

**152.90±**  
ASSESSED ACRES

**SAN LUIS CANAL CO. LAND SOUTH**  
MERCED COUNTY, CALIFORNIA

**\$3,822,500**  
(\$25,000/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.



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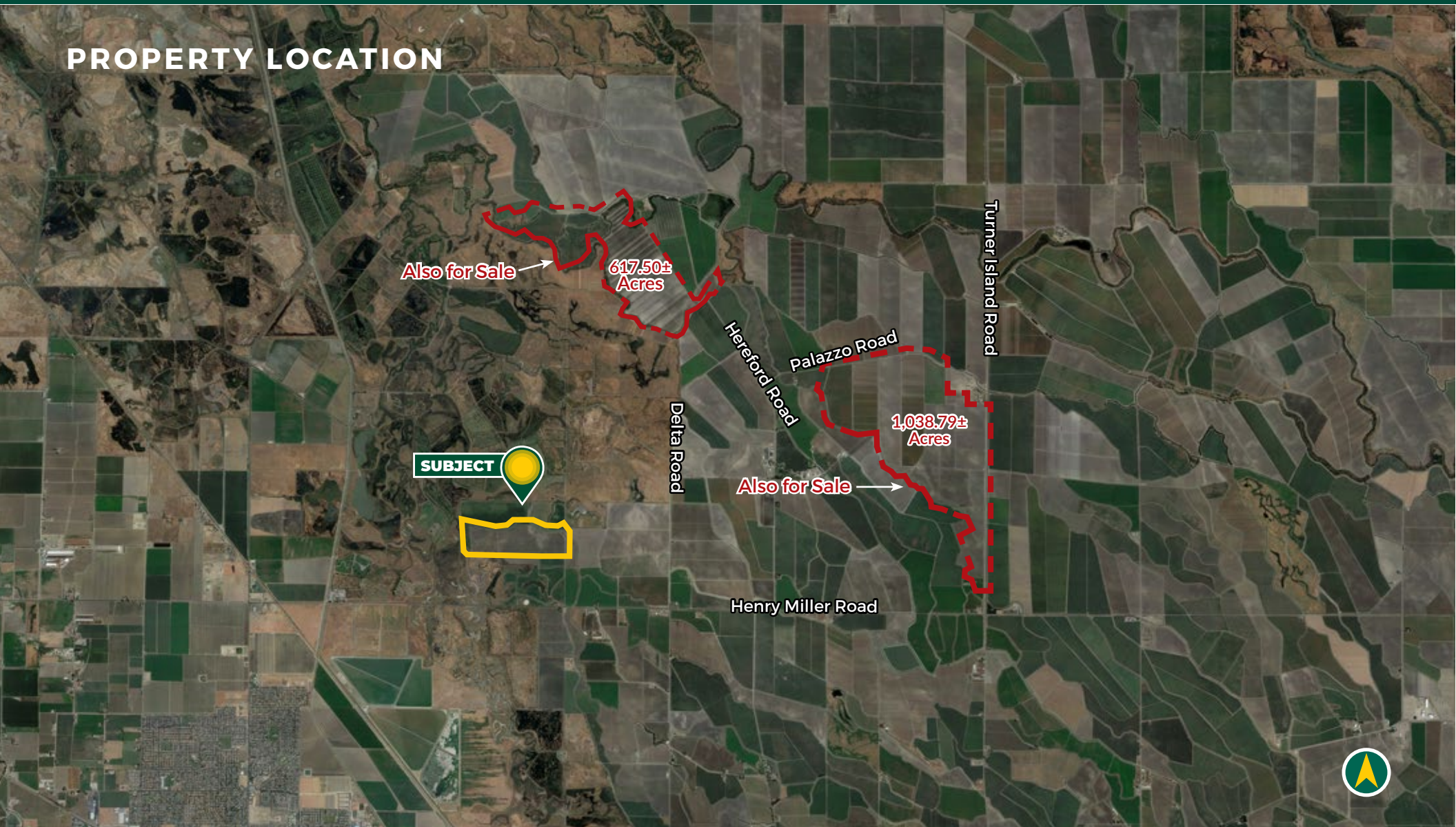


**PROPERTY  
HIGHLIGHTS:**

- FARMED TO FIELD CROPS
- EXCHANGE CONTRACTORS DISTRICT
- DRIP IRRIGATION



## PROPERTY LOCATION



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## PROPERTY INFORMATION

### DESCRIPTION

A unique opportunity to acquire 152.90± acres of open land in a desirable Exchange Contractors District. The property is currently farmed to a variety of field crops, including tomatoes and cotton. Irrigation water is from filter stations with booster pumps distributing water to each field via drip irrigation.

### LOCATION

The property is located in a portion of Section 32, T9S, R11E, M.D.B.&M. Merced County APN: 073-160-004

### LEGAL

The property is located in a portion of Section 32, T9S, R11E, M.D.B.&M. Merced County APN: 073-160-004

### ZONING

A-1 (General Agriculture). The property is not enrolled in the Williamson Act.

### PLANTINGS

The property has historically been farmed to tomatoes, cotton, alfalfa and wheat.

### WATER

San Luis Canal Company  
Multiple lift pumps, booster pumps & filter stations  
Drip irrigation

### SOILS

See soil map included

### PRICE/TERMS

\$3,822,500 (\$25,000/acre) cash at close of escrow. A sale is subject to the existing farm lease, which expires on 12/31/25.



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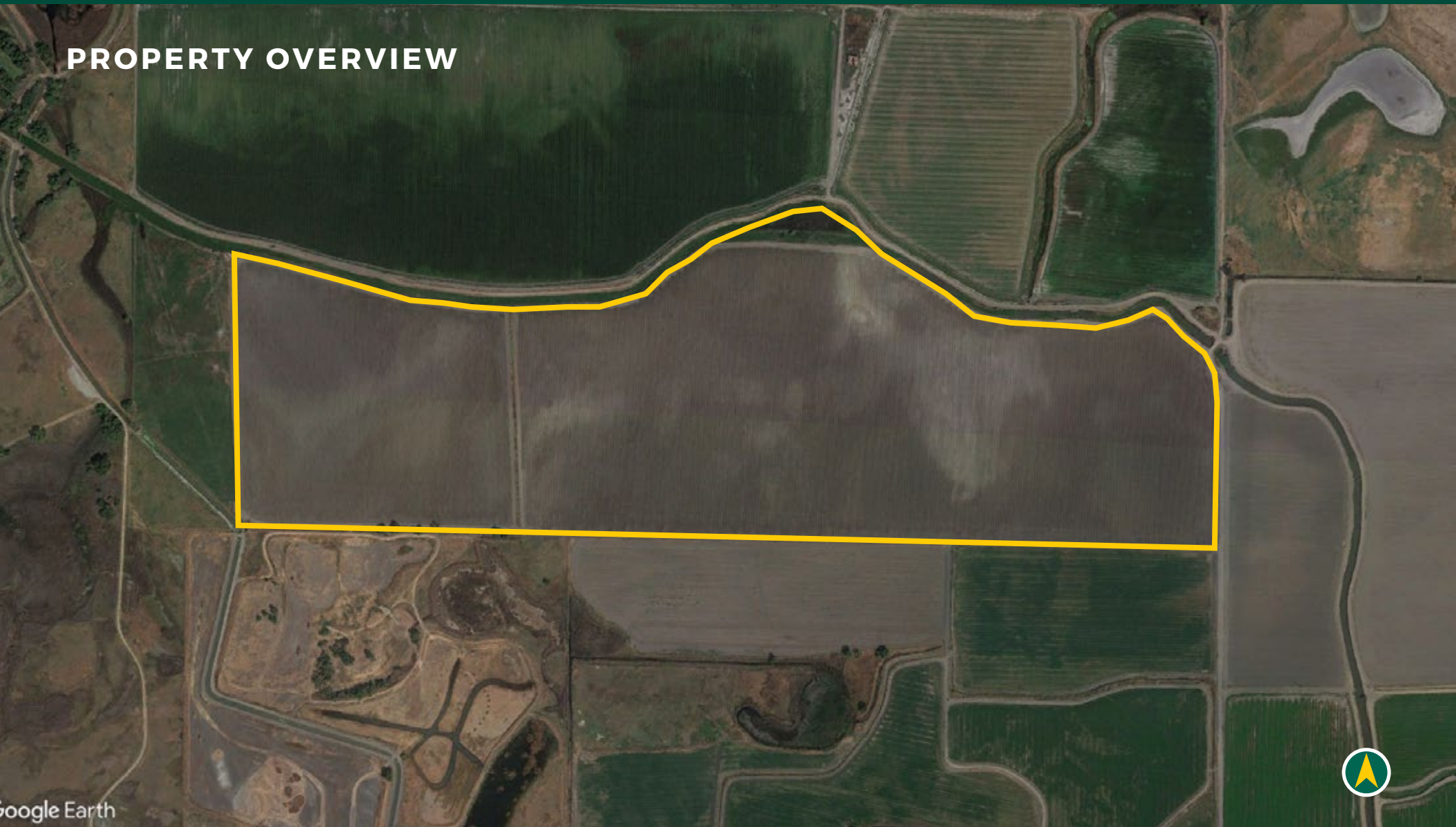


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**MERCED COUNTY, CA**

**152.90± ACRES**

**\$3,822,500**  
**(\$25,000 / ACRE)**

## PROPERTY OVERVIEW



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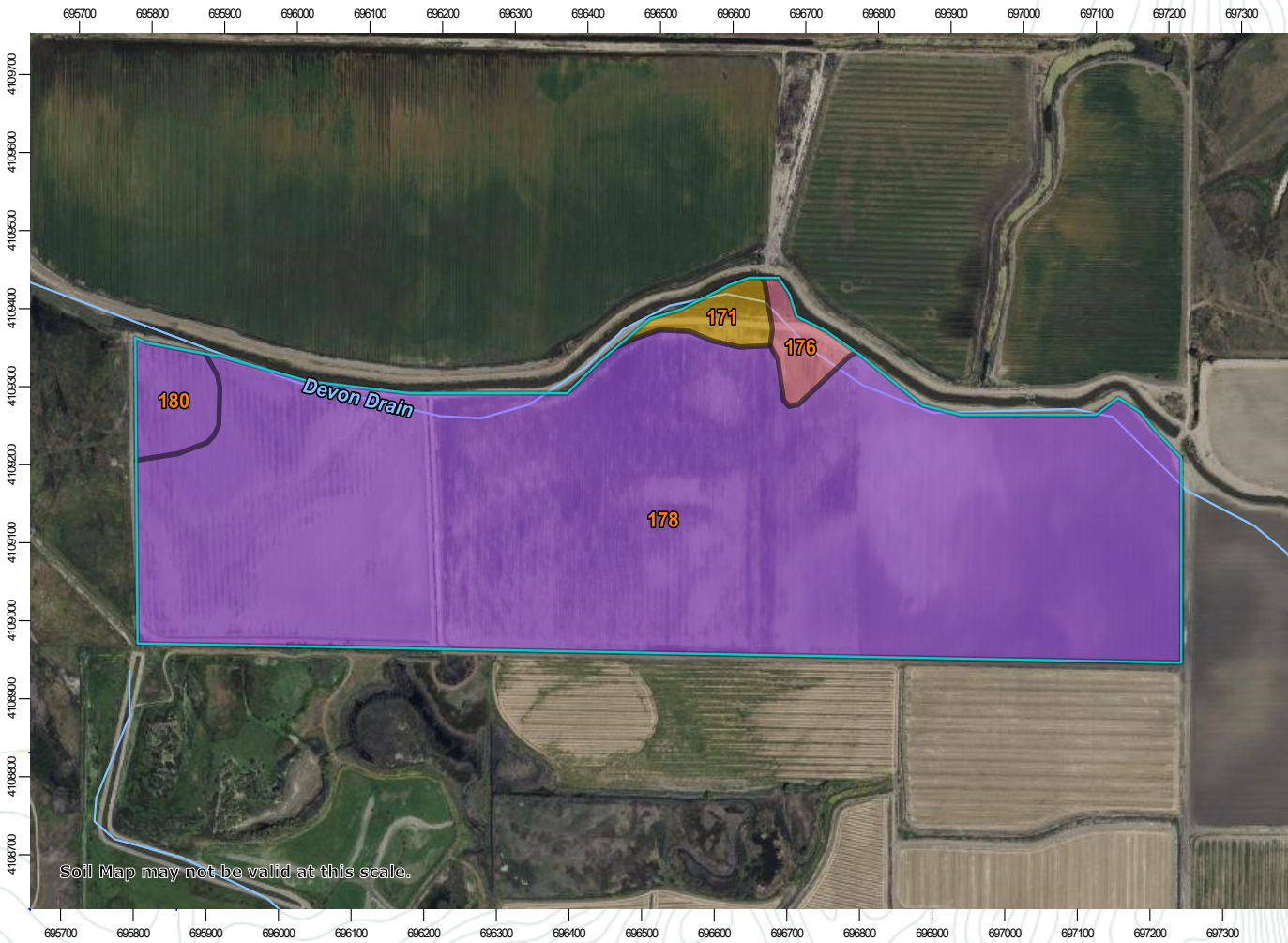
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SOILS MAP

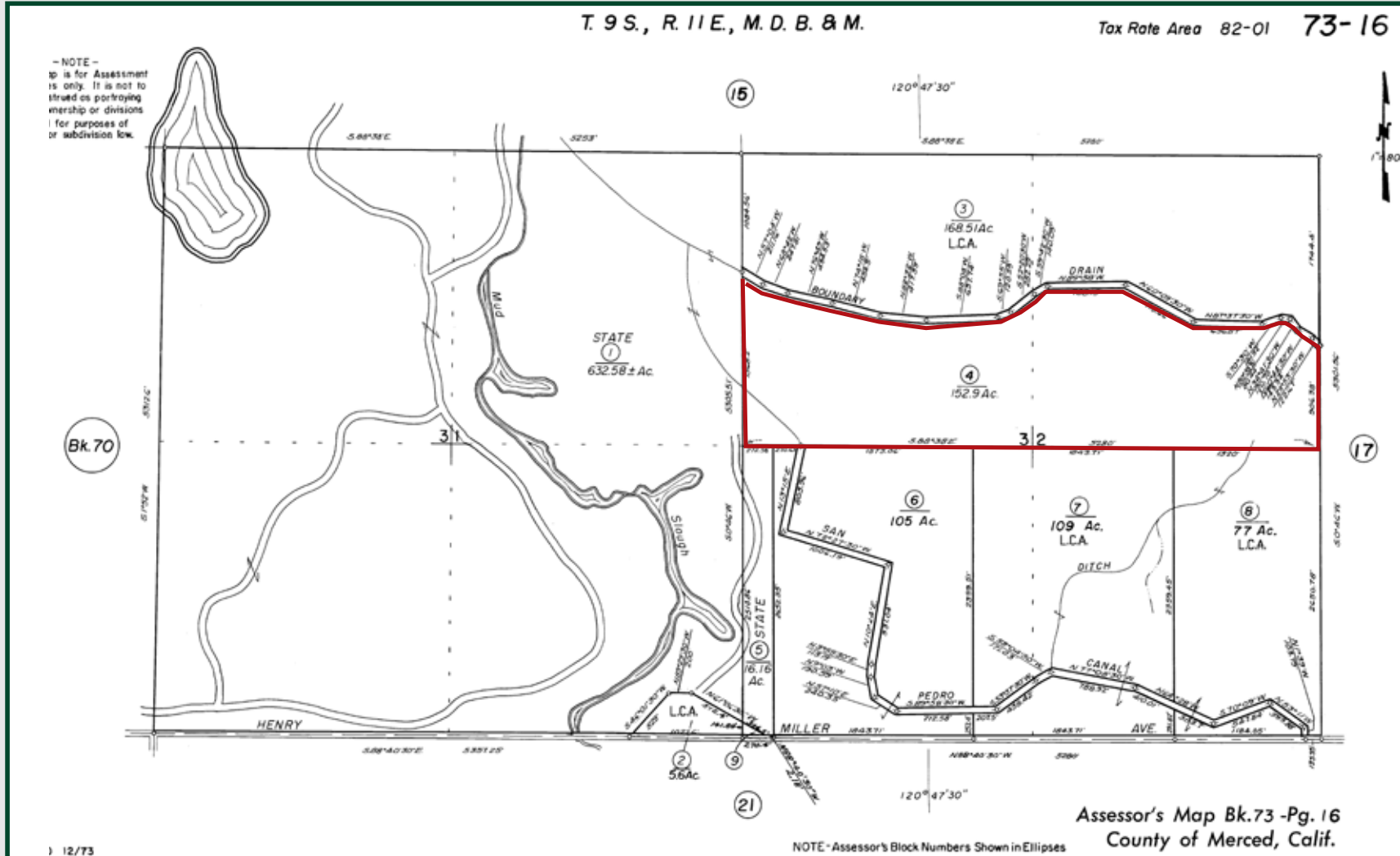


Map unit symbol	Map unit name
178	Elnido sandy loam, partially drained
180	Elnido clay loam, partially drained
171	Dospalos clay partially drained
176	Edminister-Kesterson complex





## PARCEL MAP



## PROPERTY PHOTOS





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**OFFICES SERVING  
THE CENTRAL VALLEY**

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