

LOS BANOS OPEN LAND

Merced County, California

37.00± Acres

\$35,000
(\$946/Acre)



- Central Delta-Mendota GSA
- Off of Interstate 5



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Exclusively Presented by:



LOS BANOS OPEN

37.00± Acres
Merced County, CA



PROPERTY INFORMATION

DESCRIPTION

37.00± acres of open land south of Los Banos.

LOCATION

The property is located northwest of John Chuck Erreca Rest Area South and Interstate 5 in Merced County, California 93635. To access the property, take Paul Negra Rd off Interstate 5 and head northwest for about 1 mile and then turn right onto a gravel road.

LEGAL

Merced County APN: 090-170-020

Located in a portion of Section 20, Township 12S, Range 11E, M.D.B.&M.

ZONING

A-2 (Exclusive Agricultural – 2 Acres minimum parcel size)

WATER

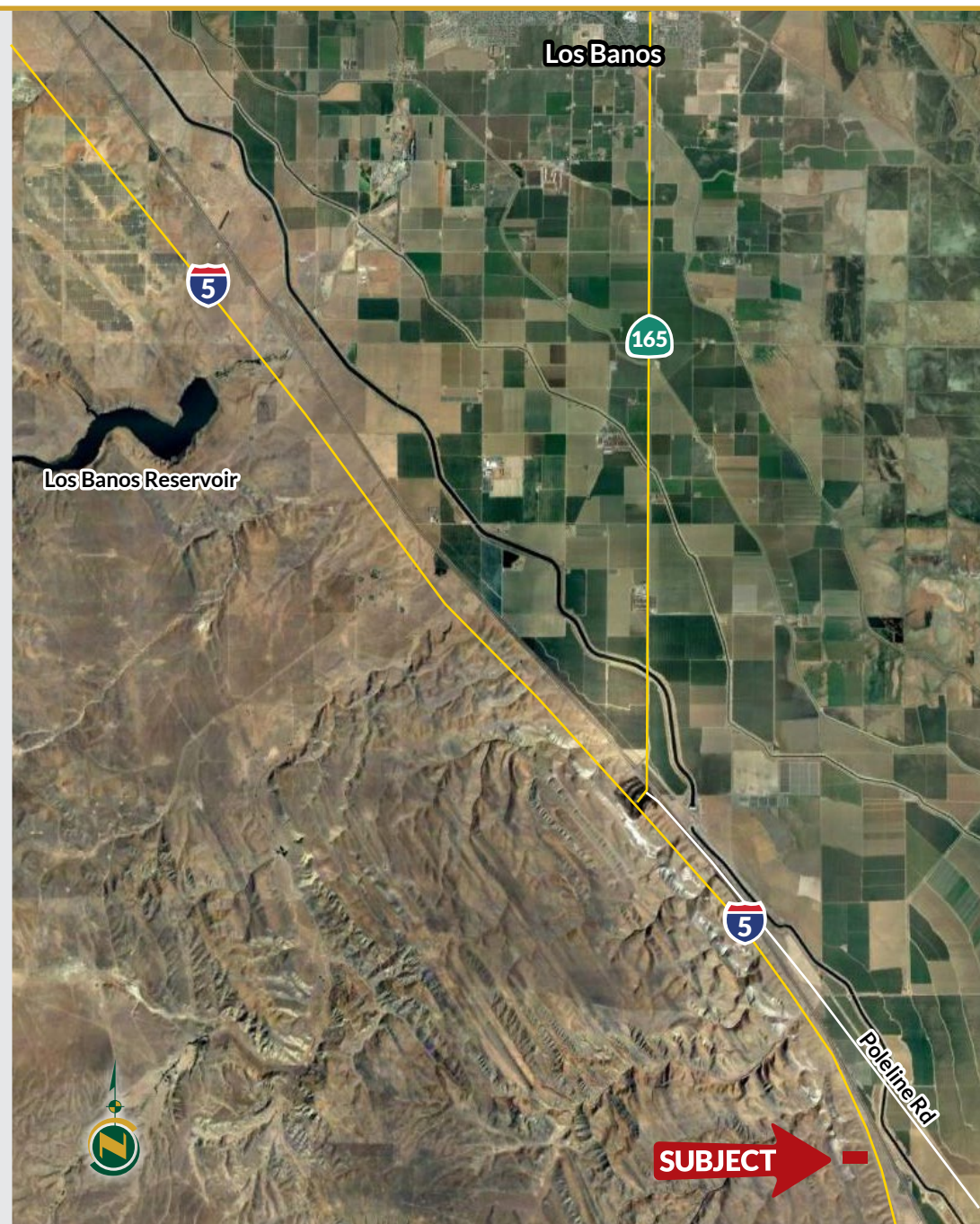
The property is in the Central Delta-Mendota GSA. There are no existing irrigation or well improvements.

SOILS

Pleito gravelly clay loam, 15 to 30 percent slopes
Los Banos clay loam, 2 to 8 percent slopes
Wisflat-Rock outcrop-Arburua, 30 to 50 percent slopes
San Timoteo-Wisflat sandy loams complex, 15 to 30 percent slopes

PRICE/TERMS

\$35,000 (\$946/ acre) all cash at the close of escrow.



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PROPERTY OVERVIEW

SUBJECT

Property boundaries are approximate. Access to property is unknown.

Paul Negra Rd

Chevron Gas Station



W Nees Ave



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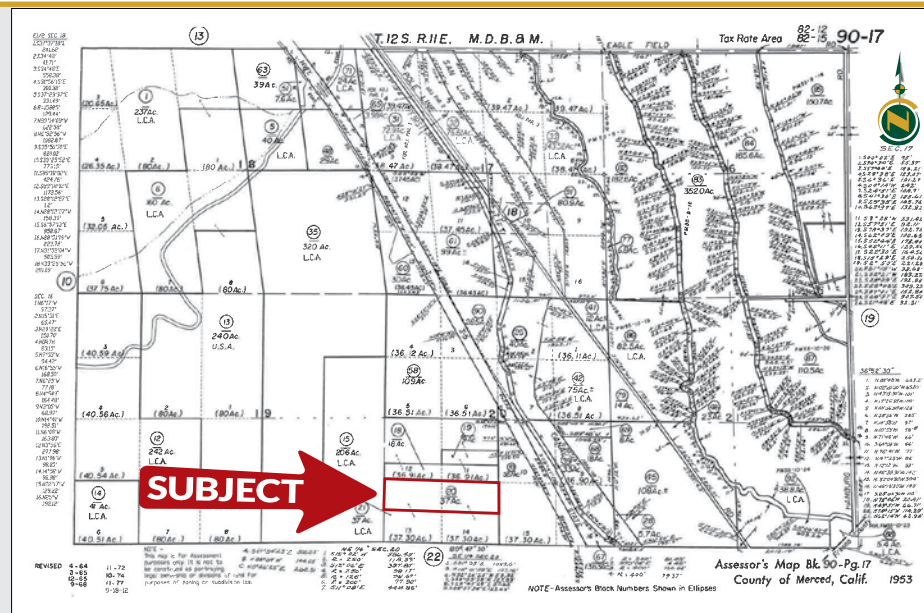
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Water Disclosure: The Sustainable Groundwater Management Act (SGMA) was passed in 2014, requiring groundwater basins to be sustainable by 2040. SGMA requires a Groundwater Sustainability Plan (GSP) by 2020. SGMA may limit the amount of well water that 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

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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