MERCED IRRIGATION DISTRICT OPEN GROUND

38± ACRES | MERCED COUNTY, CALIFORNIA

$1,100,000
($28,947/Acre)



PROPERTY HIGHLIGHTS

- MERCED IRRIGATION DISTRICT
- ONSITE PUMP AND WELL
- GOOD ACCESS FROM PUBLIC ROADS

PEARSON REALTY

Independently Owned And Operated
Corporate License #00020875
pearsonrealty.com

FRESNO
7480 N. Palm Ave., Suite 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
661.334.2477

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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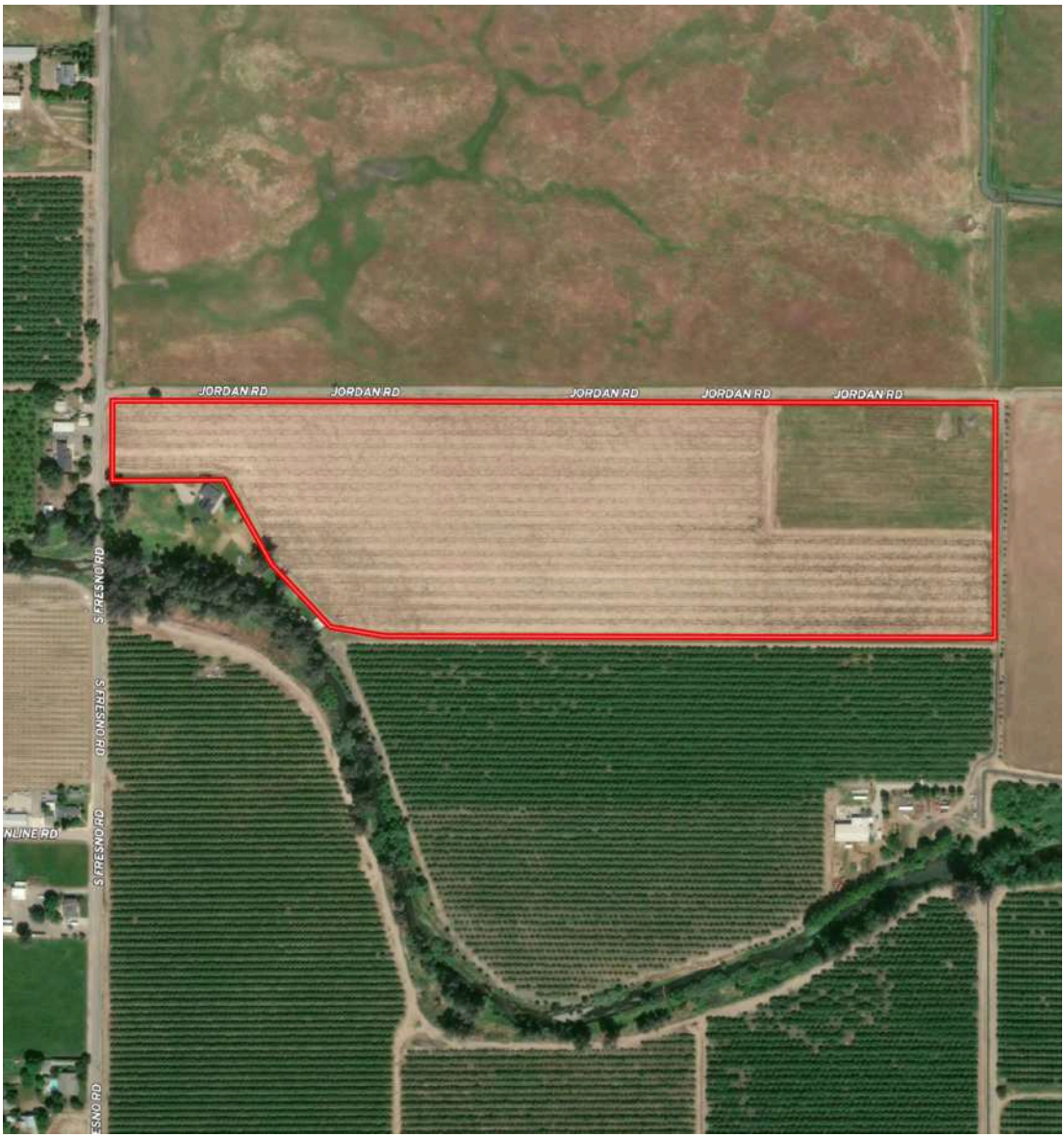
LOCATION MAP



PROPERTY INFORMATION

DESCRIPTION

This 38± acre agricultural property is located northeast of Le Grand, California, within the Merced Irrigation District. The property is currently planted to young fig trees, which can be retained or readily removed to accommodate a different crop. An agricultural well and pump are located on the property.

LOCATION

South East corner of Jordan Rd and S Fresno Rd North East of Le Grand

ZONING

A-1: General Agricultural
APN: 068-230-26 is not part of the Williamson Act
APN: 068-230-27 is part of the Williamson Act

WATER

APN: 068-230-27 (36.69± acres) within Merced Irrigation District
(1) pump and well

BUILDINGS

None

PLANTINGS

The property is currently planted to young fig trees, which can be retained or readily removed.

PRICE/TERMS

$1,100,000 cash at the close of escrow

*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.

POLICY ON AGENT COOPERATION

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SOILS INFORMATION

MAP KEY

Map unit symbol	Map unit name	Rating
HtA	Honcut silt loam, 0 to 1 percent slopes	Grade 1 - Excellent
ReB	Redding gravelly loam, 0 to 8 percent slopes, dry	Grade 5 - Very Poor
Rf	Riverwash	Not rated
WrA	Wyman loam, 0 to 3 percent slopes	Grade 1 - Excellent
WsA	Wyman loam, deep over hardpan, 0 to 3 percent slopes	Grade 1 - Excellent
YcA	Yokohl loam, 0 to 3 percent slopes	Grade 4 - Poor

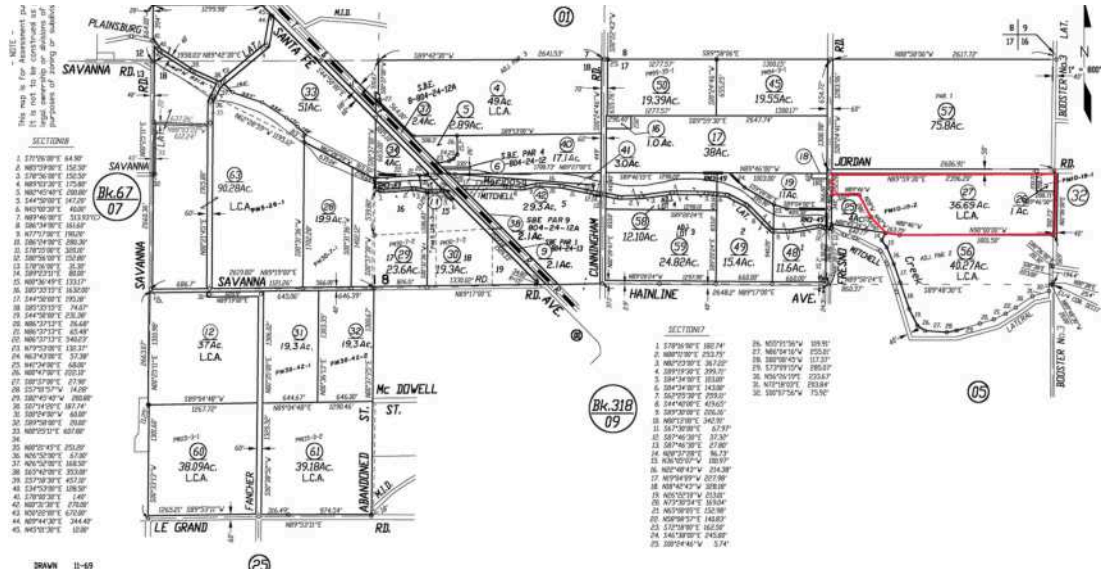
SOILS MAP



*Boundary lines are approximate

PARCEL INFORMATION

Legal APNs: 068-230-26 & 27









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