

617.50±
ASSESSED ACRES

SAN LUIS CANAL CO. LAND NORTH
MERCED COUNTY, CALIFORNIA

\$15,437,500
(\$25,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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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 617.50± 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 east and west sides of Hereford Road, 1 mile north of Palazzo Road.

LEGAL

The property is located in portions of Sections 15, 16, 17, 21, & 22, T9s, R11E., M.D.B.&M. Merced County APNs: 073-060-002 & 009; 073-080-008 & 011; 073-090-010 & 073-110-017.

ZONING

A-1 (General Agriculture). The property is 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

\$15,437,500 (\$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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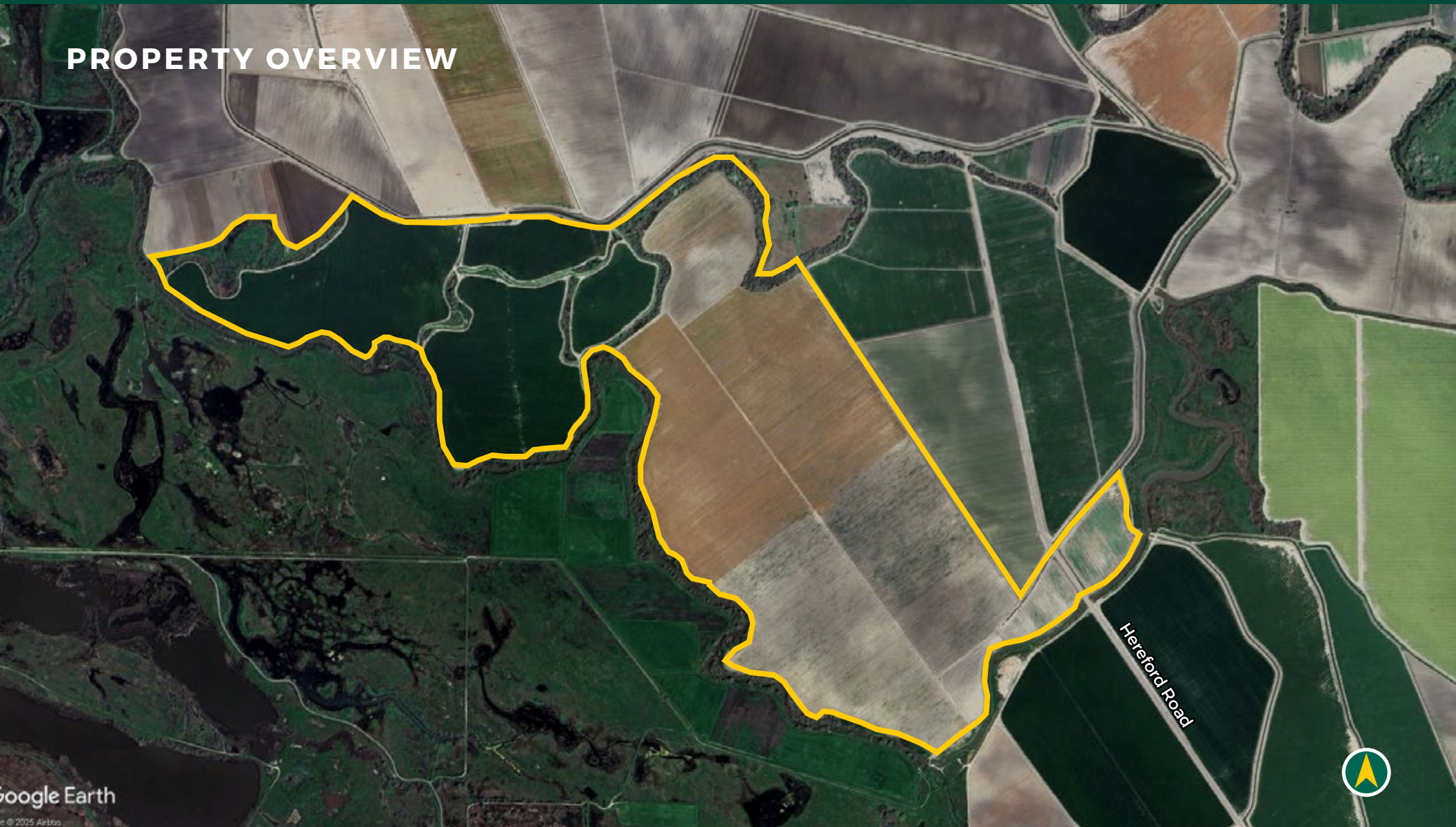
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**SAN LUIS CANAL CO. LAND NORTH
MERCED COUNTY, CA**

617.50± ACRES

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PROPERTY OVERVIEW



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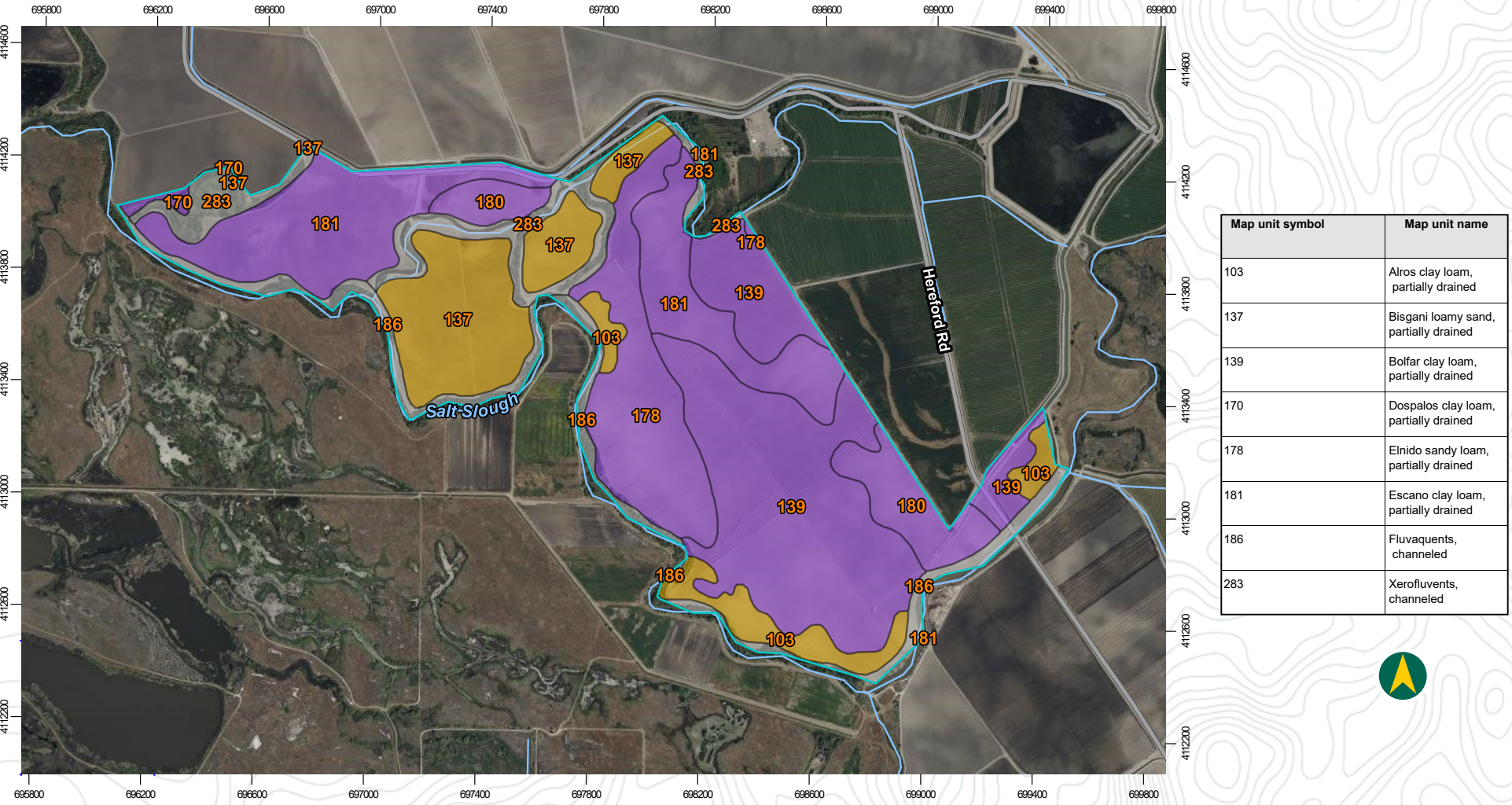
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SOILS MAP



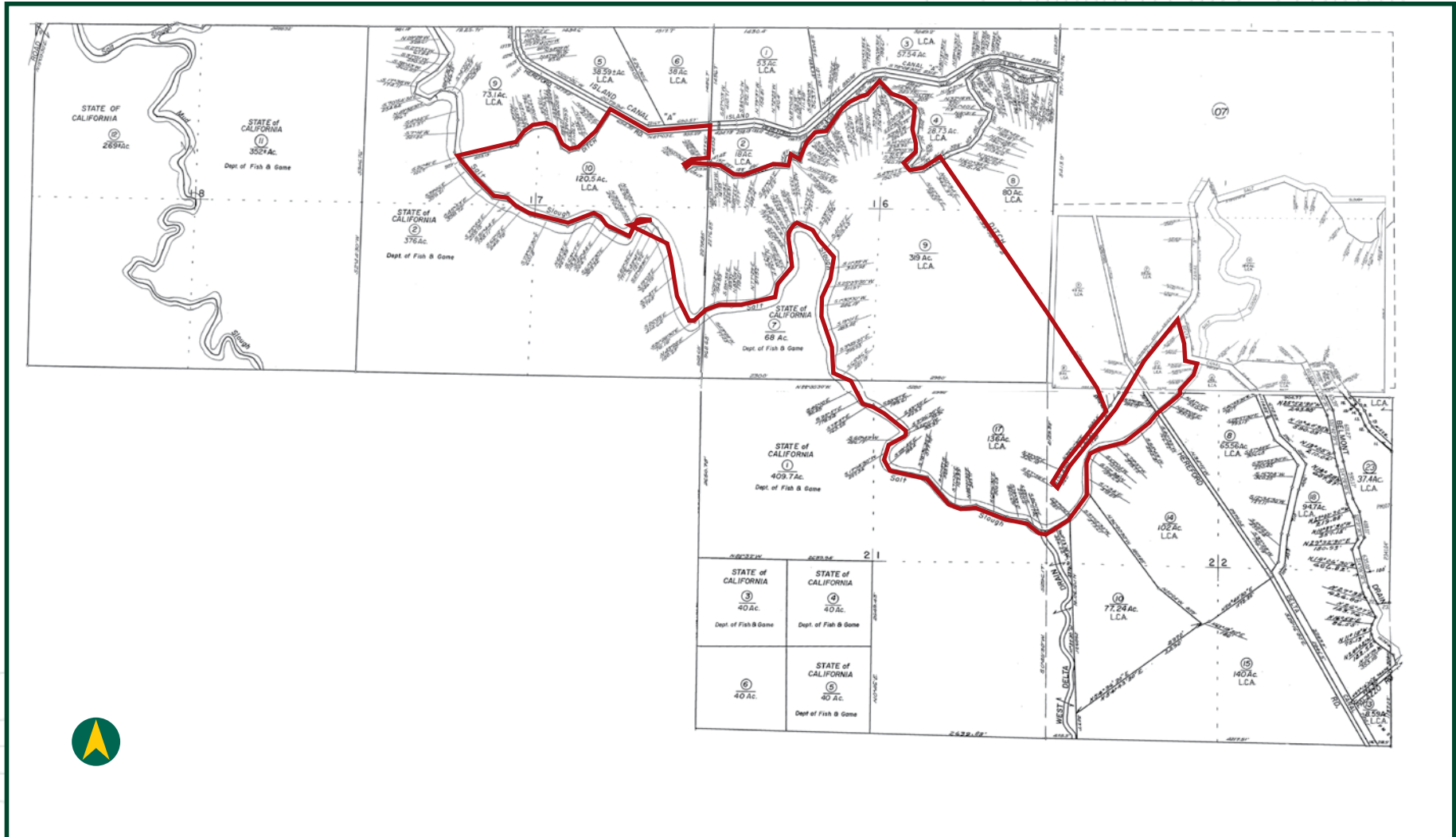
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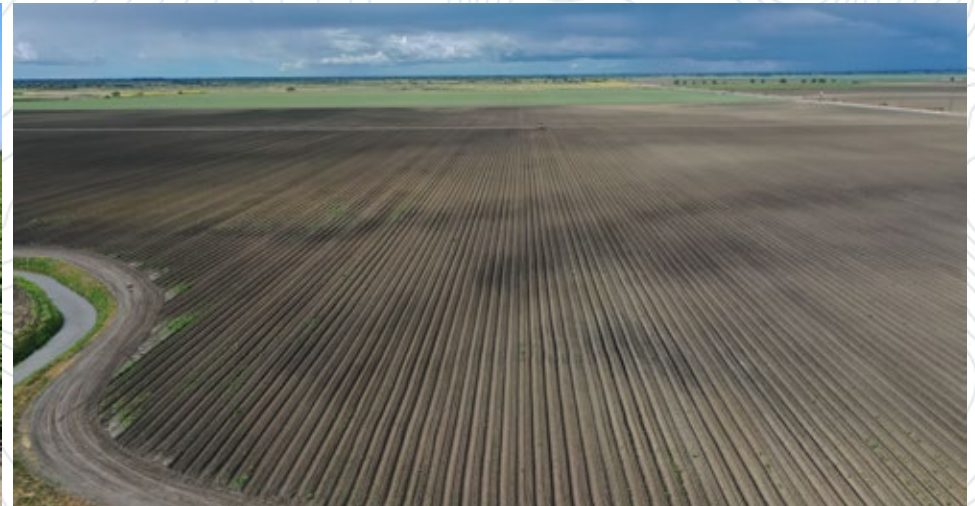
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PARCEL MAP



PROPERTY PHOTOS



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OFFICES SERVING THE CENTRAL VALLEY

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