

FOR SALE



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Le Grand Open

SALE PENDING



**79.00± Acres
Merced County, California**

- Plainsburg Water District
- Well drilled in 2015
- 200 HP deep well & pump

**Exclusively Presented By:
Pearson Realty**



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CA DRE #00020875



Le Grand Open

79.00± Acres

\$1,461,500
(\$18,500/acre)

LOCATION:

Located near the SWC of Minturn Road and Le Grand Road, approximately 1.5± miles west of Le Grand, CA.

DESCRIPTION:

Open ground. Property has been planted to vegetables and row crops for the past 15± years.

LEGAL:

Merced County APN: 067-130-06, located in a portion of Section 24, T8S, R15E, M.D.B.&M.

WATER:

Property is located within the Merced Sub-basin Groundwater Sustainability Agency jurisdiction.
Plainsburg Water District - does not receive water.
200 HP deep well & pump, completed in 2016.
850'± deep well drilled in 2015.
(3) stainless steel filters owned by the tenant are not included in the sales price.

SOILS:

Wyman loam, deep over hardpan, 0-3% slopes
Madera loam, 0-1% slopes

**BUILDINGS/
IMPROVEMENTS:**

None.

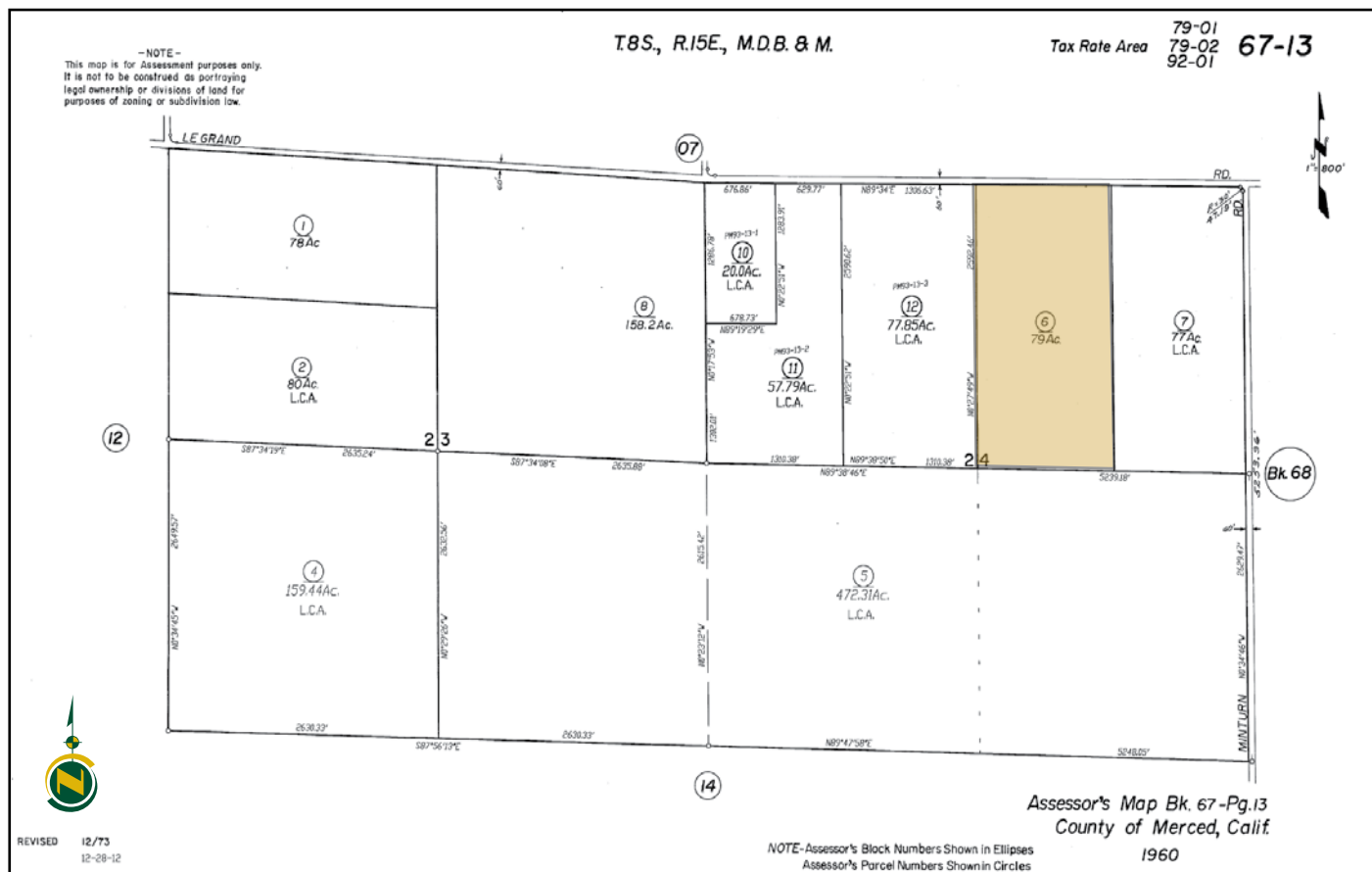
PRICE/TERMS:

\$1,461,500 cash at the close of escrow.

NOTE:

Property is leased until December 21, 2021.

ASSESSOR'S PARCEL MAP



SOILS MAP

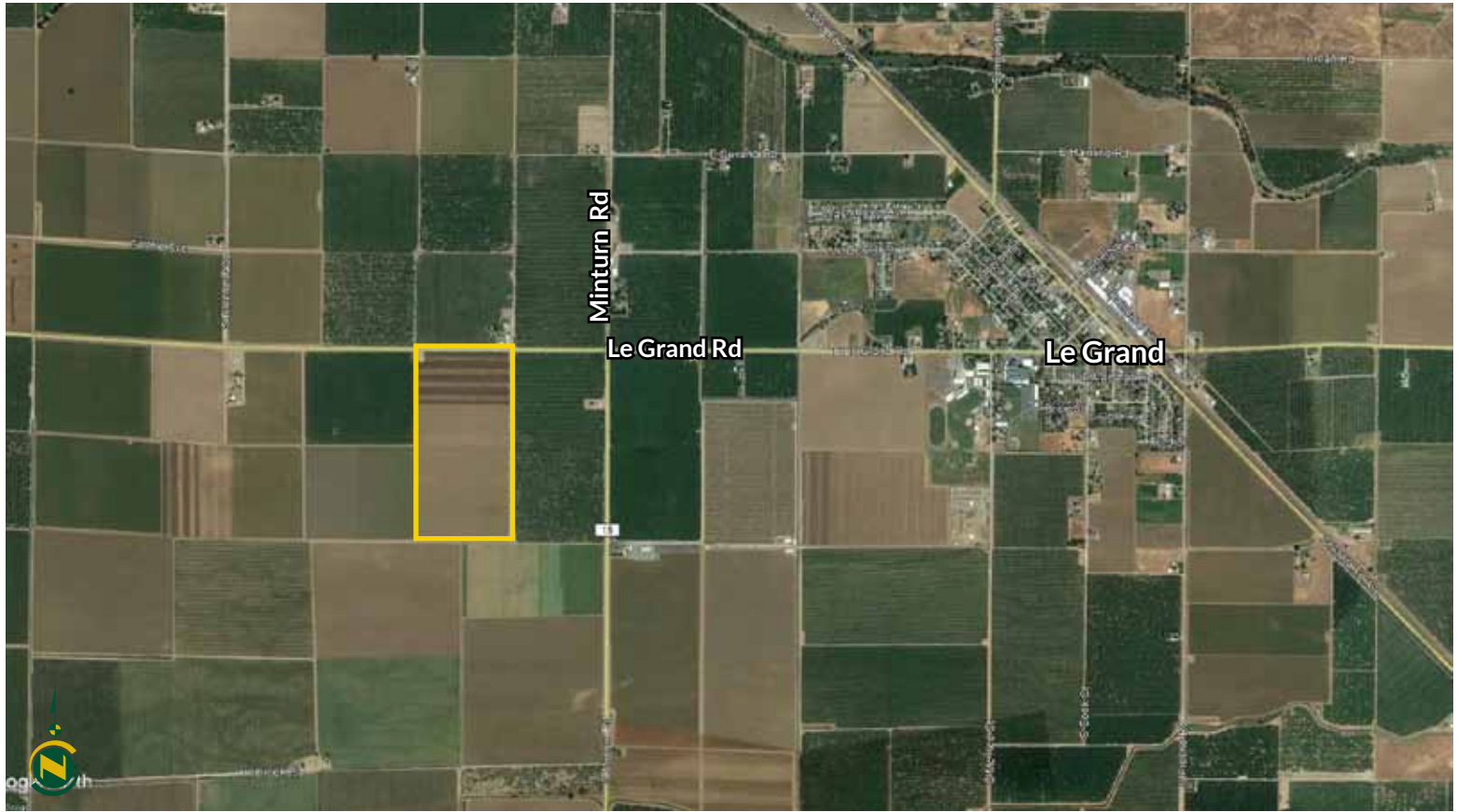
SOILS LEGEND

**WsA = Syman loam, deep over hardpan,
0-3% slopes
Grade 1**

**MbA = Madera loam, 0-1% slopes
Grade 4**



LOCATION MAP



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. Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov/portal/> Telephone Number: (916) 653-5791

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