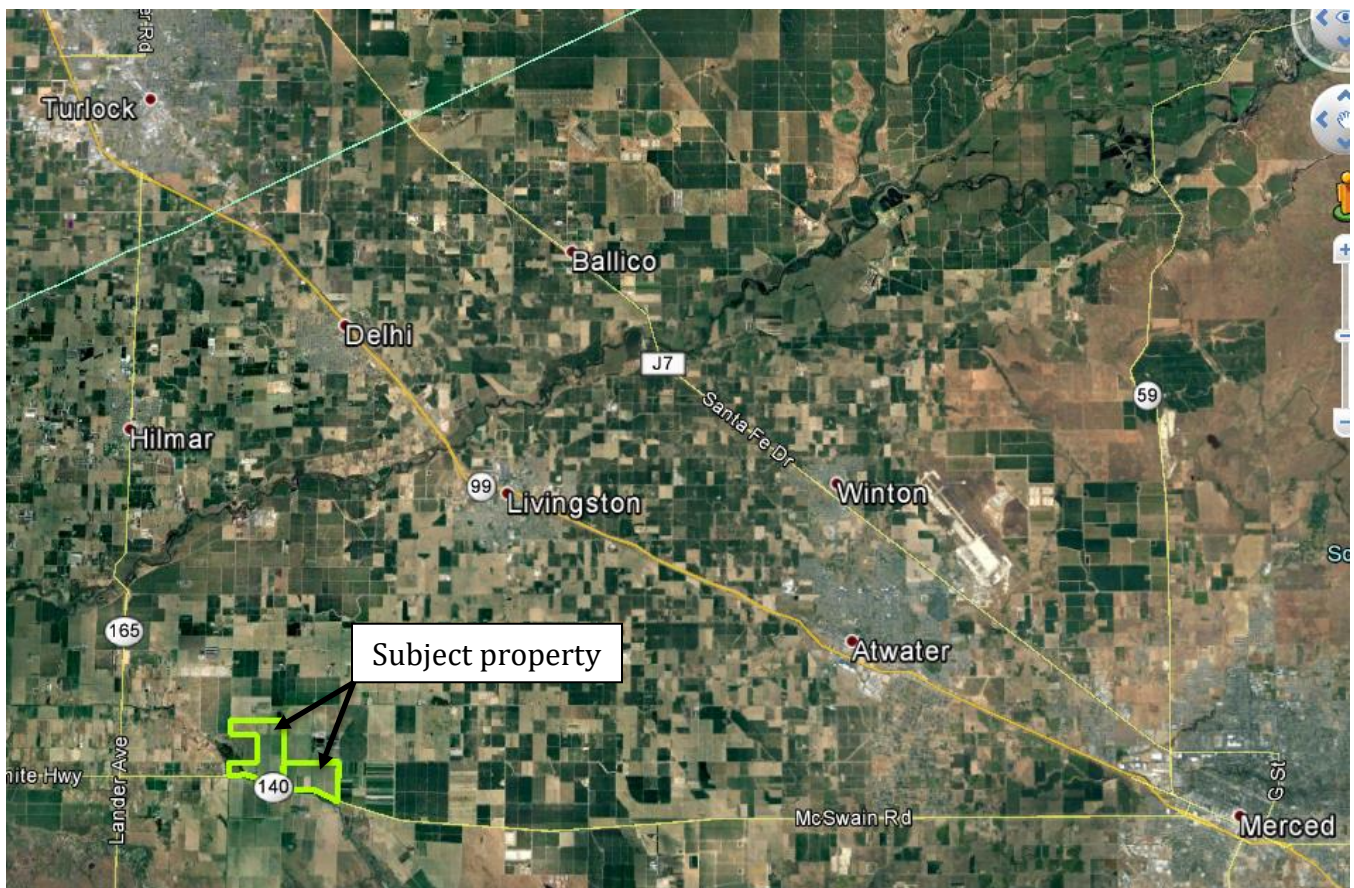




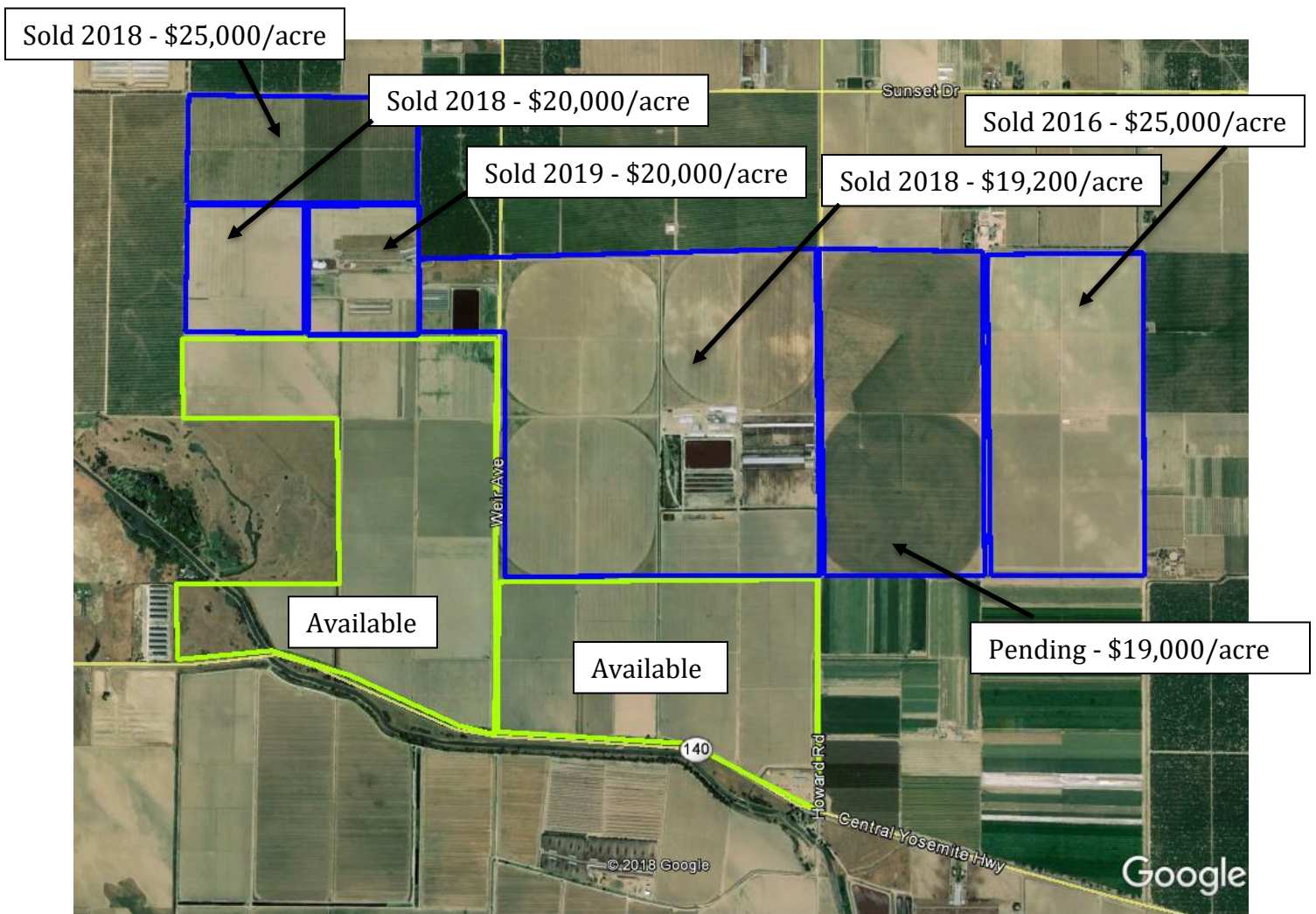
14 Mile Ranch

General location





14 Mile Ranch – Sold/Pending/Available





West of Weir Ave
506 acres +/-





East of Weir Ave/West of Howard Rd
312 acres +/-





Location: Livingston, CA

APNs: (MER) 049-090-012, 049-100-001, 049-100-009 (lot line adjustments recently recorded)

Water: Five existing wells pumping 7300 +/- gpm. An additional 1000 +/- gpm possible from newer well (not connected). Merced County will allow for permit to drill an additional well to replace an existing abandoned well.

Merced Irrigation District can sell surface water to this ranch when excess water is available (not in district). MID has plans to construct a balancing pond adjacent to the property which should make purchasing excess water/spill water from the district easier.

Soils: Sandy, well-drained

Improvements: Shop buildings, fenced equipment yard, mobile home

Current use: Row crops/Leased year to year for sweet potatoes (\$1000/acre +/-)

Nearby: Almonds, vineyards, dairy crops, berry plants (nursery), turf

Price: \$12,500,000 (\$15,270/ac +/-)



Subject property photos:



