

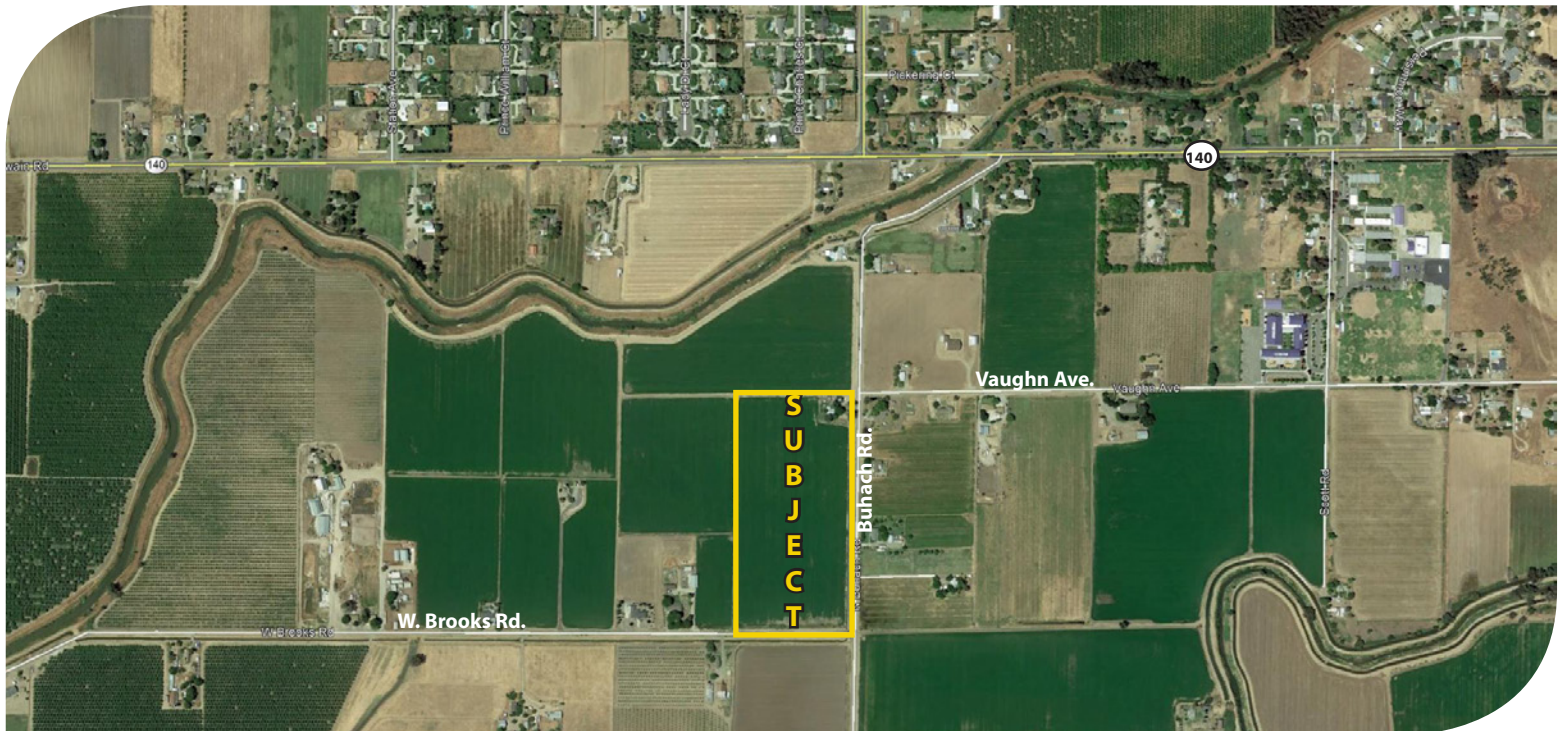
FOR SALE



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Merced Buhach Rd. Ranch



17.99± Acres
Merced County, California

- Merced Irrigation District
- Domestic pumps and wells
- (1)tenant home rented month to month

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Merced Buhach Rd. Ranches

17.99± Acres

\$537,000

LOCATION:

735 N. Buhach Road, Merced, CA 95341. This property is located on the west side of Buhach Rd. just south of Highway 140, west of Highway 99.

DESCRIPTION:

Currently growing alfalfa hay. There is 1 residence rented to tenants (month to month).

LEGAL:

Merced County APN's: 059-590-016, a portion of Section 30, 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 is one domestic pump and well and one ag well with no pump

SOILS:

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

RESIDENCE:

735 N. Buhach (built 1950) 1,262± sq. ft., 3 bedrooms, 1 bath, \$600/mo. Rental is on a month to month basis.

PRICE/TERMS:

\$537,000 cash at close of escrow. Property is subject to a lease.

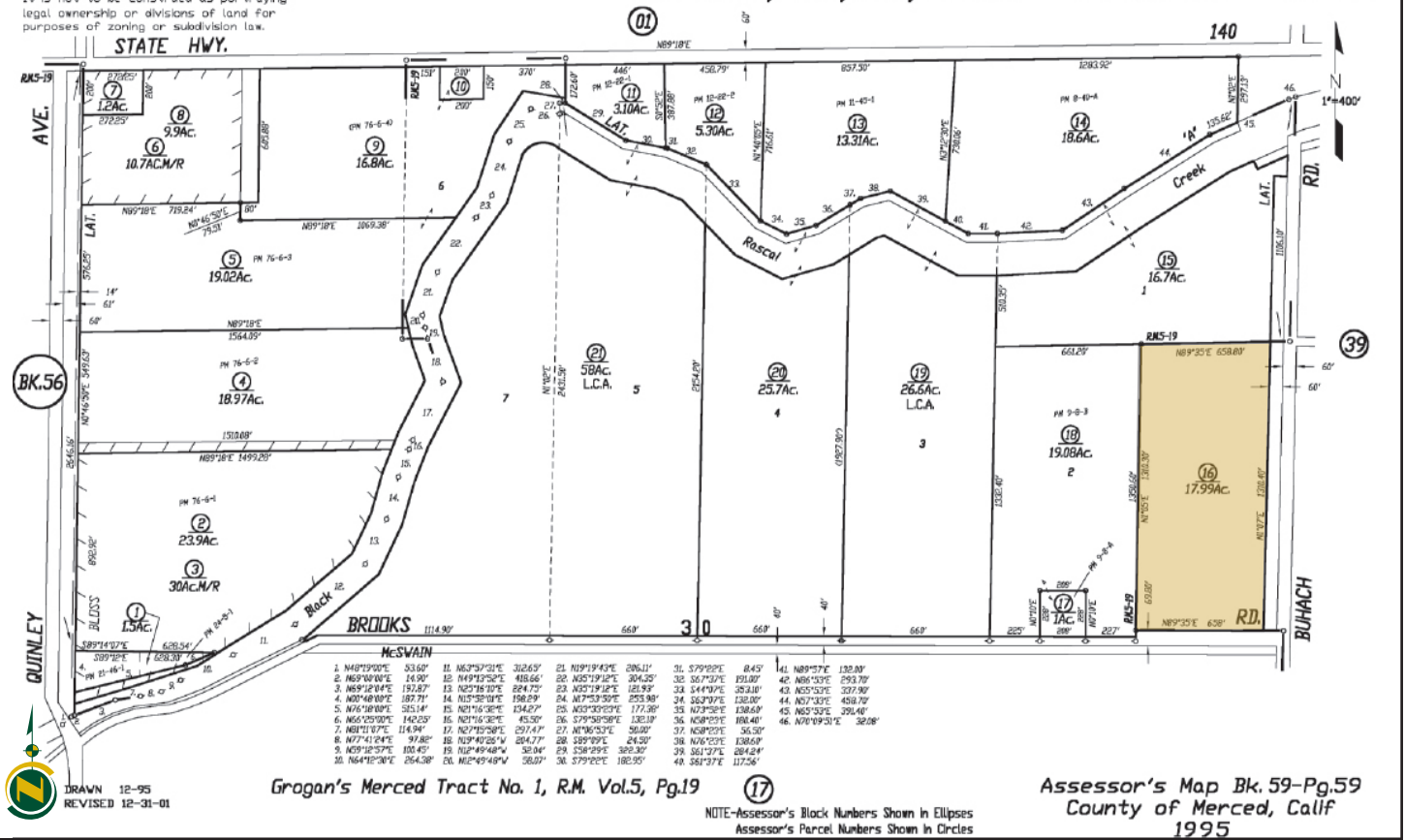
ASSESSOR'S PARCEL MAP

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.

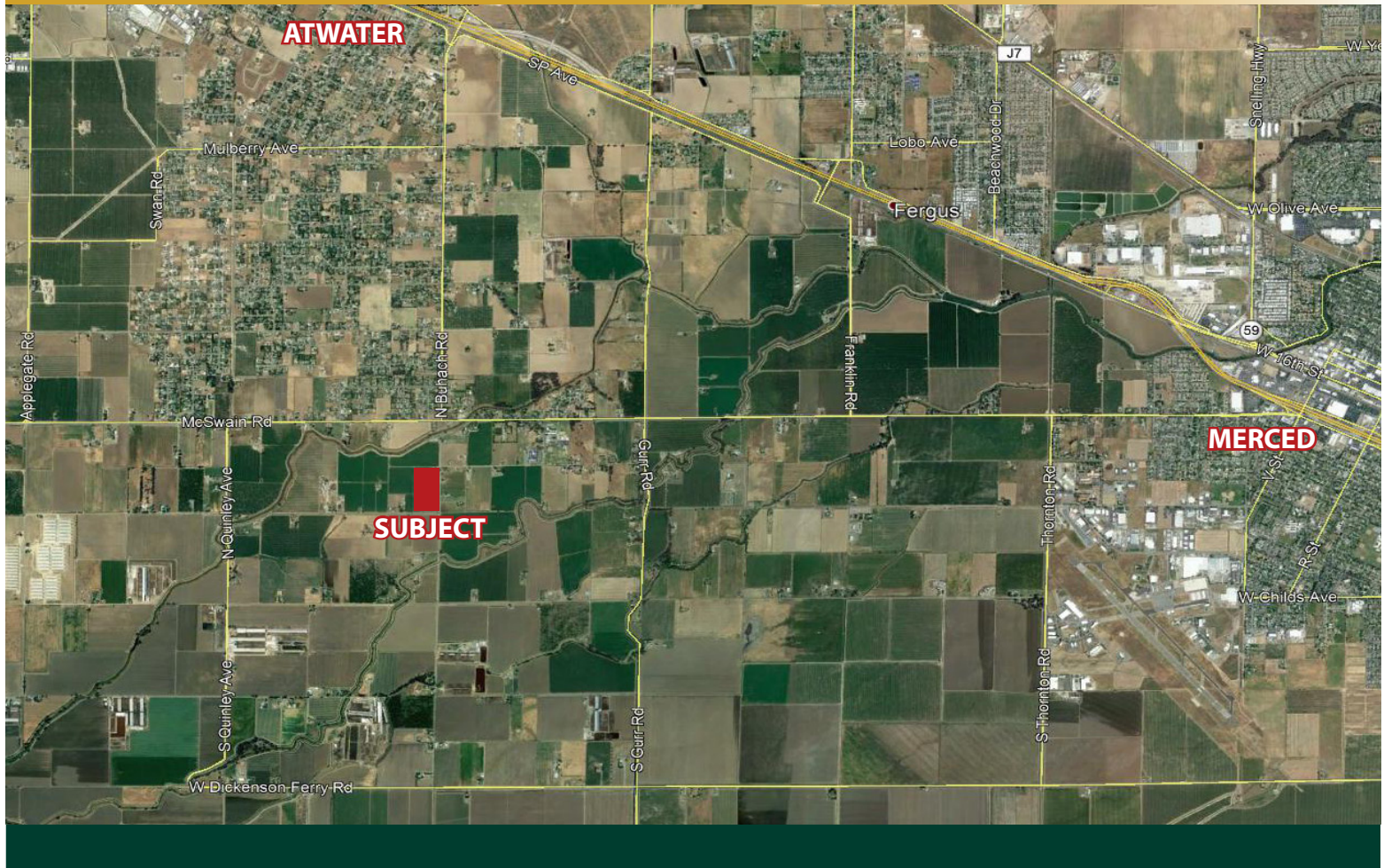
PDR. SEC.30, T.7S.,R.13E., M.D.B.&M.

Tax Rate Area 009-005

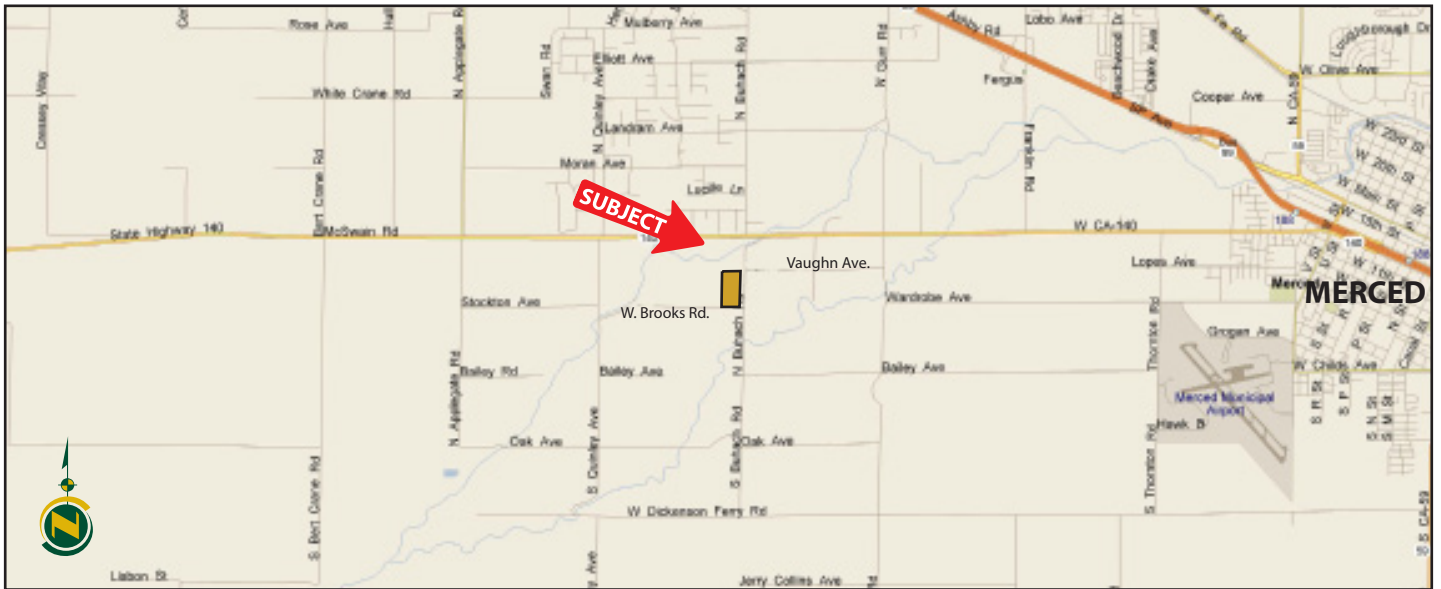
59-59



VICINITY MAP



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.

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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