

**132.00±**  
ASSESSED ACRES

**MERCED OPEN LAND**  
MERCED COUNTY, CALIFORNIA

**\$5,000,000**  
(\$37,878/ACRE)

EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



www.pearsonrealty.com  
CA DRE #00020875

**FRESNO**

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

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309



A Tradition In Trust Since 1919



CA DRE #01074109

**MERCED**

3337 G St Suite C,  
559.470.7785

All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.



**PROPERTY  
HIGHLIGHTS:**

• **MERCED  
IRRIGATION  
DISTRICT**

• **OPEN LAND**

• **CLOSE PROXIMITY  
TO HWY 99**

• **TWO SOURCES  
OF WATER**



MERCED OPEN LAND  
MERCED COUNTY, CA

132± ACRES

\$5,000,000  
(\$37,878 / ACRE)

## PROPERTY LOCATION



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

### FRESNO

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

### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777





## PROPERTY INFORMATION

### DESCRIPTION

Just outside the city boundaries of Merced lies approximately 132± acres of undeveloped land, featuring a pole barn and one older home. The property is conveniently located about 1.5 miles from Gateway Marketplace, situated at the intersection of Campus Parkway and Highway 99. Campus Parkway provides access to North Merced and UC Merced.

### LOCATION

The ranch is located south east of the city of Merced off E Mission Avenue.

### LEGAL

Merced County APN: 066-010-001 & 004

Located in a portion of N ½ Section 1, Township 8S, Range 14E, M.D.B.&M.

### ZONING

Zone A-1 (General Agricultural)

The property is located within the Williamson Act.

### PLANTINGS

Open land

### WATER

4 cylinder, 140 HP pump and well

The property is within and receives water from Merced Irrigation District.

### SOILS

See soils map included.

### BUILDINGS/STRUCTURES

One older home and a pole barn on the property being sold in "as is" condition.

### PRICE/TERMS

\$5,000,000 (\$37,878/acre) cash at the close of escrow.



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

#### FRESNO

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

#### VISALIA

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

#### BAKERSFIELD

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

**MERCED OPEN LAND**  
MERCED COUNTY, CA

132± ACRES

**\$5,000,000**  
(\$37,878 / ACRE)

## PROPERTY OVERVIEW

E. Mission Ave



All information contained herein is deemed reliable but not guaranteed by seller nor broker and should be independently verified by potential buyers. We assume no liability for errors or omissions.

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

**VISALIA**  
3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**  
4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

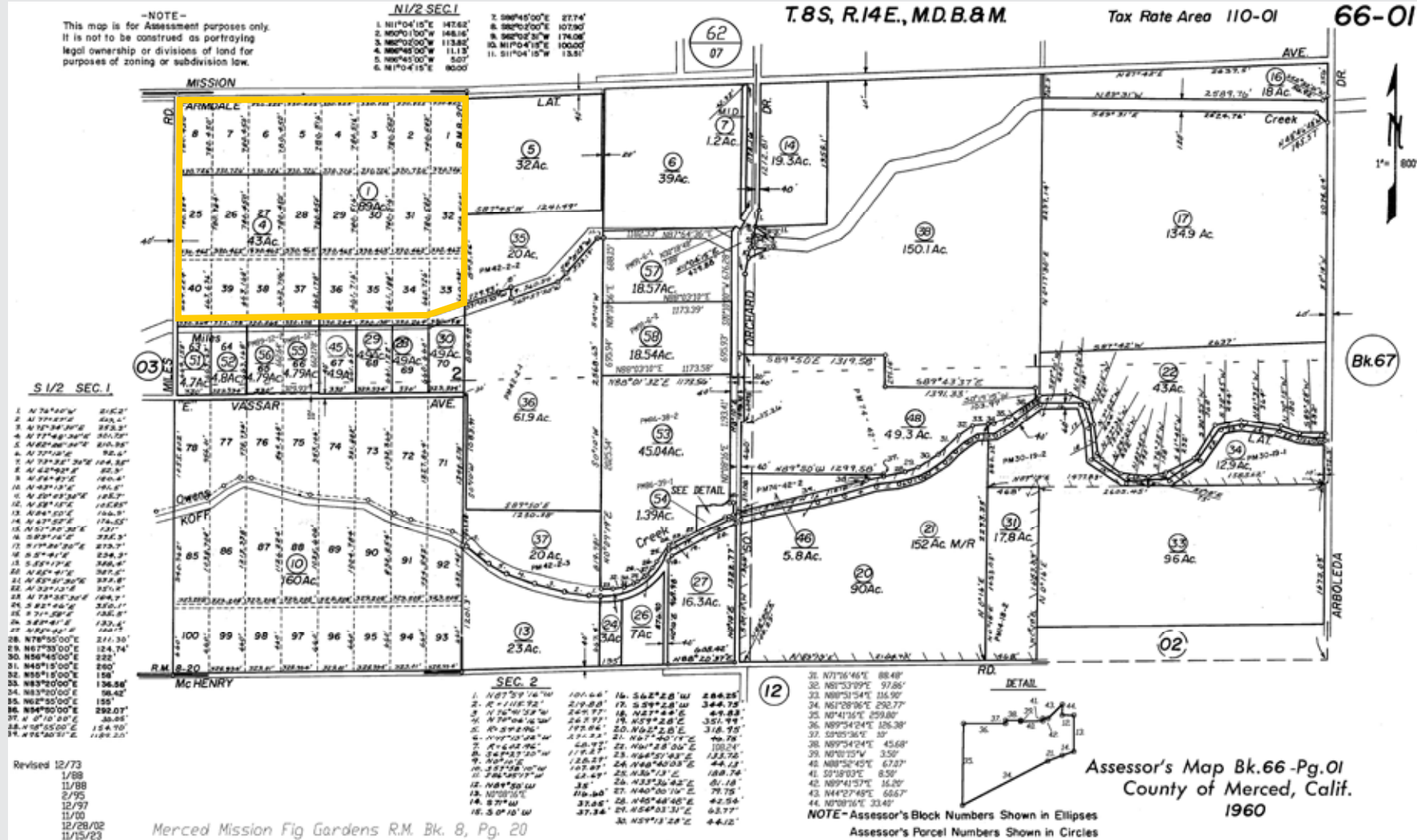


SOILS MAP

California Revised Storie Index (CA)	
Map unit symbol	Map unit name
LaA	Landlow clay, 0-1% slopes
LfA	Landlow silty clay loam, slightly saline-alkali, 0-1% slopes
WnA	Wyman clay loam, deep over hardpan, 0-1% slopes
LpA	Lewis silty clay loam, moderately saline-alkali, 0-1% slopes
LeA	Landlow silty clay loam, 0-1% slopes

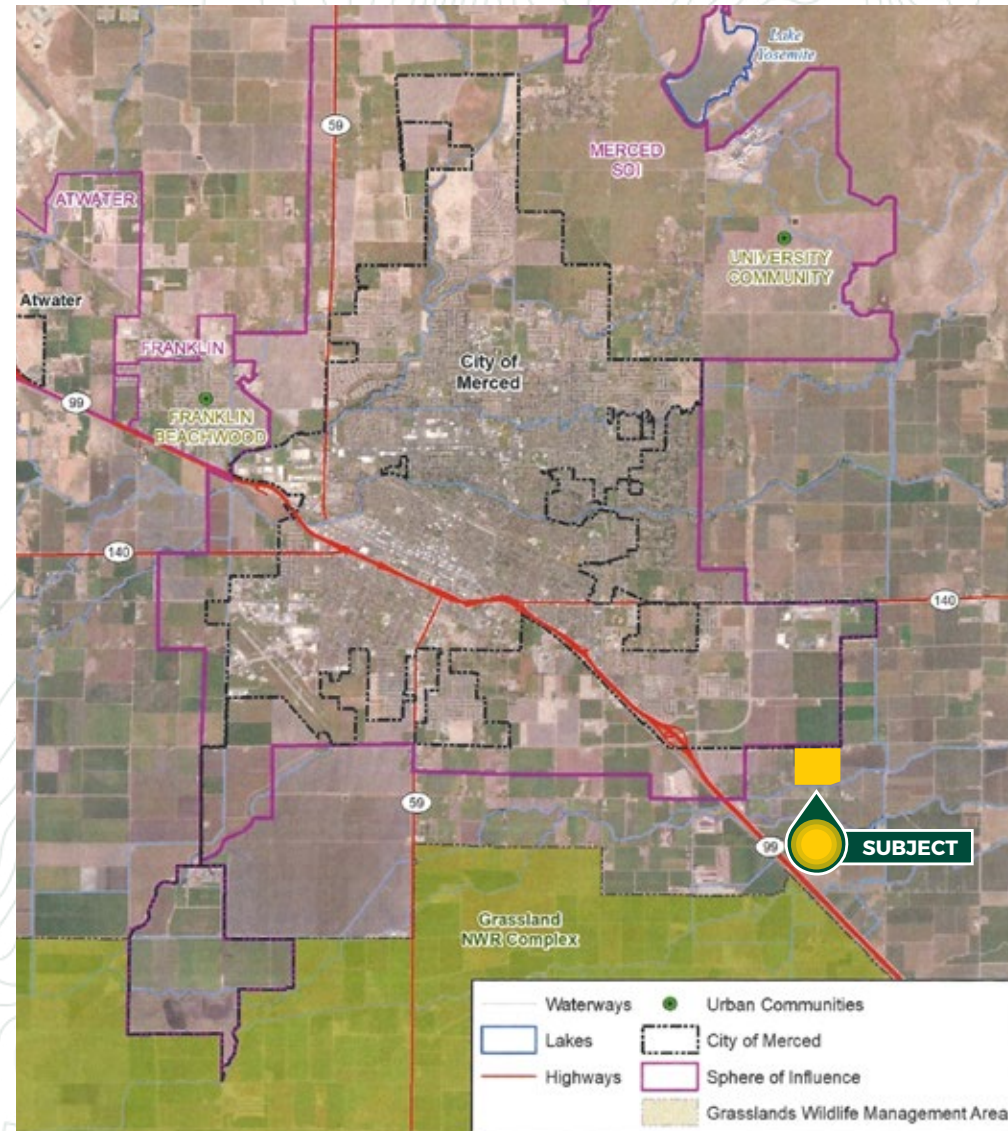


## PARCEL MAP





## PROPERTY PHOTOS AND SPHERE OF INFLUENCE MAP





EXCLUSIVELY PRESENTED BY:  
A DIVISION OF PEARSON COMPANIES



**OFFICES SERVING  
THE CENTRAL VALLEY**

**FRESNO**

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

**VISALIA**

3447 S. Demaree St.  
Visalia, CA 93277  
559.732.7300

**BAKERSFIELD**

4900 California Ave., #210B  
Bakersfield, CA 93309  
661.334.2777

[www.pearsonrealty.com](http://www.pearsonrealty.com)  
CA DRE #00020875



**MERCED**

3337 G St Suite C  
559.470.7785

CA DRE #01074109

