



Farmland Available

# FOR SALE

166.55 Acres • Merced County, CA

## PROPERTY HIGHLIGHTS

- Open ground available for permanent crop development
- Merced Irrigation District Water
- Surrounding lands developed to almonds and pistachios



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## Property Profile

<b>Size</b>	166.5 Acres
<b>Location</b>	Southwest corner of Mission Avenue and Tyler Avenue south of Merced. Highway 99 is located approximately 1 mile to the east.
<b>Assessor's Parcel Numbers</b>	066-063-002 104.2 Acres 066-063-009 62.3 Acres
<b>Zoning</b>	The property is zoned A-1 according to the Merced County Planning Department and designated for agriculture according to the General Plan.
<b>Plantings</b>	Historically farmed to row crops and leased to a tenant farmer until May 1st, 2020.
<b>Improvements</b>	Pipe corrals, residential dwellings, and barn have recently been demoished and removed.
<b>Water</b>	The property receives Class I water from the Merced Irrigation District via the Farmdale Lateral. A non-operating deep well is located in the yard area (condition unknown). A domestic well is also located in the yard area.
<b>Soils</b>	Landlow Silty Clay Loam, 0-1% slopes Wyman Clay Loam, Deep over Hardpan, 0-1% slopes Yokoni Clay Loam, 0-3% slopes
<b>Minerals</b>	All mineral rights are excluded.
<b>Asking Price</b>	\$4,995,000 (\$30,000 per gross acre). All cash or terms acceptable to the seller.



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## Property Photos





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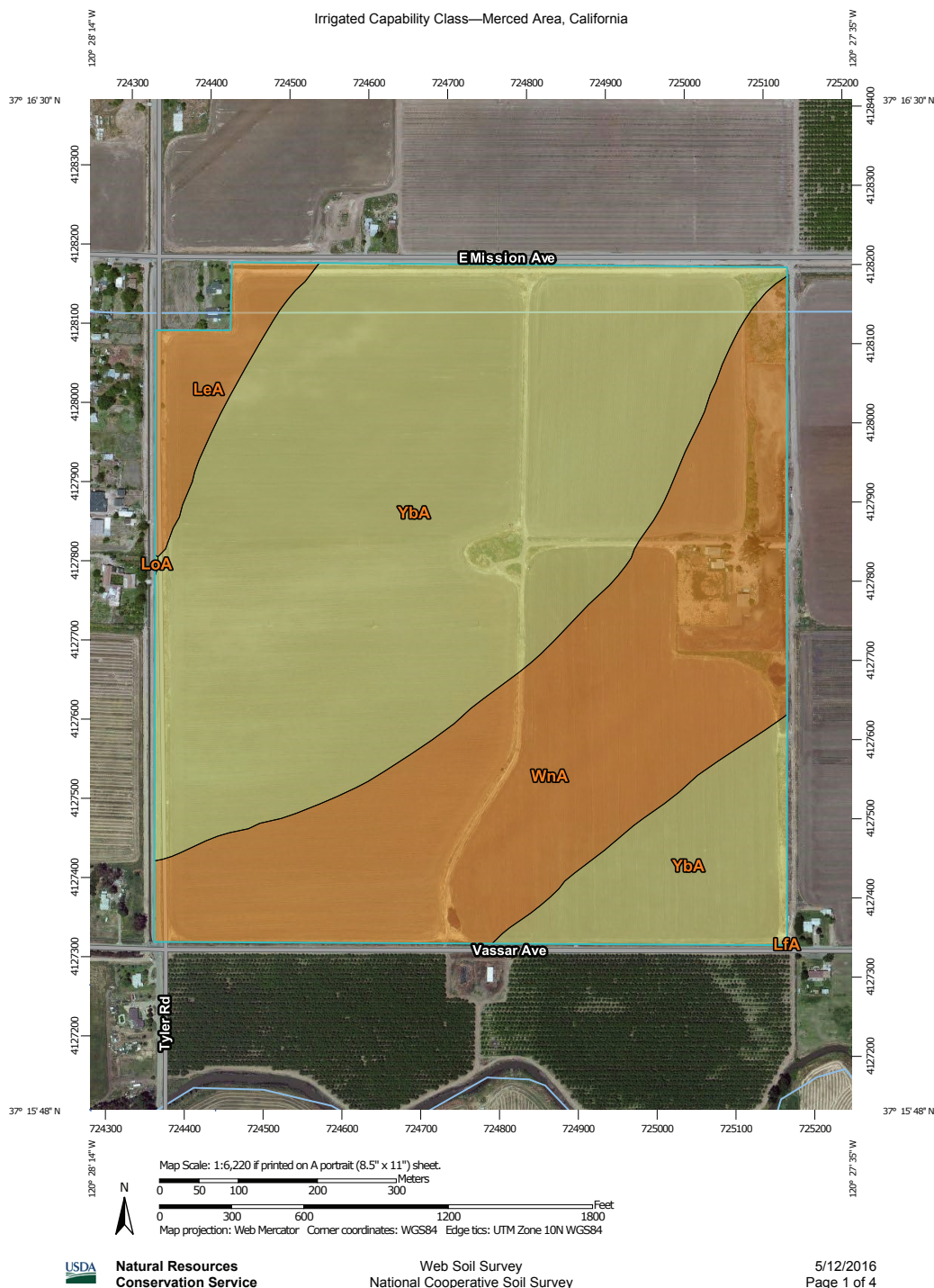
## Property Photos



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## Soils Map





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## Aerial Map





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## Ranch Map





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## Location Map

