

LOS BANOS OPEN LAND

Merced County, California

1.60± Acres

\$50,000
(\$31,250/Acre)

PRICE REDUCED



Boundary lines are approximate.

• San Luis Water District • Potential Commercial Development • Good Freeway Access



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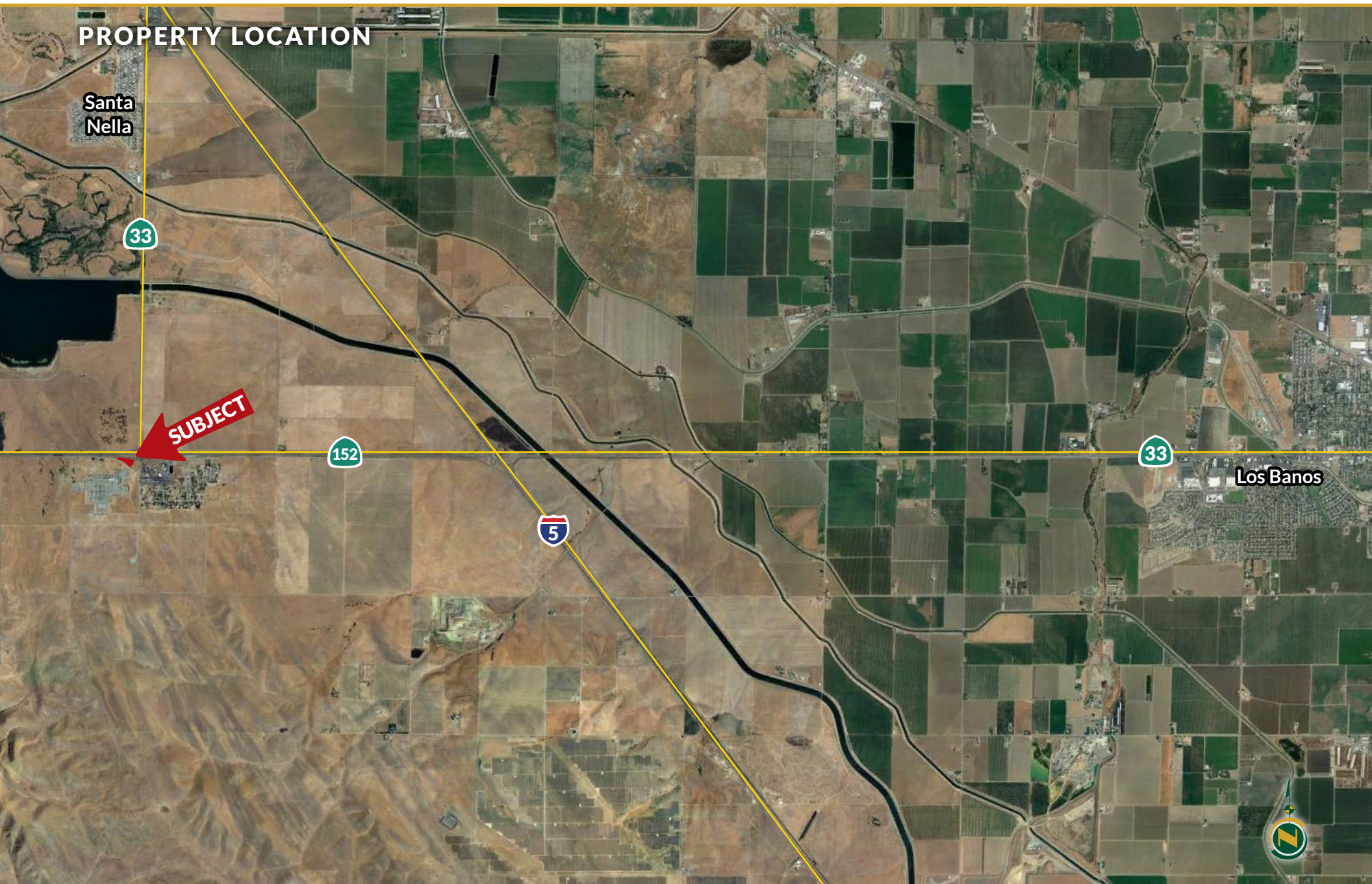
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Merced County, CA



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PROPERTY INFORMATION

DESCRIPTION

1.60± acres with potential for development near Los Banos, California. This parcel is a heavily trafficked area, averaging 71,390± cars passing by daily at the intersection.

LOCATION

The property is located off Pacheco Pass Highway 152 in Merced County, California 93635. To access the property, head west on Highway 152 and take the exit onto San Luis Drive, turn left at the stop light, and turn right on Gonzaga Road. The property will be on your right-hand side.

LEGAL

Merced County APN: 078-160-045

Located in a portion of Section 19, Township 10S, Range 9E, M.D.B.&M.

ZONING

ARE-20 (Agricultural, Rural, Exclusive, 20 acre minimum).

WATER

The property lies within the San Luis Water District.

SOILS

Damluis clay loam, 2 to 8 percent slopes, Grade 1, Excellent.

PRICE/TERMS

\$50,000 (\$31,250/acre) all cash at close of escrow.
Seller is very motivated and will consider any offer.



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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

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.