

FOR SALE



**PEARSON
REALTY**

AGRICULTURAL PROPERTIES
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Merced Oak Ave. Ranch



29.6± Acres
Merced County, California

- Merced irrigation District

Exclusively Presented By:
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CALIFORNIA'S LARGEST AG BROKERAGE FIRM

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CA BRE #00020875



Merced Oak Ave. Ranch

29.6± Acres

\$888,000

LOCATION:

The southwest corner of Oak and Quinley Avenues.

DESCRIPTION:

Irrigated field crop ground currently planted to silage.

LEGAL:

Merced County APN: 059-190-010, a portion of Section 31, T7S, R13E.

WATER:

The property is in the Merced Irrigation District and receives district water.

SOILS:

Yokohl clay loam
Landlow silty clay loam, slightly saline-alkali
Burchell silty clay loam
Lewis silty clay loam, slightly saline-alkali
Landlow clay
(See soils map)

**BUILDINGS/
IMPROVEMENTS:**

None.

PRICE/TERMS:

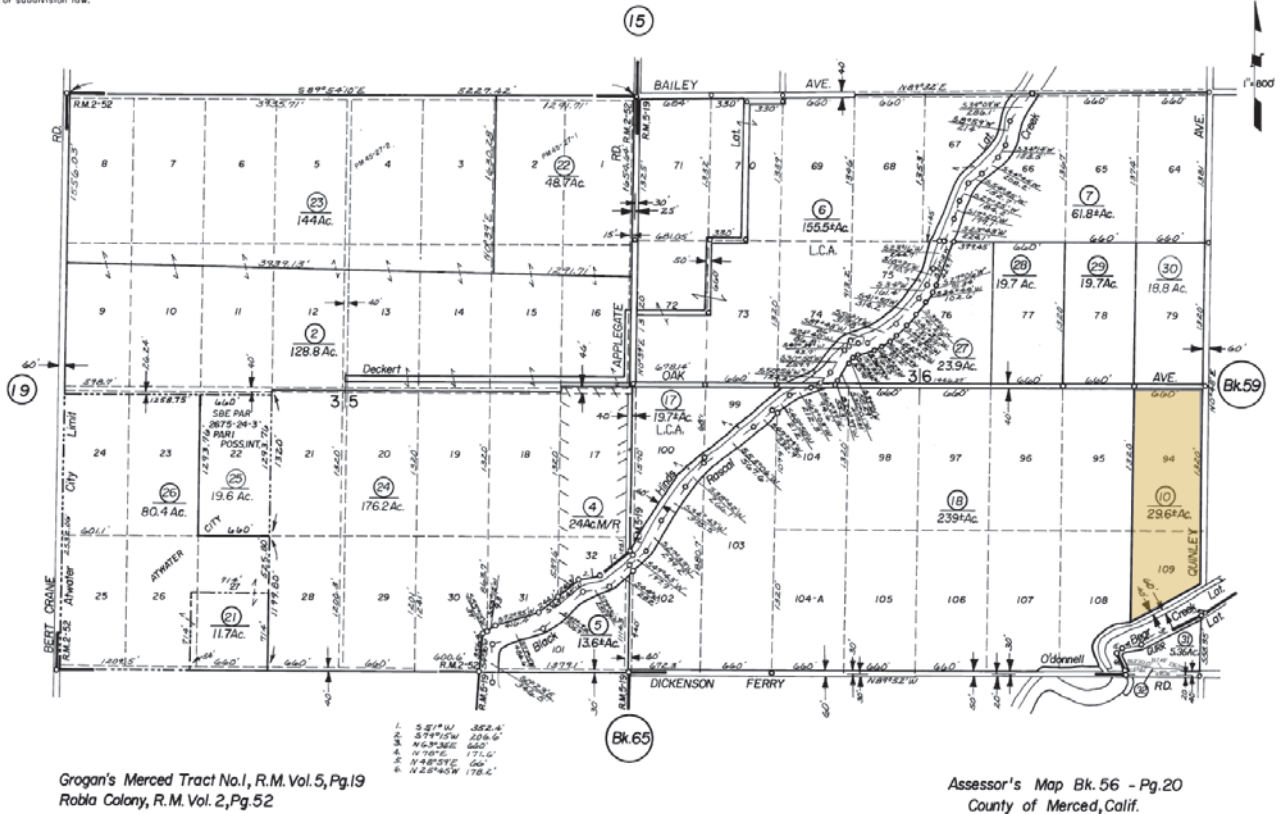
\$888,000 cash to Seller at close of escrow. Sale is subject to an existing lease which expires November 30, 2021.

ASSESSOR'S PARCEL MAP

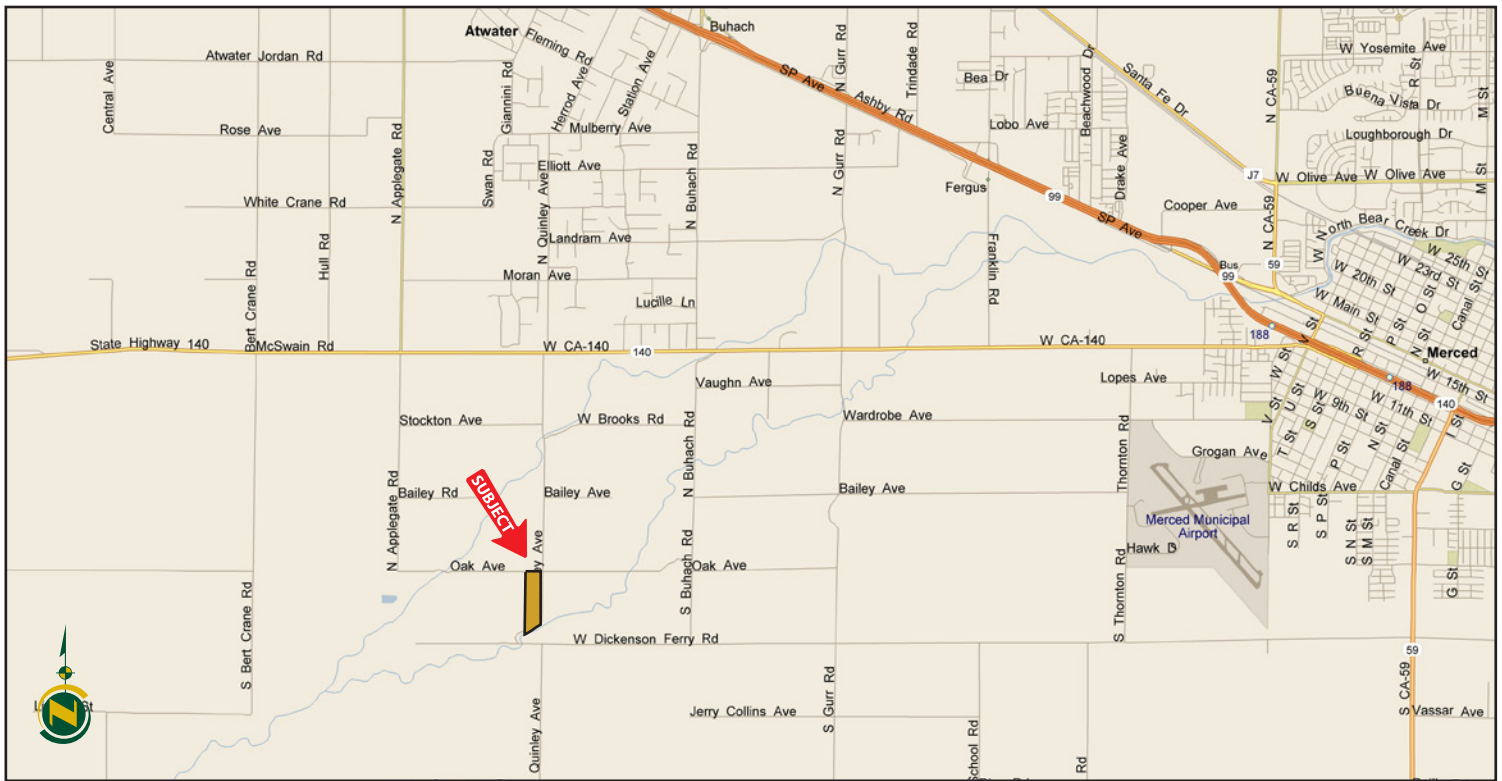
— NOTE —
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

T.7S., R.12E., M.D.B.&M.

Tax Rate Area 001-032 56-20
89-05
89-15



LOCATION MAP



REGIONAL MAP



We believe the information contained herein to be correct. It is obtained from sources which we regard as reliable, but we assume no liability for errors or omissions. Policy on cooperation: All real estate licensees are invited to offer this property to prospective buyers. Do not offer to other agents without prior approval.

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