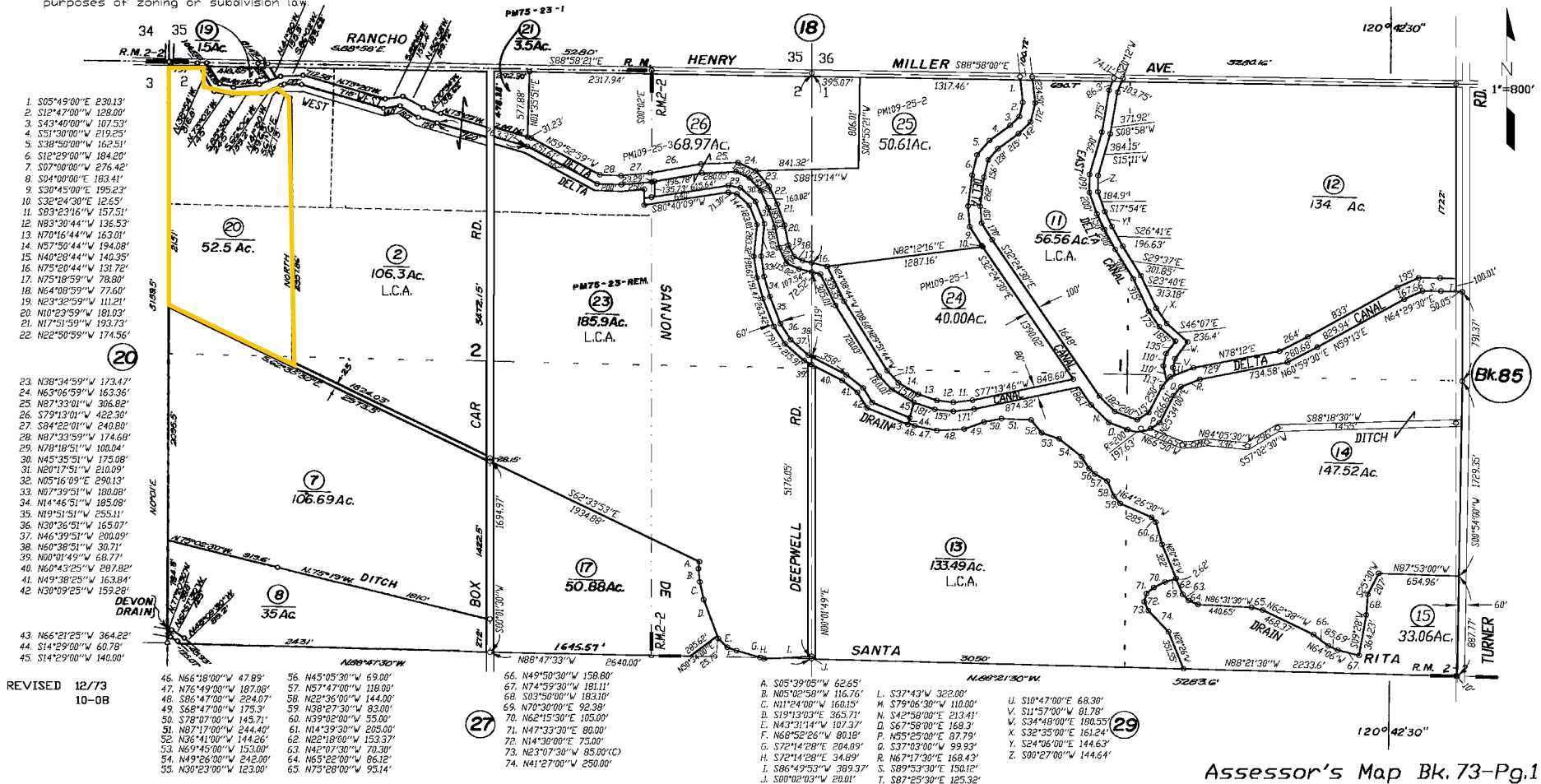
APN: 073-190-020

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. RANCHO SANJON DE SANTA RITA T.10S.,R.11E., M.D.B.&M.

Tax Rate Area 082-004

73-19



Rancho Sanjon De Santa Rita, R. M. Bk. 2 Pg. 2

Assessor's Map Bk. 73-Pg.19
County of Merced, Calif.
1957

REVISED 12/73
10-08

- 1. S05°49'00"W 230.13'
- 2. S12°47'00"W 129.00'
- 3. S43°40'00"W 107.53'
- 4. S51°30'00"W 219.25'
- 5. S38°50'00"W 162.51'
- 6. S12°29'00"W 184.20'
- 7. S07°00'00"W 276.42'
- 8. S04°00'00"W 183.41'
- 9. S30°45'00"E 195.23'
- 10. S32°24'30"E 126.5'
- 11. S83°23'16"W 157.51'
- 12. N83°30'44"W 136.53'
- 13. N70°16'44"W 163.01'
- 14. N57°50'44"W 194.08'
- 15. N40°28'44"W 140.35'
- 16. N75°20'44"W 131.72'
- 17. N75°18'59"W 78.80'
- 18. N64°08'59"W 77.60'
- 19. N23°32'59"W 111.21'
- 20. N10°23'59"W 181.03'
- 21. N17°51'59"W 193.73'
- 22. N22°50'59"W 174.56'
- 23. N38°34'59"W 173.47'
- 24. N63°06'59"W 163.36'
- 25. N87°33'01"W 306.82'
- 26. S73°13'01"W 422.30'
- 27. S81°22'01"W 240.80'
- 28. N87°33'59"W 174.68'
- 29. N78°18'51"W 100.04'
- 30. N43°35'51"W 175.08'
- 31. N20°17'51"W 210.09'
- 32. N05°16'09"E 250.13'
- 33. N87°39'51"W 180.08'
- 34. N14°46'51"W 185.08'
- 35. N19°51'51"W 255.11'
- 36. N30°36'51"W 165.07'
- 37. N46°39'51"W 200.09'
- 38. N60°38'51"W 30.71'
- 39. N00°01'49"W 68.71'
- 40. N60°43'25"W 287.82'
- 41. N49°38'25"W 163.84'
- 42. N30°09'25"W 155.28'
- 43. N66°21'25"W 364.22'
- 44. S14°29'00"W 60.78'
- 45. S14°29'00"W 140.00'
- 46. N66°18'00"W 47.89'
- 47. N75°49'00"W 187.08'
- 48. S86°47'00"W 224.07'
- 49. S68°47'00"W 175.3'
- 50. S78°07'00"W 145.71'
- 51. N87°17'00"W 244.40'
- 52. N36°41'00"W 144.26'
- 53. N69°45'00"W 153.00'
- 54. N49°26'00"W 242.00'
- 55. N30°23'00"W 123.00'
- 56. N45°05'30"W 69.00'
- 57. N57°47'00"W 118.00'
- 58. N22°36'00"W 144.00'
- 59. N38°27'30"W 83.00'
- 60. N39°02'00"W 55.00'
- 61. N14°39'30"W 205.00'
- 62. N22°18'00"W 153.37'
- 63. N42°07'30"W 70.30'
- 64. N65°22'00"W 86.12'
- 65. N75°28'00"W 95.14'
- 66. N49°50'30"W 158.80'
- 67. N74°59'30"W 181.11'
- 68. S03°50'00"W 183.10'
- 69. N70°30'00"E 92.38'
- 70. N62°15'30"E 105.00'
- 71. N47°33'30"E 88.00'
- 72. N14°30'00"E 73.00'
- 73. N23°07'30"W 85.00(C)
- 74. N41°27'00"W 280.00'
- A. S05°39'05"W 62.65'
- B. N05°02'58"W 116.76'
- C. N11°24'00"W 160.12'
- D. S19°13'03"E 265.71'
- E. N43°31'14"W 107.37'
- F. N68°52'26"W 80.18'
- G. S72°14'28"E 204.89'
- H. S72°14'28"E 34.89'
- I. S80°43'53"W 389.37'
- J. S00°02'03"W 28.01'
- L. S37°43'W 322.00'
- M. S79°06'30"W 110.00'
- N. S42°56'00"E 213.41'
- O. S67°58'00"E 168.3'
- P. N55°25'00"E 87.79'
- Q. S37°03'00"W 99.93'
- R. N67°17'30"E 168.43'
- S. S89°53'30"E 150.12'
- T. S87°25'30"E 125.32'
- U. S10°47'00"E 68.30'
- V. S11°57'00"W 81.78'
- W. S34°48'00"E 180.55'
- X. S32°35'00"E 161.24'
- Y. S24°06'00"E 144.63'
- Z. S00°27'00"W 144.64'

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



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

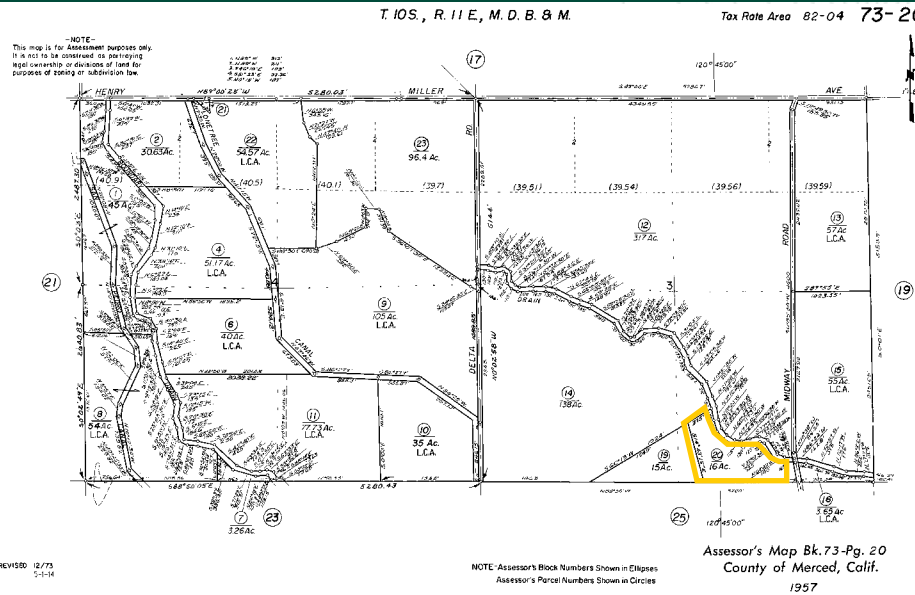
FRESNO
7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA
3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

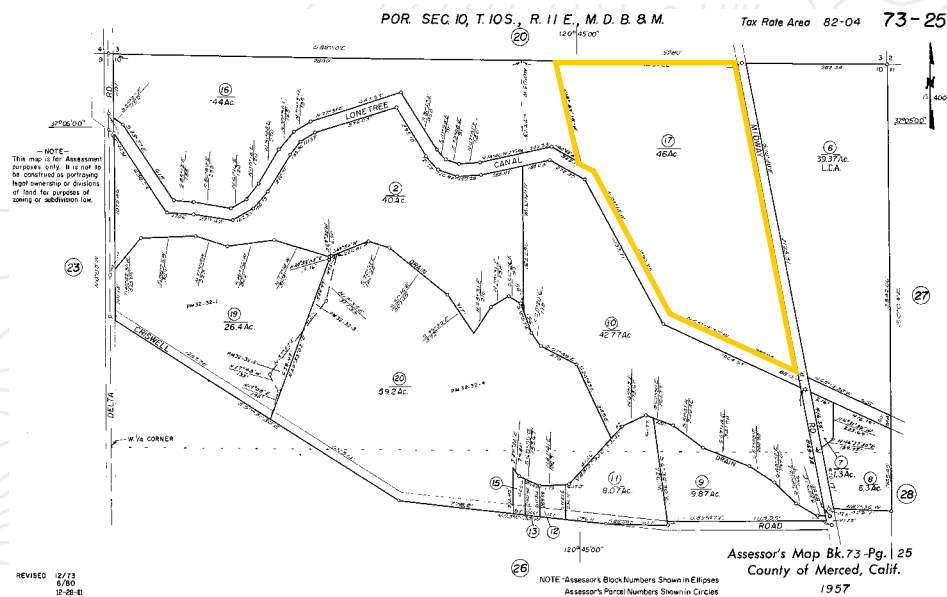
BAKERSFIELD
4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

PARCEL MAPS

APN: 073-200-020



APN: 073-250-017



EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



OFFICES SERVING
THE CENTRAL VALLEY

FRESNO

7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

VISALIA

3447 S. Demaree St.
Visalia, CA 93277
559.732.7300

BAKERSFIELD

4900 California Ave., #210B
Bakersfield, CA 93309
661.334.2777

www.pearsonrealty.com

CA DRE #00020875

