

1,038.79±
ASSESSED ACRES

SAN LUIS CANAL CO. LAND EAST
MERCED COUNTY, CALIFORNIA

\$25,969,750
(\$25,000/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES



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559.732.7300

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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:**

- (2) IRRIGATION PUMPS & WELLS
- EXCHANGE CONTRACTORS DISTRICT
- DRIP IRRIGATION

PROPERTY LOCATION



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PROPERTY INFORMATION

DESCRIPTION

A unique opportunity to acquire 1,038.79± 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. There are two irrigation pumps and wells.

LOCATION

The west side of Turner Island Road and south side of Palazzo Road.

LEGAL

The property is located in portions of Sections 23, 24, 25, 26, & 32, T9s, R11E., M.D.B.&M. Merced County APNs: 073-120-028 & 031; 073-130-046, 047, 048, 049, & 050, 073-180-029, 030 & 031.

ZONING

A-1 (General Agriculture). The majority of parcels are enrolled in the Williamson Act. The following Merced County APN's are not enrolled in the Williamson Act: 073-120-028 and 073-130-047 & 049.

PLANTINGS

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

WATER

San Luis Canal Company
(2) Irrigation pumps & wells
Multiple lift pumps, booster pumps & filter stations
Drip irrigation

SOILS

See soil map included

BUILDINGS

6 Labor houses

PRICE/TERMS

\$25,969,750 (\$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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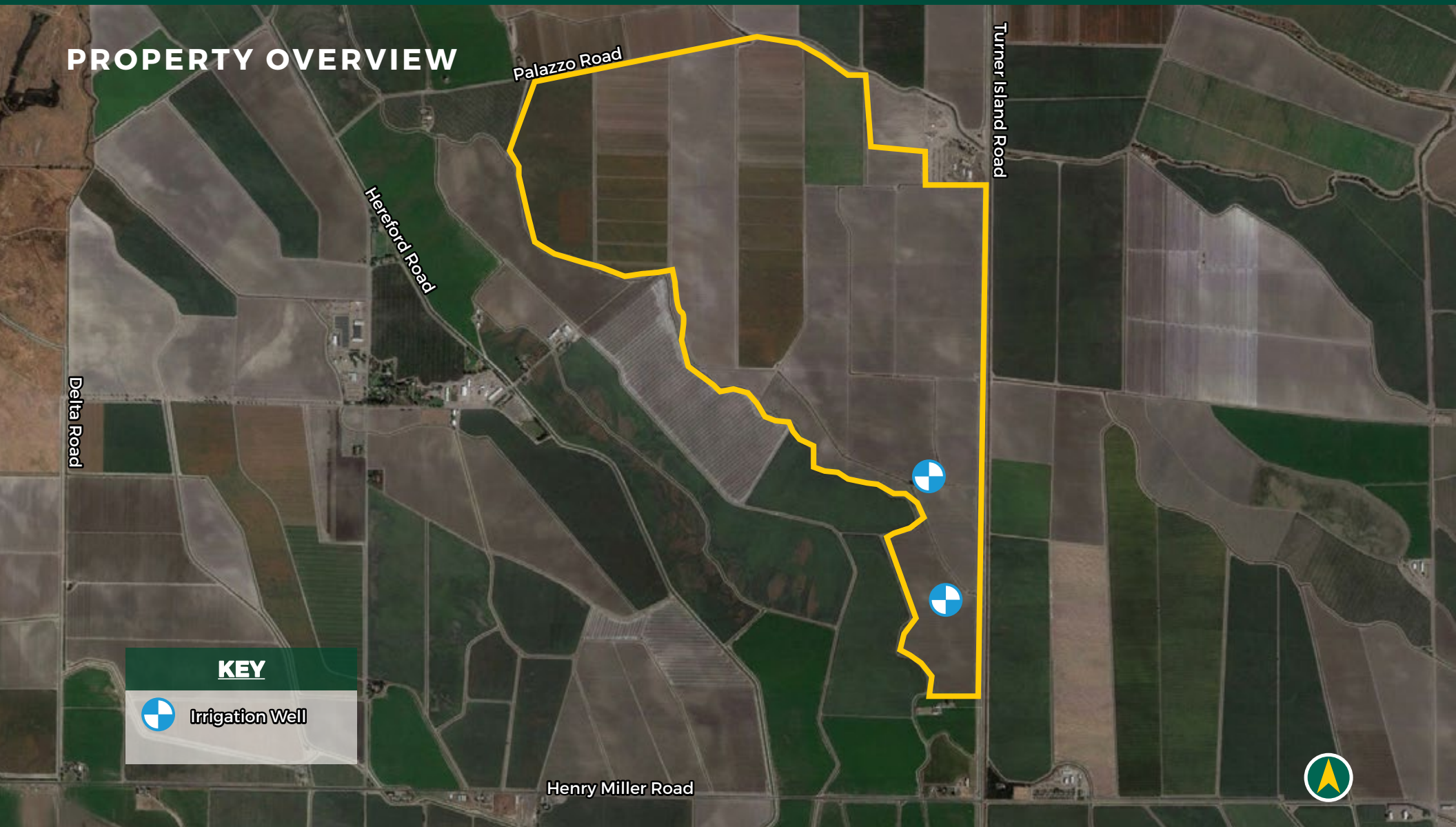
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PROPERTY OVERVIEW



KEY



Irrigation Well

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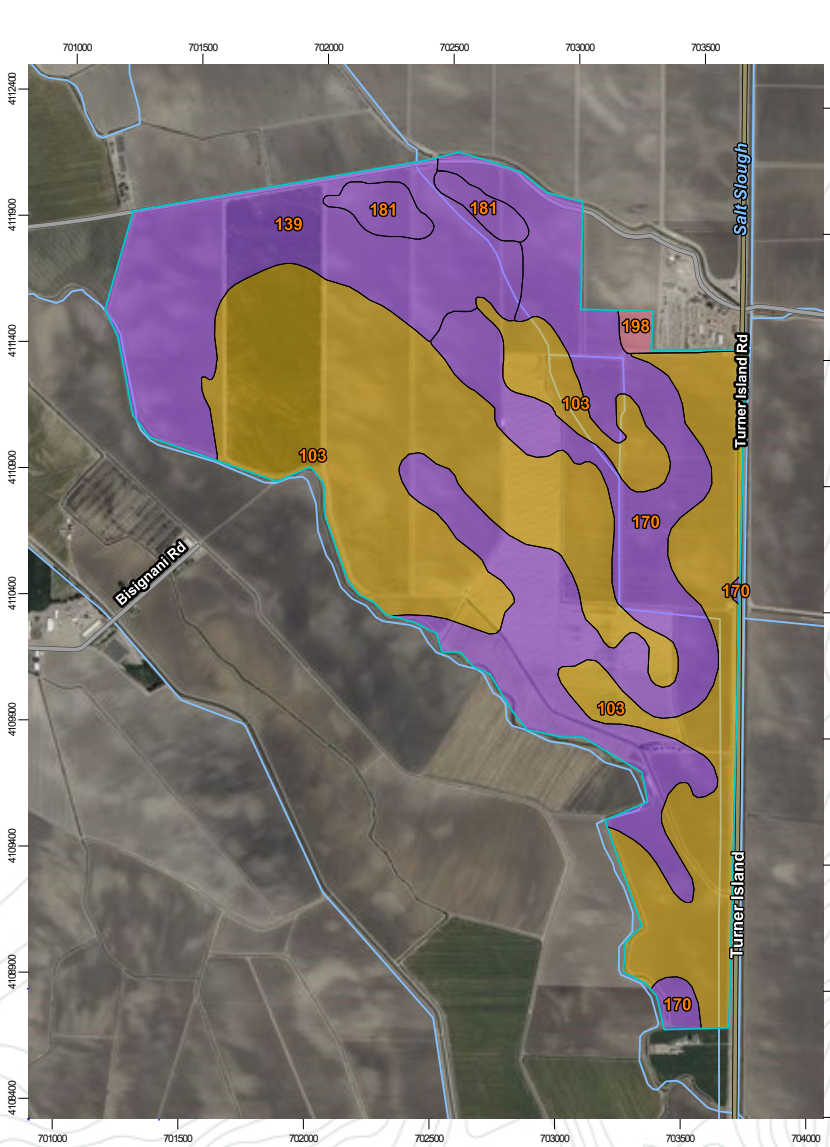
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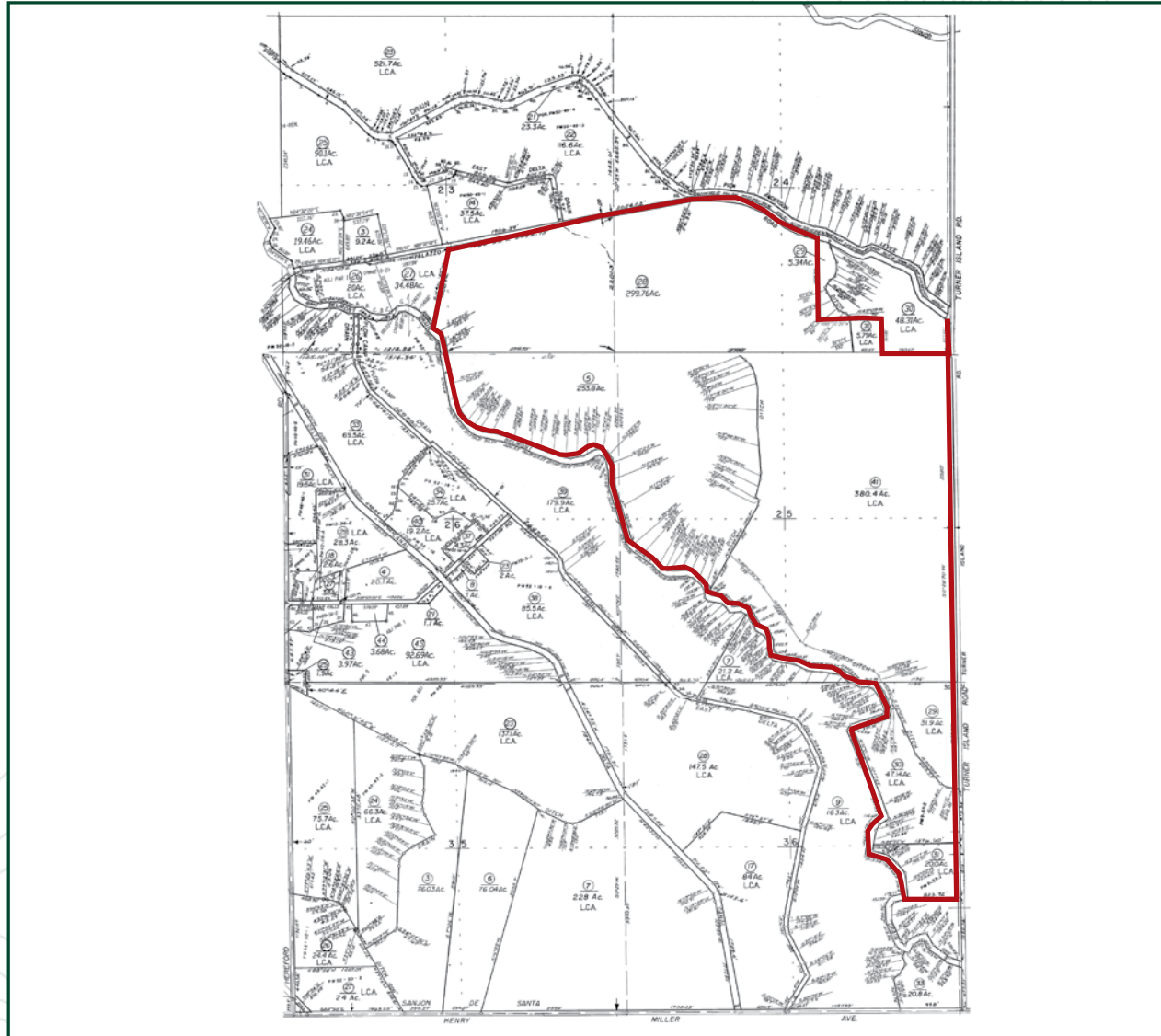
SOILS MAP



California Revised Storie Index (CA)	
Map unit symbol	Map unit name
103	Alros clay loam, partially drained
139	Bolfar clay loam, partially drained
170	Dospalos clay loam, partially drained
181	Escano clay loam, partially drained
198	Kesterson sandy loam



PARCEL MAP



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PROPERTY PHOTOS



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