

**For Sale or Joint Venture Development
244 +/- Acres in five parcels
Orchard Development Land
Central CA Irrigation District
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 Elva Ave. on the north, Palm Ave. on the west and the Poso Slough on the east.

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. have been above area averages and production reports are available upon request.

**Exclusively Listed by: Craig Cruickshank
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Assessor's Parcel No.: 086-022-002,006; 086-23-003,010,011; Section 36, T 10 South, Range 12 East MDB&M, Merced County. The land can be accessed by driving approximately 15.5 miles east from Los Banos via Highway 152 to Palm Ave., then 2.5 miles south to the NEC of the intersection of Eucalyptus Rd. and Palm Ave.

Zoning: Agriculture with 20 acre minimum parcel size.

Soils: Dos Palos Clay, Alros Clay Loam, Bolfar Clay Loam and Palazzo Sandy Loam

Irrigation Water: Provided by the CCID. 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.

Additional Land: The land owner has listed with us an additional 274 acres within 5 miles of these parcels. Please contact us for additional information.

Listed Price: \$6,085,500

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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