



Hutchcraft Ranch



±25.78 Acres | Open Land | Avenue Two/Gurr Roads, Atwater | Merced County

CALIFORNIA LAND & HOME BY KELLER WILLIAMS

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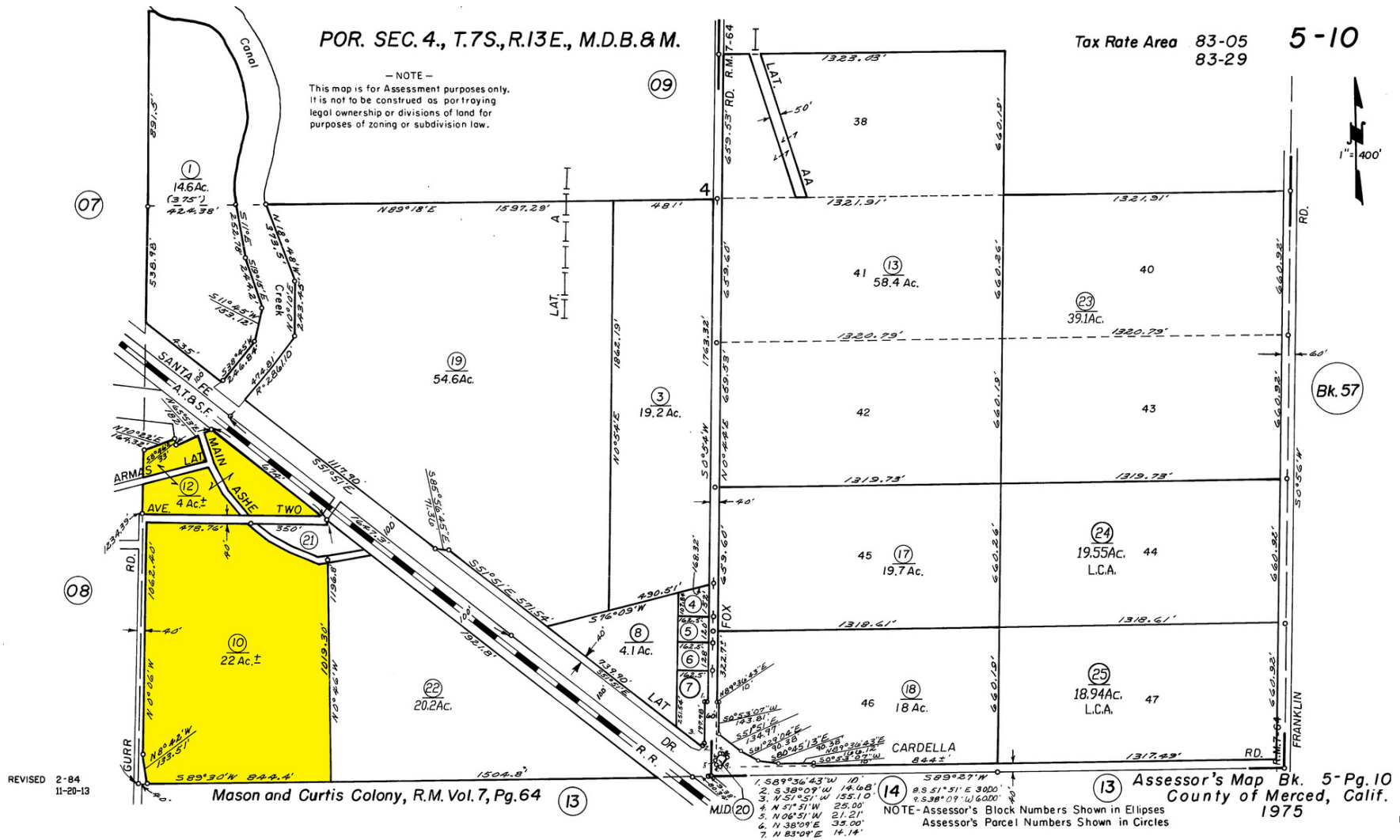
Hutchcraft Ranch

Avenue Two/Gurr Road, Atwater



\$799,000

Parcel Map



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Property Details

- **Location:**

The property is located near the northeast and southeast corners of Avenue Two and Gurr Roads

- **Legal:**

Merced County APN 005-100-010 is +/- 21.75ac and Merced County APN 005-100-012 is +/-4.03ac

- **Zoning:**

A-1 - General Agriculture

- **Soils:**

Atwater loamy sand, deep over hardpan, 0 to 3 percent slopes

- **Water**

The ranch benefits from surface water allocation from the Merced Irrigation District

- **SGMA**

These parcels are located within the Merced Irrigation-Urban GSA <https://www.miugsa.org/>

- **Dwellings:**

None

- **Buildings:**

None

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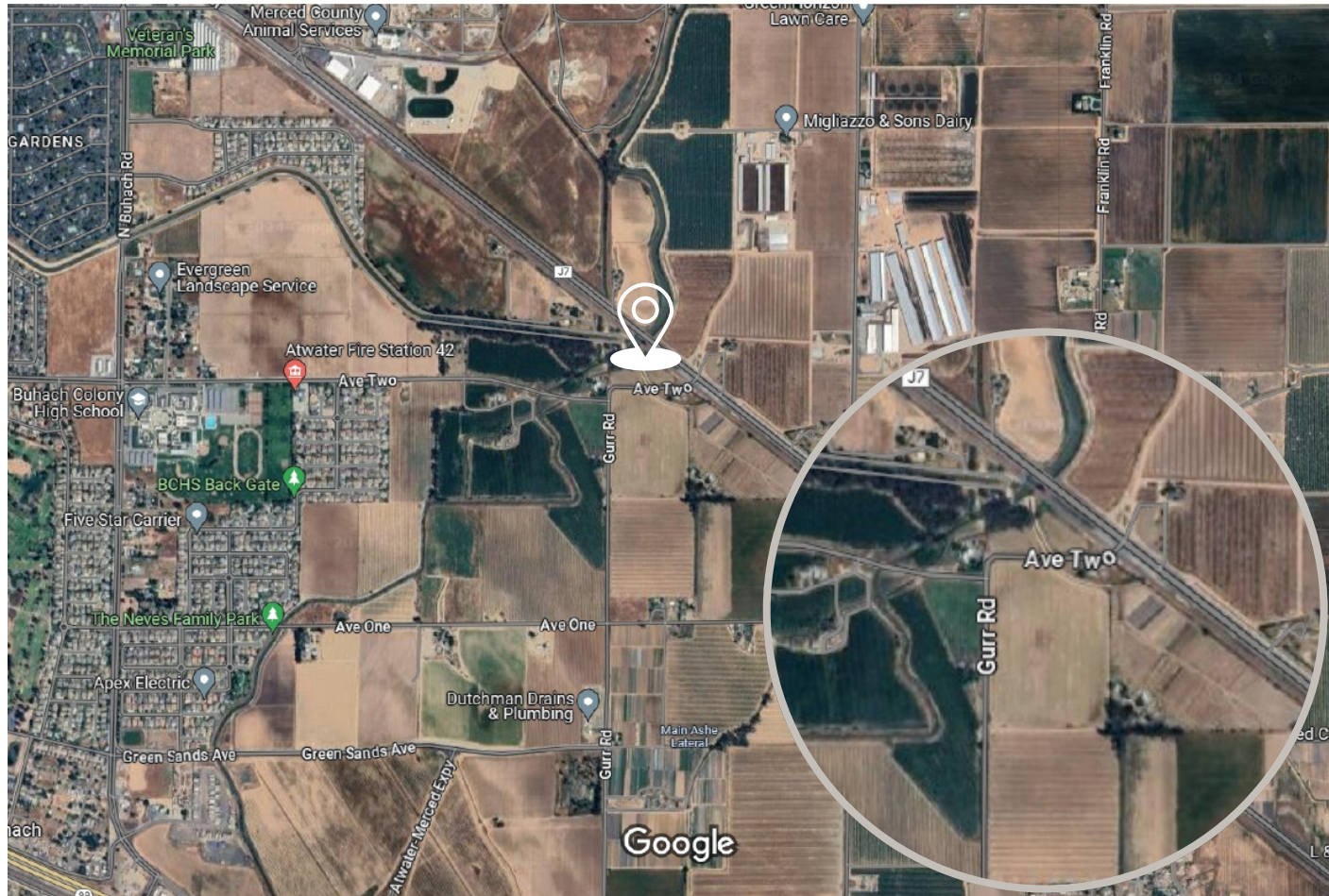
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Aerial Location



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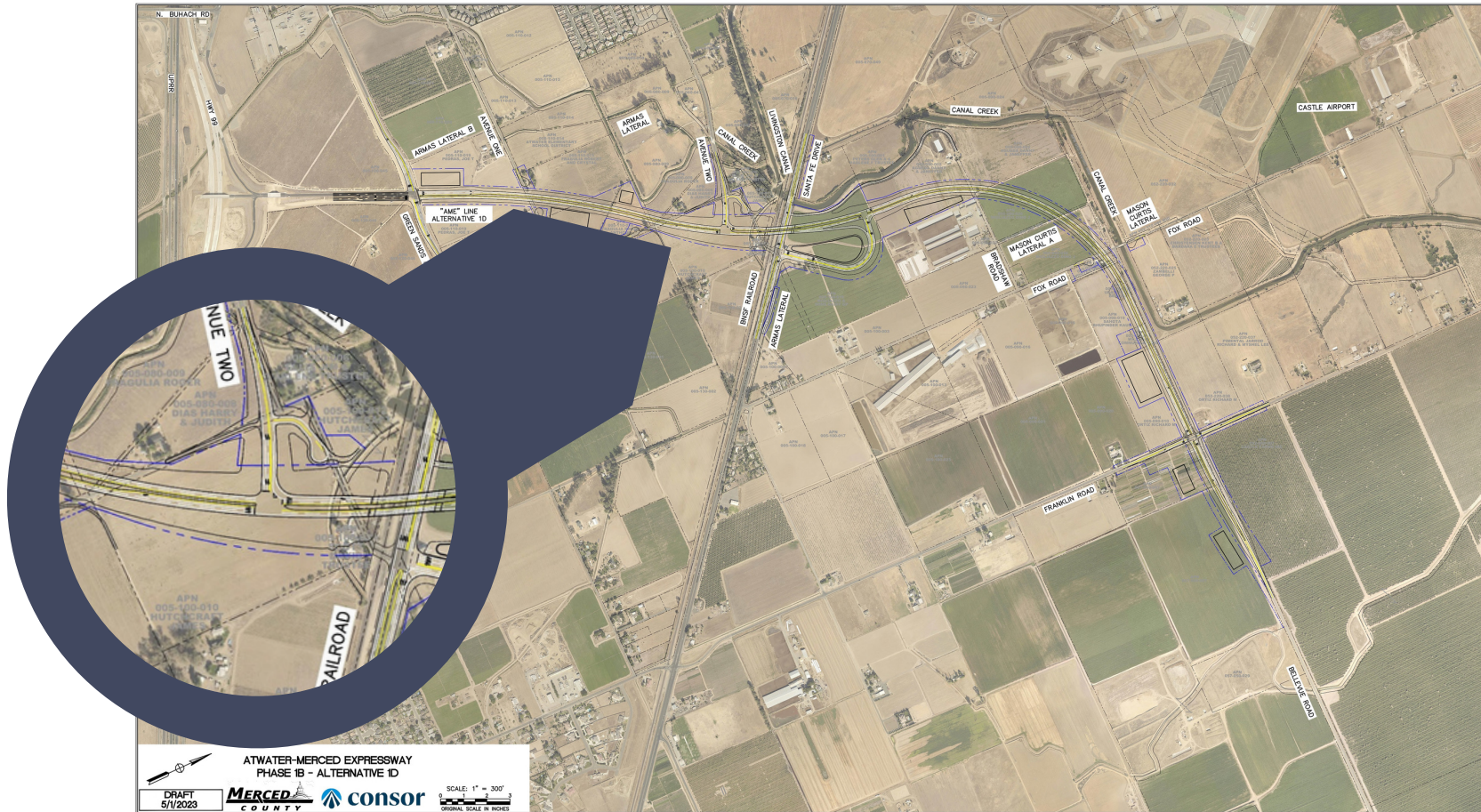
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Atwater-Merced Expressway



The map above depicts the latest route for phase 1b of the Atwater-Merced Expressway project. Presently, this proposal is undergoing review by the EPA. Prospective buyers are advised to conduct their own research into how the Atwater-Merced Expressway project could potentially impact this property.

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Soils Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdA	Atwater loamy sand, deep hardpan, poorly drained variant, 0 to percent slopes	1.4	5.0%
AgA	Atwater loamy sand, deep over hardpan, 0 to 3 percent slopes	26.4	95.0%
W	Water	0.0	0.1%
Totals for Area of Interest		27.8	100.0%

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Property Pictures



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Video

SCAN ME



Disclaimer

At California Land & Home we strive to provide you with the most accurate information available but with ever changing regulations, boundaries, zoning, etc, we ask that Buyers and/or their real estate agent do their own due diligence.

WATER DISCLAIMER:

Buyers should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional about the Sustainable Groundwater Management Act (SGMA). Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov> Telephone Number: (916) 653-5791

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Listing Agent



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Brokerage

At California Land and Home, our mission is to connect the hardworking farmers and ranchers in our community with investors and individuals who share the same appreciation for this way of life. We understand the unique challenges and opportunities that come with farm and ranch properties, and we are well-equipped to address them.

Our team is composed of experienced professionals who have an in-depth understanding of the local real estate market, with a particular focus on farm and ranch properties. We bring a wealth of knowledge to the table, allowing us to provide you with accurate valuations and advice tailored to your specific property.

California Land and Home is not just your average real estate agency. We are a full-service brokerage, committed to guiding you through every step of the buying or selling process. Whether you're seeking your dream ranch property or looking to market your land, we handle it all.

We know that every client and property is unique. That's why we offer a personalized approach to meet your individual goals. We take the time to understand your needs and preferences, ensuring a smooth and successful transaction.

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