SLCC OPEN LAND

MERCED COUNTY, CALIFORNIA

114.50±
ASSESSED ACRES

$2,750,000
($24,018/ACRE)

EXCLUSIVELY PRESENTED BY:
A DIVISION OF PEARSON COMPANIES

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7480 N. Palm Ave, Ste 101
Fresno, CA 93711
559.432.6200

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BAKERSFIELD
4900 California Ave., #210B
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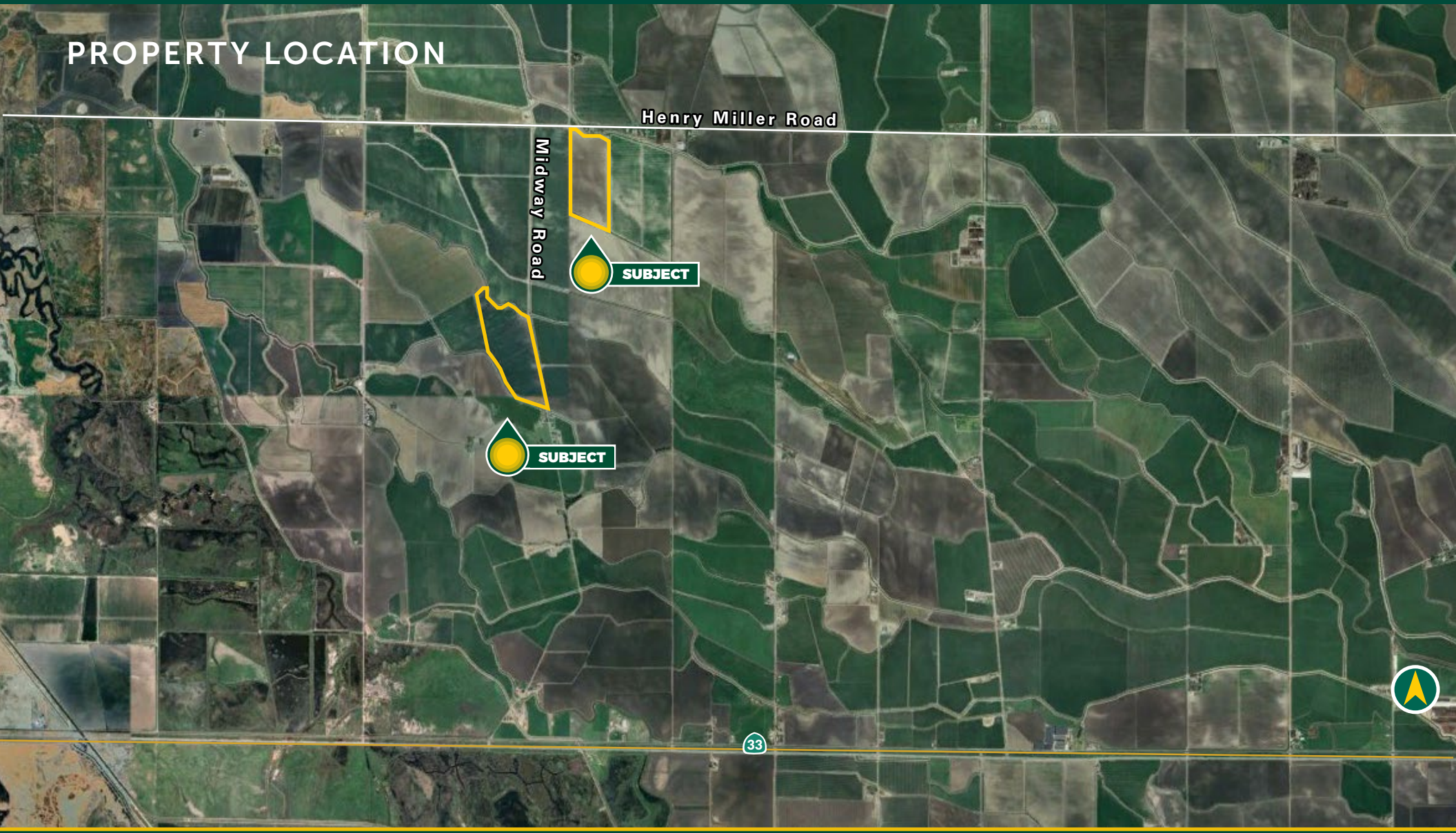
PROPERTY HIGHLIGHTS:

- SAN LUIS CANAL COMPANY
- GOOD FARMING AREA
- CURRENTLY PLANTED TO CARROTS

PROPERTY LOCATION



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PROPERTY INFORMATION

LOCATION
The subject property is located on the west side of Midway Road, 1 mile south of Henry Miller Road (62± acs.) and on the south side of Henry Miller Road just east of Midway Road (52.5± acs.) in Merced County

LEGAL
Merced County APN's: 073-190-020, 073-200-020 and 072-250-017.
Located in portions of Sections 2, 3 & 10, T10S, R11E, M.D.B.&M.

ZONING
Subject property is zoned A-1. The property is not enrolled in the Williamson Act.

PLANTINGS
The property is currently planted to carrots, though has historically been farmed to melons, wheat and cotton.

WATER
San Luis Canal Company.

SOILS
See soils map included.

PRICE/TERMS
$2,750,000 ($24,018 per acre) cash at the close of escrow. A sale is subject to an existing farm lease for the 2025 crop season.

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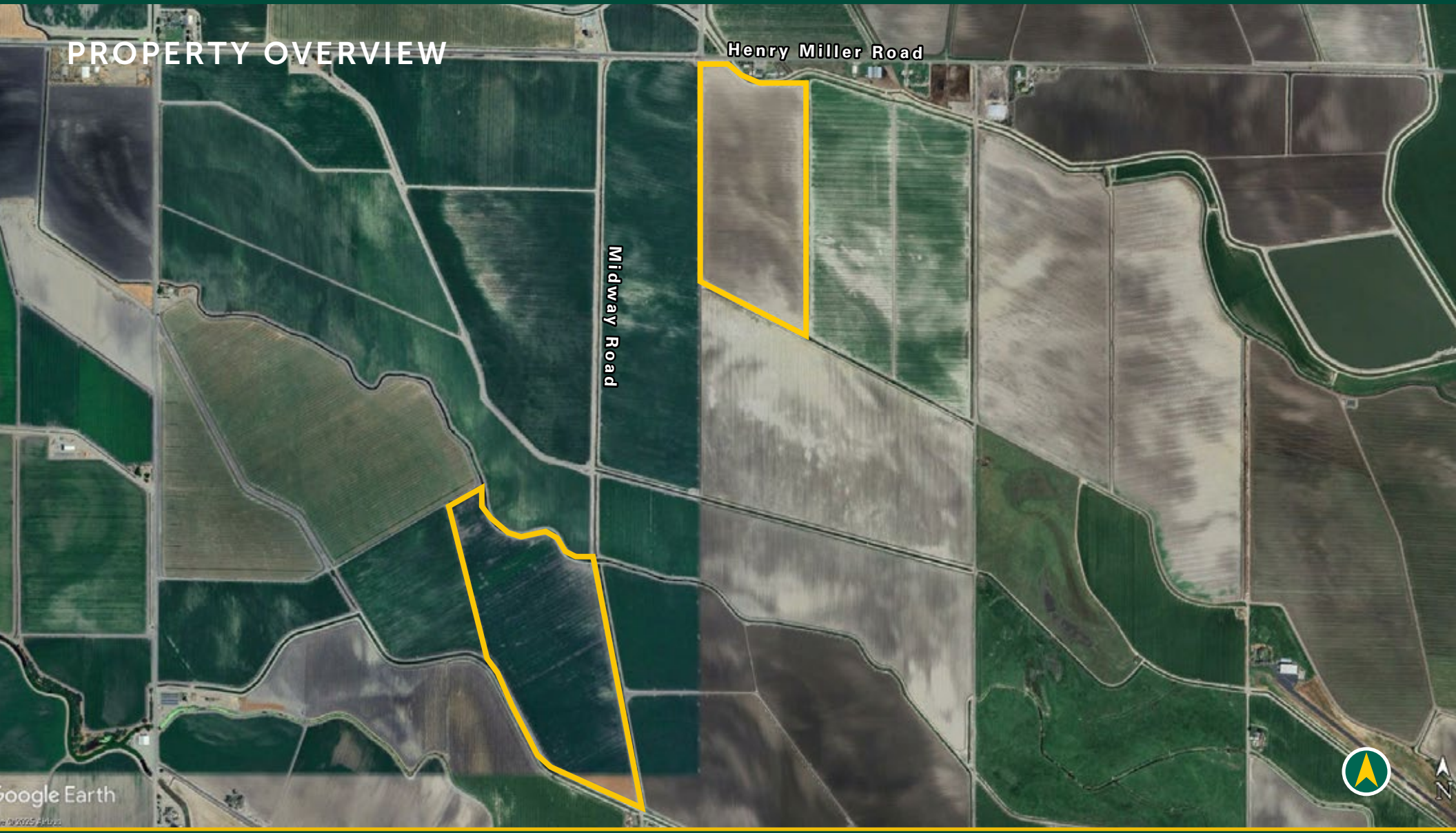
PROPERTY OVERVIEW



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SOILS MAPS

California Revised Storie Index (CA)

Map unit symbol	Map unit name
139	Bolfae clay loam, partially drained
103	Alros clay loam, partially drained
178	Elnido sandy loam, partially drained

California Revised Storie Index (CA)

Map unit symbol	Map unit name
170	Dos palos clay loam, partially drianed
103	Alros clay loam, partially drained

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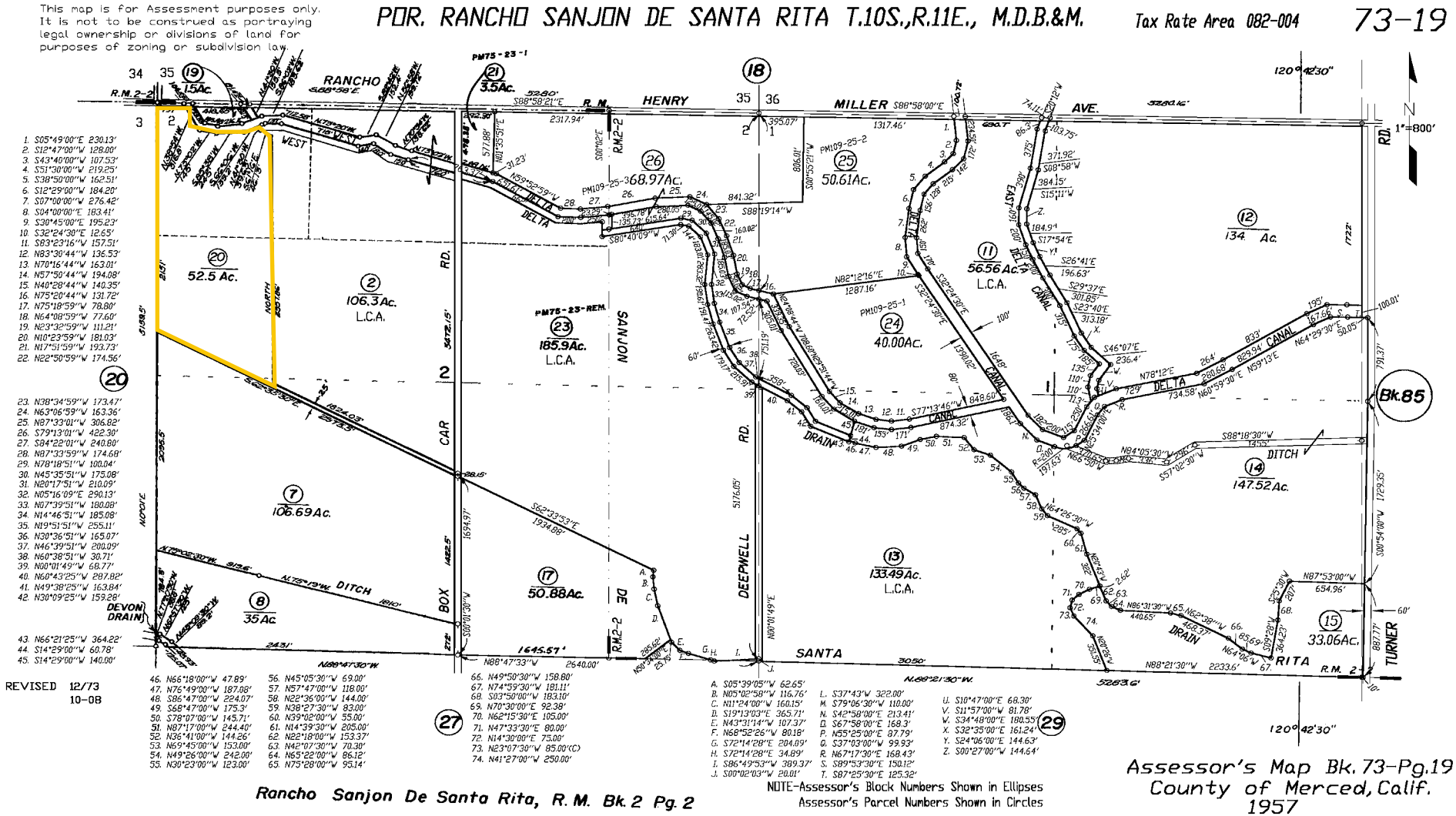
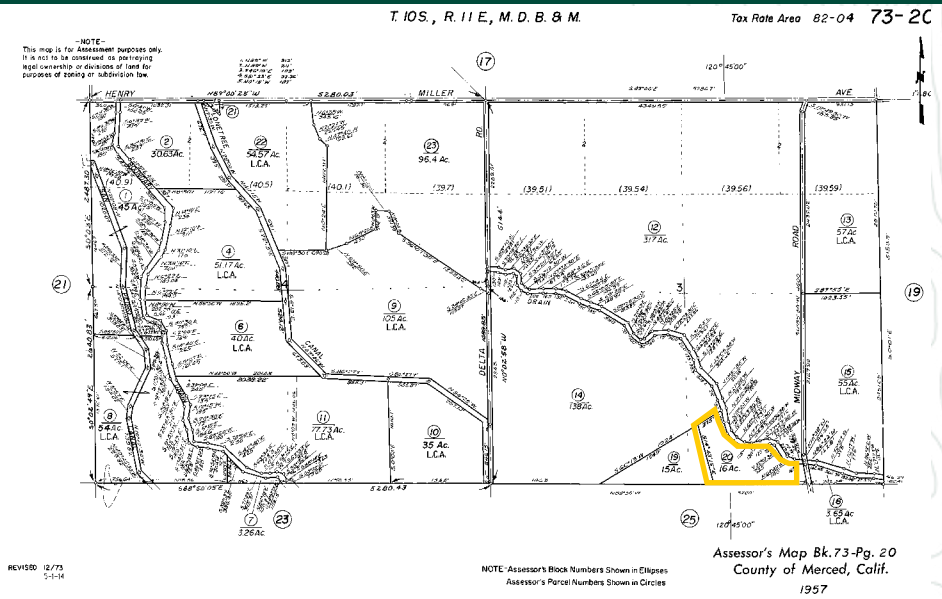
PARCEL MAP

APN: 073-190-020

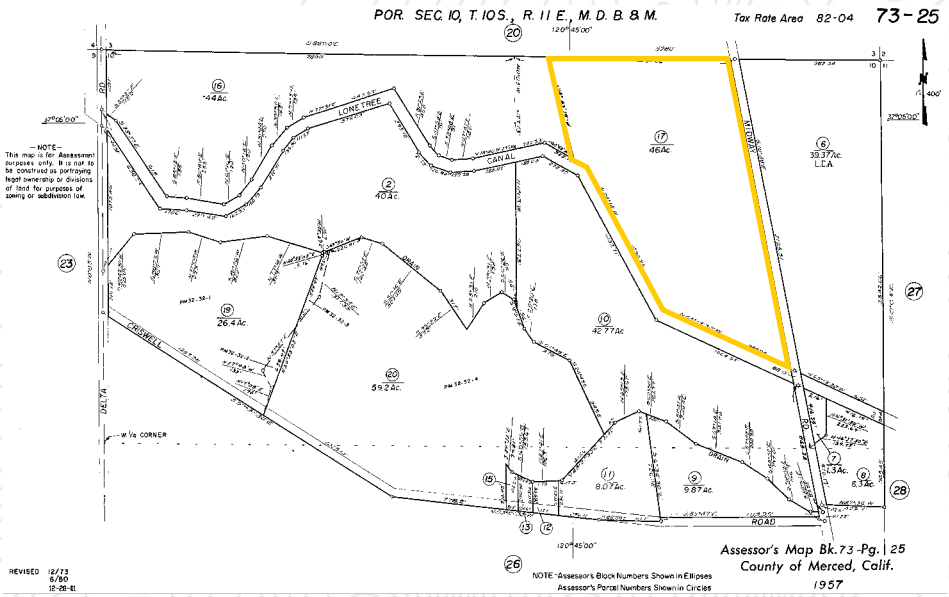


PARCEL MAPS

APN: 073-200-020



APN: 073-250-017



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