

# MERCED OPEN LAND

Merced County, California

611.70± Acres

\$14,680,800

(\$24,000/Acre)

**PRICE REDUCED**

- Adjacent to Merced City Limits
- Merced Irrigation District
- 150 HP Irrigation Pump & Well



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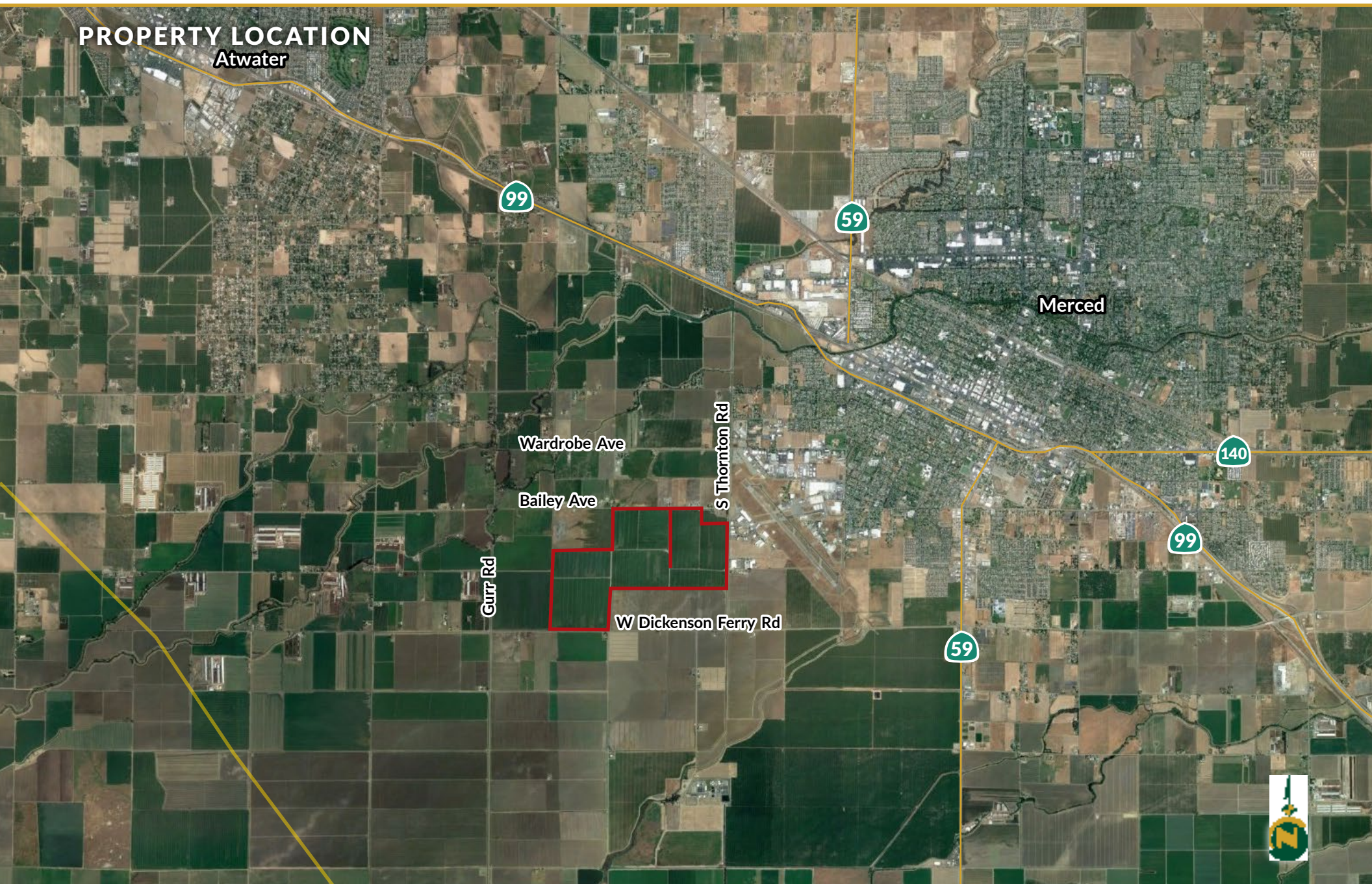


# MERCED OPEN LAND

611.70± Acres  
Merced County, CA



PROPERTY LOCATION  
Atwater





## PROPERTY INFORMATION

### LOCATION

The west side of Thornton Road, between Bailey Avenue and Dickenson Ferry Road. The parcel is adjacent to the city limits of the city of Merced. The eastern portion of the property is designated Industrial Reserve in Merced city's planning area.

### LEGAL

611.70± assessed acres situated in Sections 33 & 34, T7S, R13E, M.D.B.&M. Merced County APN's: 215-150-009, 010 & 014.

### ZONING

A-1 (General Agricultural Zone). 232.9± assessed acres are enrolled in the Williamson Act (APN: 215-150-009 & 014); and 378± assessed acres are not enrolled in the Williamson Act (APN: 215-150-010).

### LAND USE

The property is currently farmed to row crops under a farm lease agreement that expires December 31, 2024. The cash rent is \$350 per acre based upon 587.4± cropland acres.

### WATER

Merced Irrigation District  
(1) 150 HP irrigation pump and well.

### SOILS

See included Soils Map.

### BUILDINGS/EQUIPMENT

None.

### PRICE/TERMS

\$14,680,800 (\$24,000 per acre) cash at the close of escrow. The sale is subject to the terms of the current farm lease agreement, which expires on December 31, 2024.





## PROPERTY OVERVIEW



## SOILS MAP



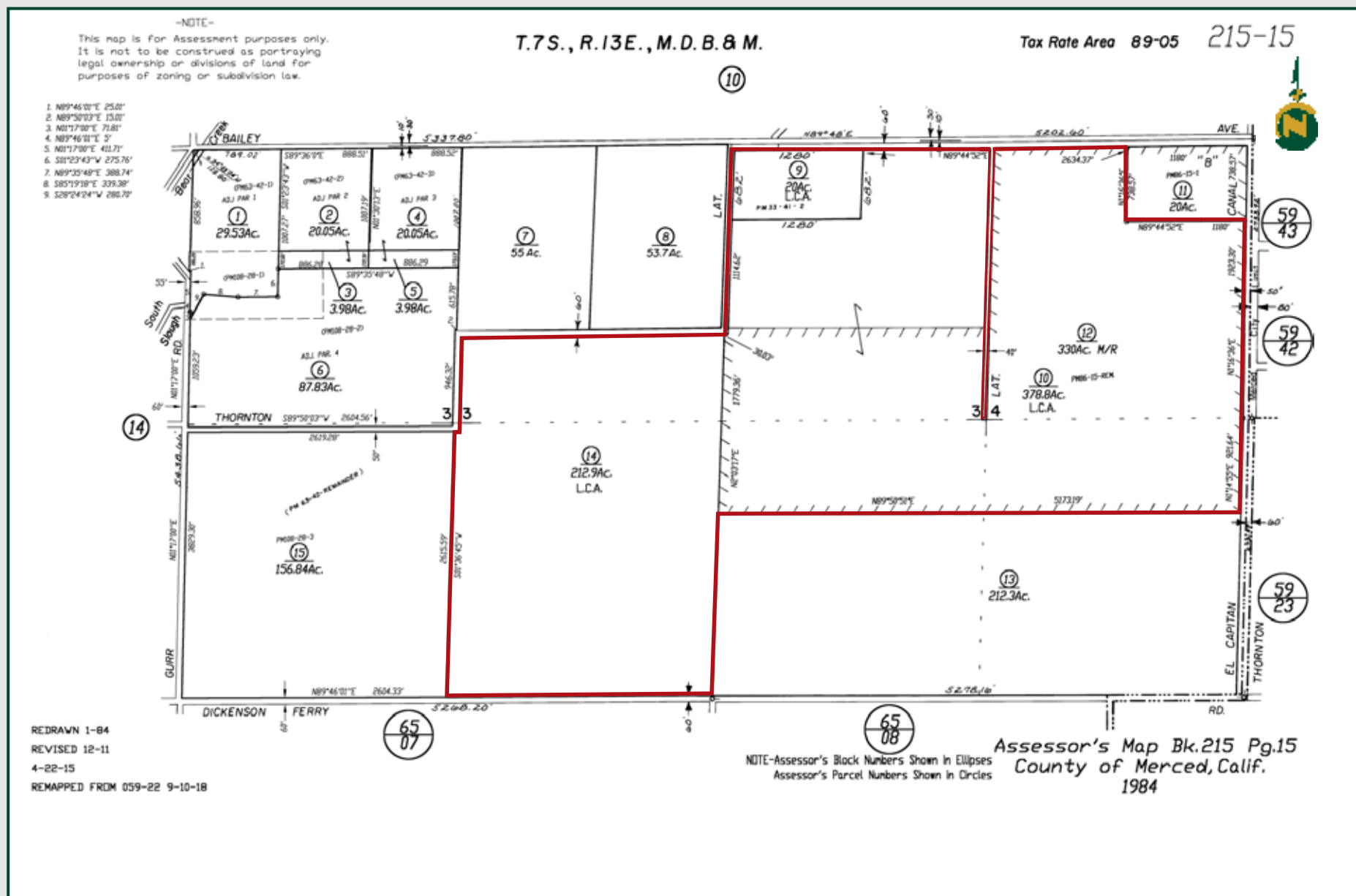
California Revised Storie Index (CA)

Map unit symbol	Map unit name
<b>LpA</b>	Lewis silty clay loam, moderately saline-alkali, 0-1% slopes
<b>LeA</b>	Landlow silty clay loam, 0-1% slopes
<b>LoA</b>	Lewis silty clay loam, slightly saline-alkali, 0-1% slopes
<b>LrA</b>	Lewis silty clay loam, strongly saline-alkali, 0-1% slopes
<b>LhA</b>	Lewis clay, moderately saline-alkali, 0-1% slopes
<b>LaA</b>	Landlow clay, 0-1% slopes
<b>WnA</b>	Wyman clay loam, deep over hardpan, 0-1% slopes
<b>LgA</b>	Lewis clay, slightly saline-alkali, 0-1% slopes
<b>YbA</b>	Yokohl clay loam, 0-3% slopes

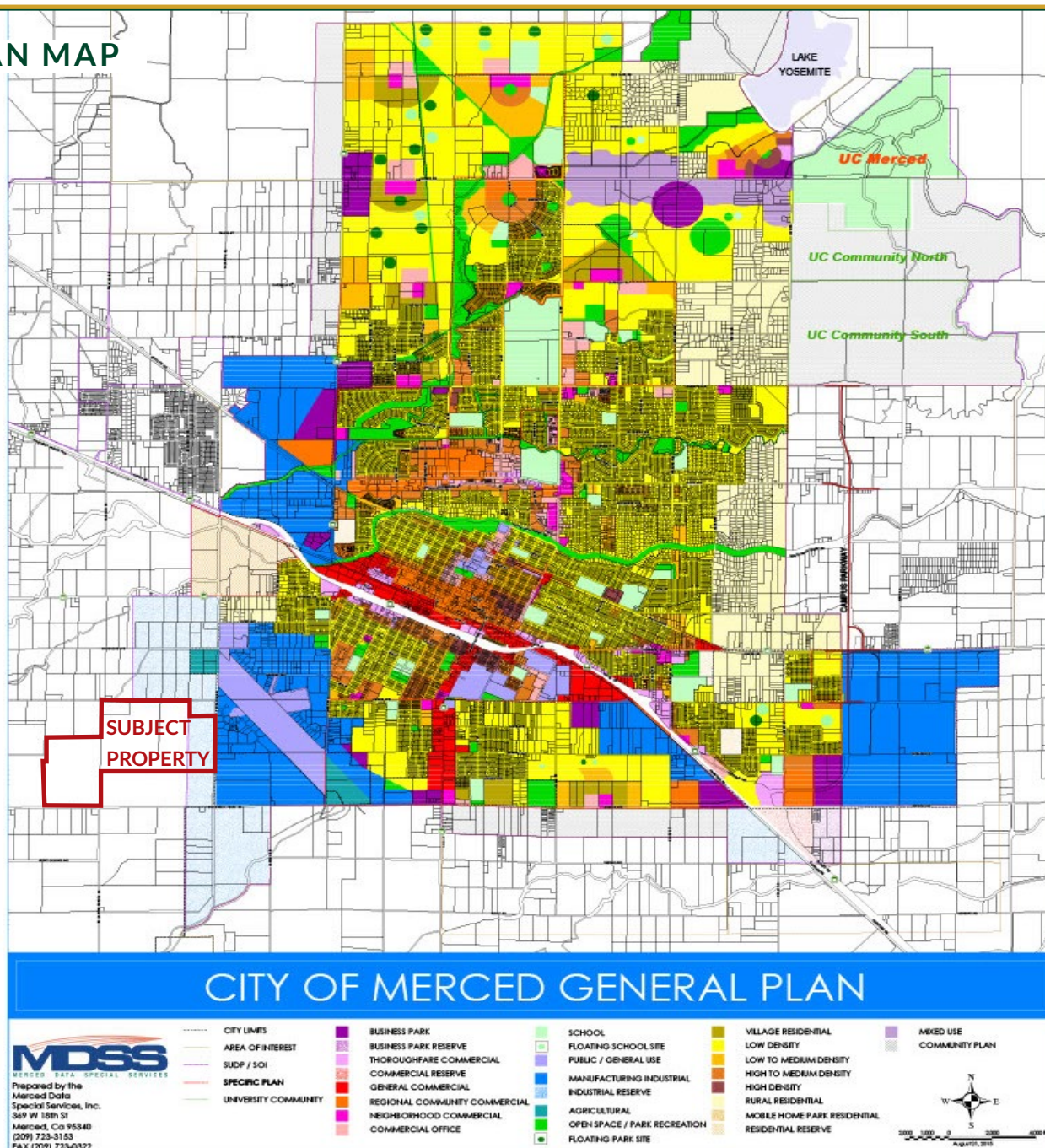




## PARCEL MAP



## GENERAL PLAN MAP







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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.