

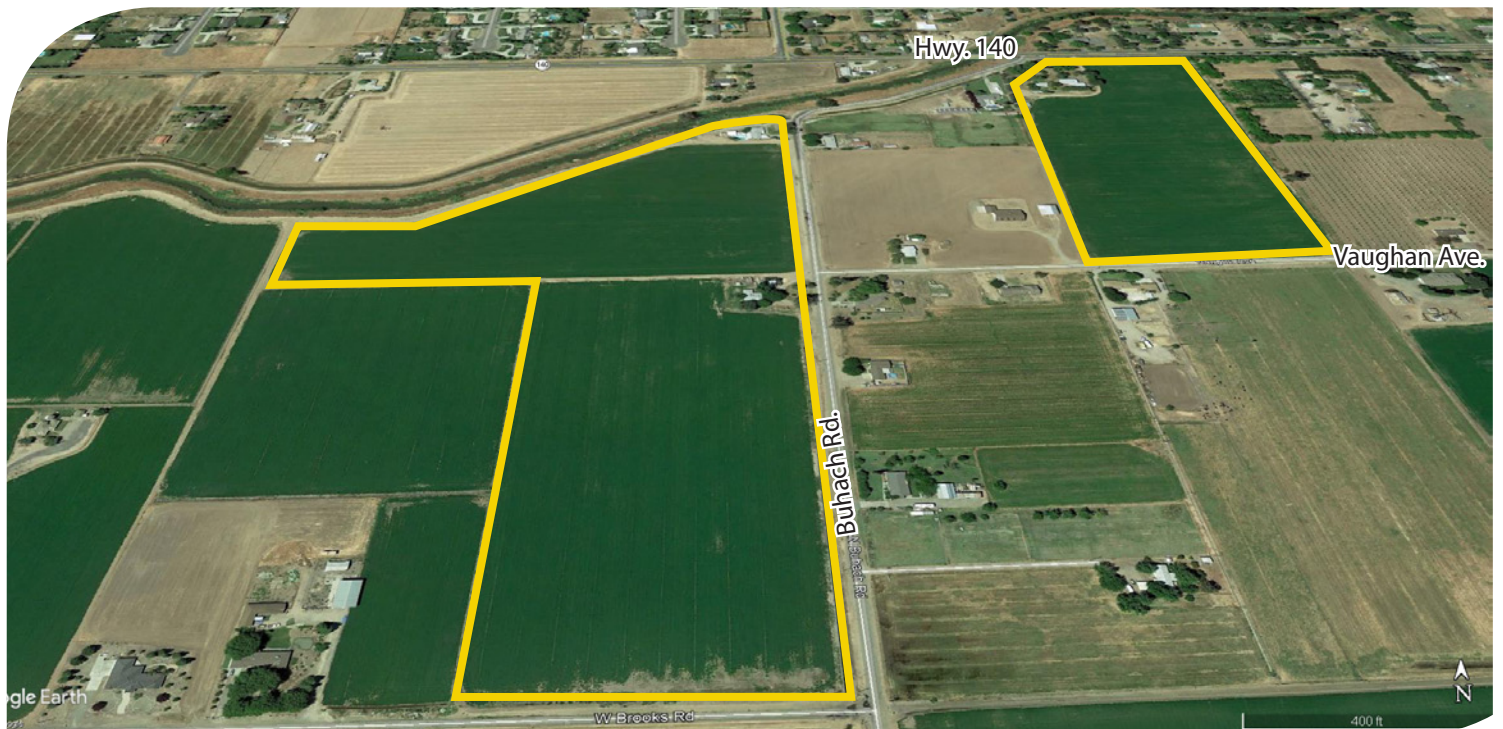
FOR SALE



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Merced Hwy. 140 Ranches



53.82± Acres
Merced County, California

Exclusively Presented By:
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- Merced Irrigation District
- (4) domestic pumps and wells + (1) ag pump and well
- (4) tenant homes rented month to month



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Merced Hwy. 140 Ranches

53.82± Acres

\$1,968,000

LOCATION:

735 and 927 N. Buhach Road and 4843 W. State Highway 140, Merced, CA 95341. This property consists of 4 parcels of various sizes located on the south side of State Route 140.

DESCRIPTION:

All parcels are currently growing alfalfa hay and the 4 residences are rented to tenants (month to month).

LEGAL:

Merced County APN's: 059-590-015 and 016, a portion of Section 30; and APN's: 059-390-005 and 006, a portion of Section 29. All parcels are in T7S, R13E, M.D.B.&M.

ZONING:

AE-20. Property is not in the Williamson Act.

WATER:

The property is in the Merced Irrigation District and receives district water. There are also four domestic pumps and wells and one ag pump and well.

SOILS:

Primarily Snelling sandy loam, imperfectly drained variant, 0-1% slopes and Yokohi clay loam, 0-1% slopes

RESIDENCES:

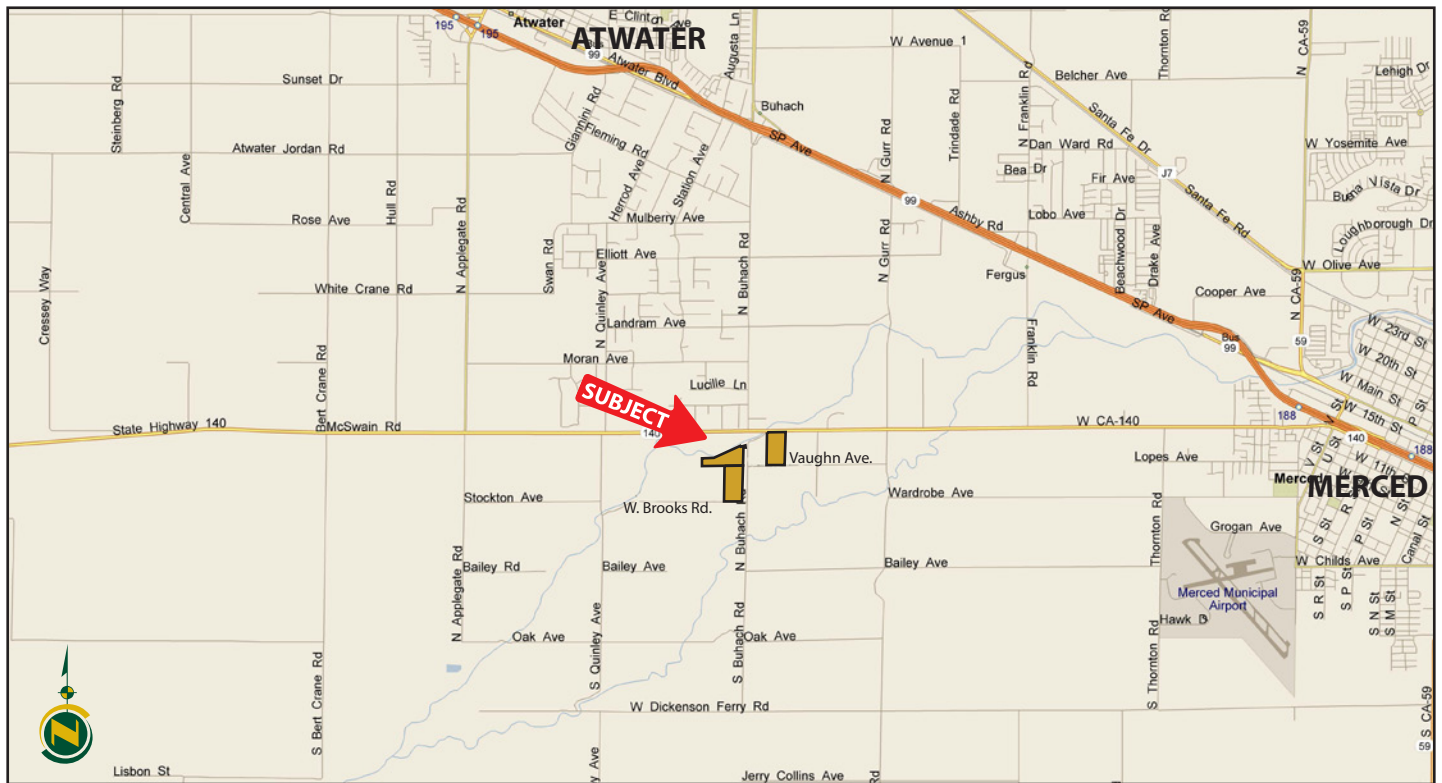
735 N. Buhach (built 1950) 1,262± sq. ft., 3 bedrooms, 1 bath, \$600/mo.
927 N. Buhach (built 1946) 2,282± sq. ft., 3 bedrooms, 2 baths, \$1,700/mo.
4843 W. State Highway 140 (built 1950) 720± sq. ft. 1 bedroom, 1 bath, \$400/mo.
4843 W. State Highway 140 (built 1957) 1,500± sq. ft., 3 bedrooms, 2 baths, \$1,110/mo.
All rentals are on a month to month basis.

PRICE/TERMS:

\$1,968,000 cash to Seller at close of escrow. Seller will consider selling the 4 parcels separately. There is currently a lease on the property terminating December 1, 2018.

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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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