

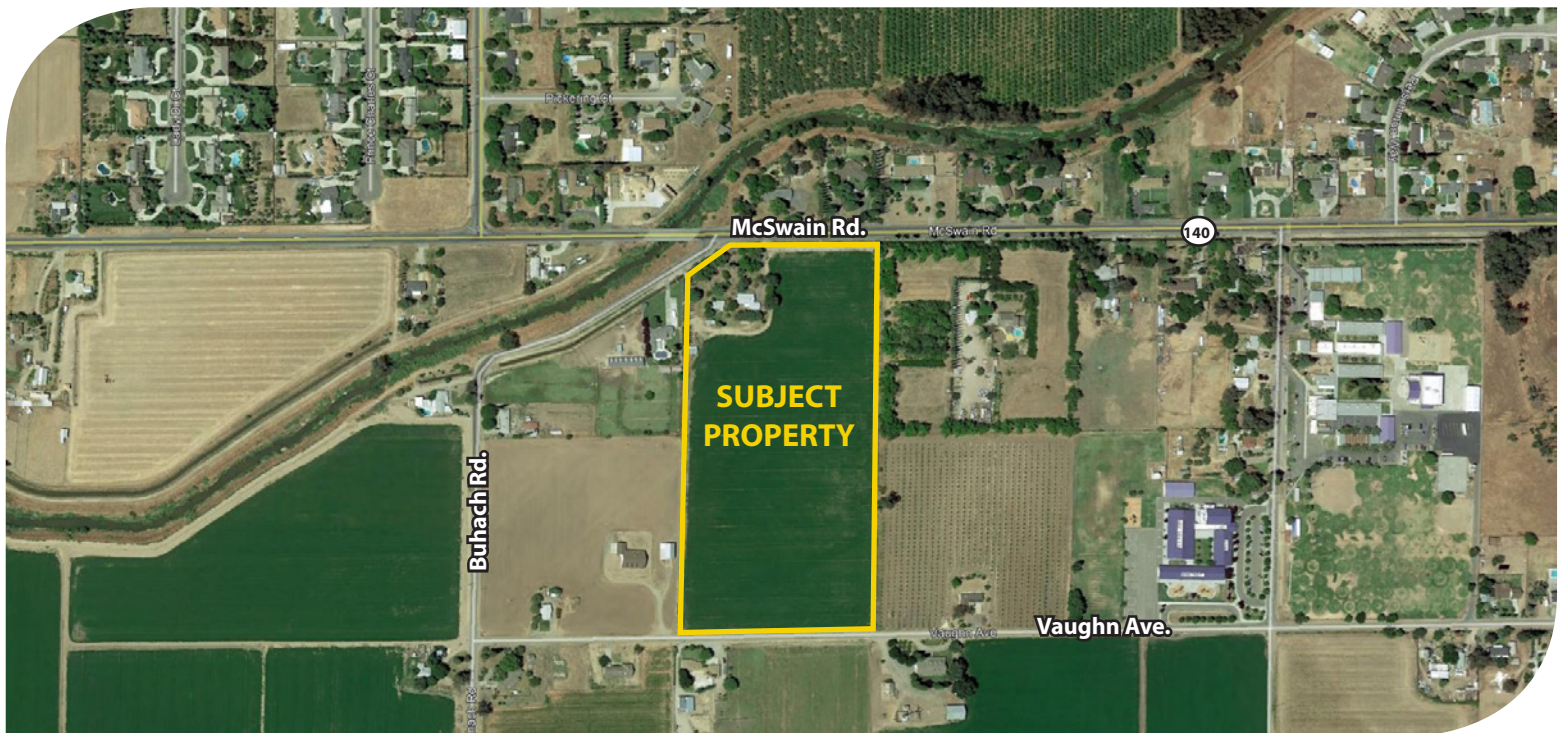
FOR SALE



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Merced Hwy. 140 Ranch



18.2± Acres
Merced County, California

- (2) domestic pumps and wells
- (2) tenant homes rented month to month

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Merced Hwy. 140 Ranch

18.2± Acres

\$638,000

LOCATION:

3 miles west of Highway 99 at 4843 W. State Highway 140 (McSwain Road), Merced, CA 95341. This property consists of approximately 18.2± acres on the south side of State Highway 140.

DESCRIPTION:

The property is irrigated field crop ground currently growing alfalfa hay and the yard area of the residence has shade trees and small outbuildings.

LEGAL:

Merced County APN's: 059-390-005 and 006, a portion of Section 29, T17S, R13E, M.D.B.&M.

WATER:

The property is in the Merced Irrigation District and receives district water. There are also two domestic pumps and wells.

SOILS:

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

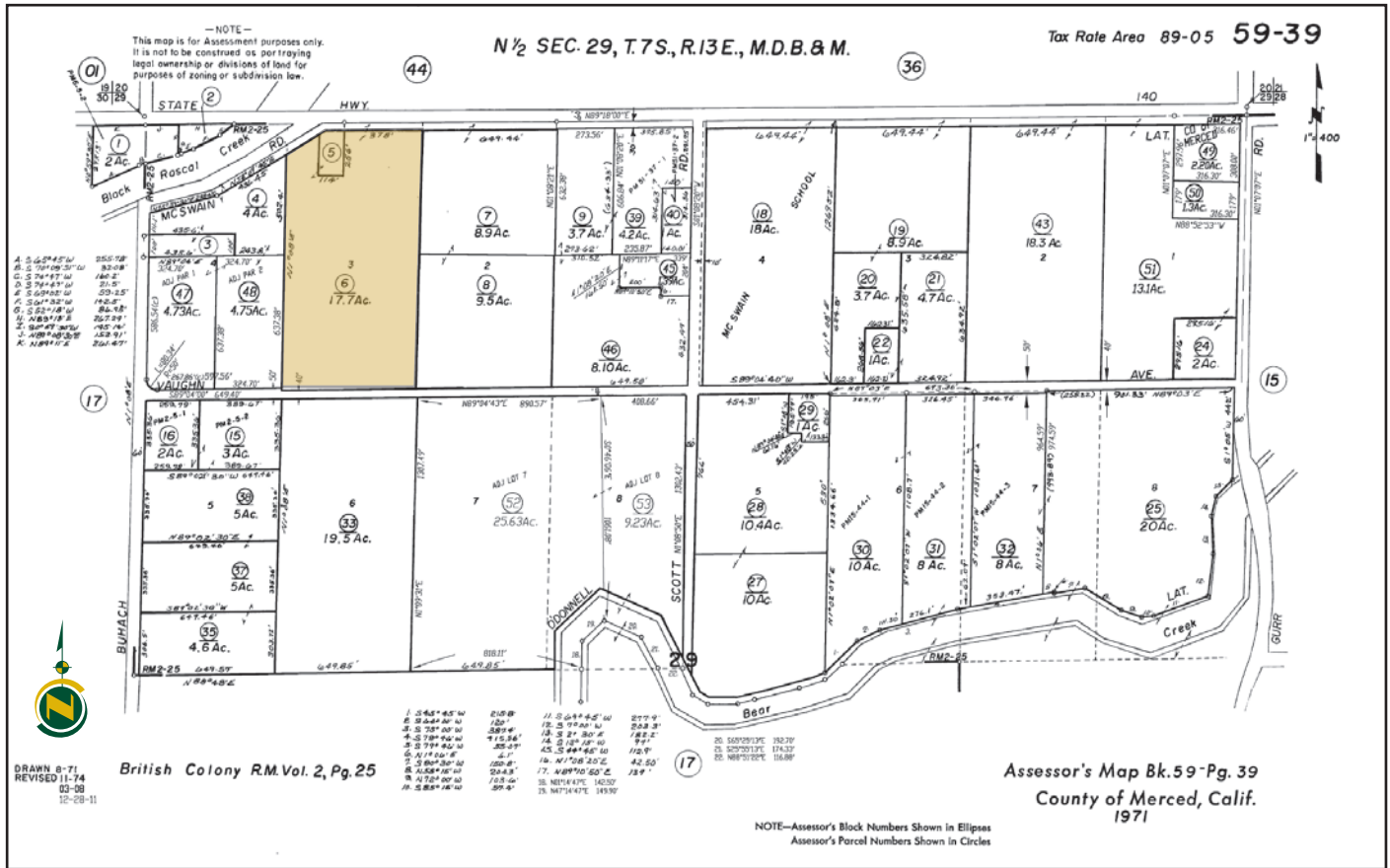
RESIDENCES:

2 tenant homes, 4843 W. State Highway 140
Built 1950, 720± sq. ft. 1 bedroom, 1 bath, \$700/mo.
Built 1957, 1,500± sq. ft., 3 bedrooms, 2 baths, \$1,300/mo.
All rentals are on a month to month basis.

PRICE/TERMS:

\$638,000 cash to Seller at close of escrow. Property subject to agricultural lease terminating December 1, 2019.

ASSESSOR'S PARCEL MAP

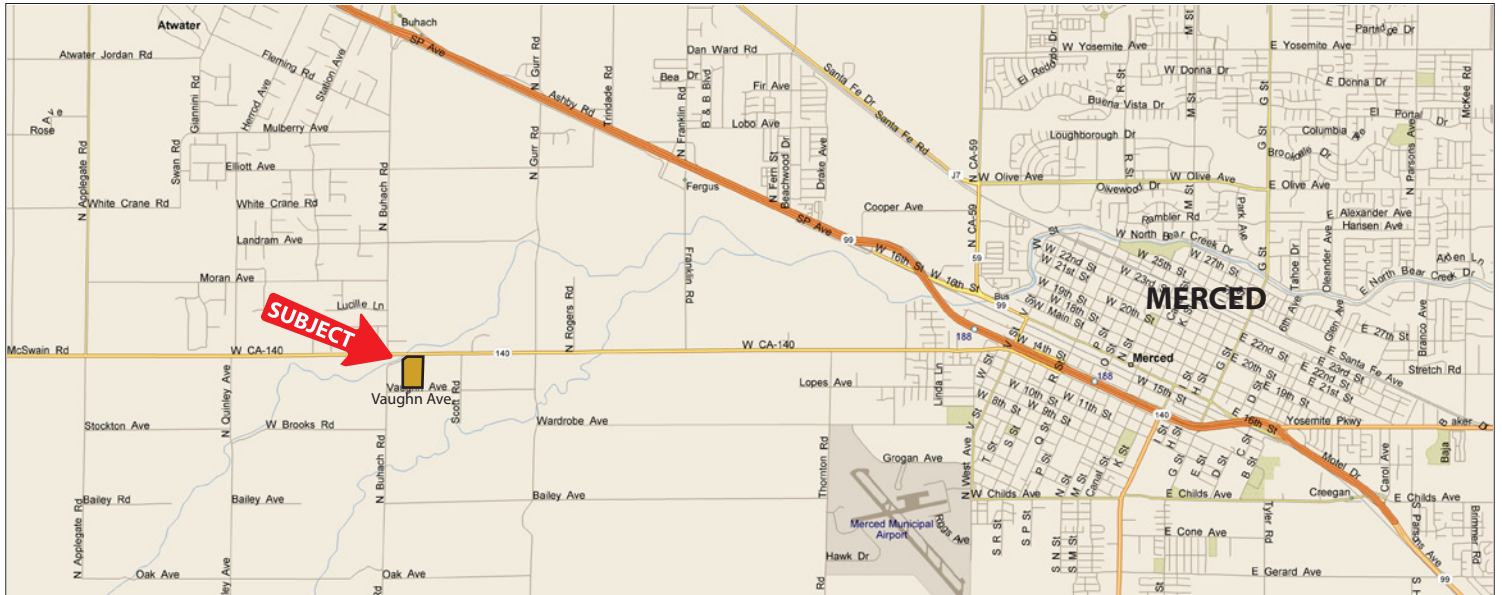


PROPERTY PHOTO



LOCATION MAP

Merced, California, United States



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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