

**For Sale or JV Orchard Development  
186 +/- Acres in five parcels  
Open Irrigated Farmland  
San Luis Canal Co.  
Merced County, CA**



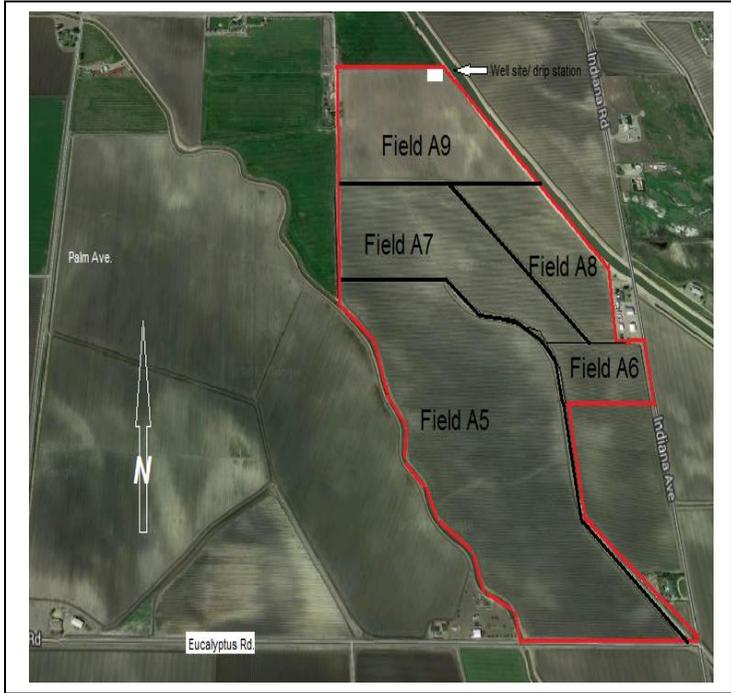
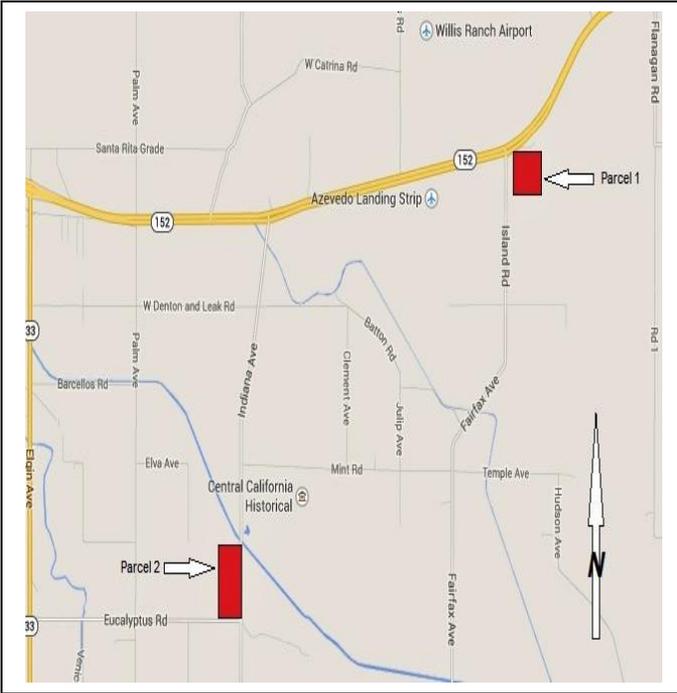
**Description:** The farm ground is highly productive and is located within one of the most dependable irrigation districts in the State. It includes five contiguous, irregular shaped parcels which are bordered by Eucalyptus Rd. on the South, the Arroyo Canal on the north, Indiana Ave. on the East and Poso Slough on the West.

This land has been farmed by the same family for three generations. It has historically produced above average crop yields for cotton, processing tomatoes, corn, melons and alfalfa. Production reports are available upon request.

**Soils:** Dos Palos Clay, Alros Clay Loam

**Irrigation Water:** Provided by both the San Luis Canal Co. and one well. Historical water deliveries have been 3- 4 acre feet/year of water. Water is distributed through a sand medium filtration station, pressurized for delivery to the mainlines, laterals and drip lines.

**Exclusively Listed by: Craig Cruickshank  
C2 Capital Group, Inc.  
Sacramento, CA 965864  
(916)247-2930  
Email: [craig@c2capitalgroup.com](mailto:craig@c2capitalgroup.com)**



Assessor's Parcel No.: 086-023-006,012,013,014; 086-022-011,012. Section 36, T 10 South, Range 12 East, MDB & M, Merced County. Access to the land from Los Banos is via Highway 152 to Indiana Rd., then 2.5 miles south to the NWC of the intersection of Eucalyptus Rd. and Indiana Ave.

Zoning: Agriculture with 20 acre minimum parcel size.

Lease: A tenant currently leases the building improvements in Field A8. Although the field map outline excludes the improvements, they are included in the total acreage for sale.



Well Installation: 2008  
 Well production: 2,400-2,700 gpm  
 Depth: 300 feet  
 Water Quality: 600-1200 ppm  
 Current use: Excess water is sold to San Luis WD.

Listed Price: \$4,450,000

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. DRE License-01068940

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