

NG, ET AL PROPERTY

±30.40 Acres Devoted to Irrigated Cropland



Located at:
North Side of Ave. 1, Atwater, Merced County, CA

Offered for

\$895,000

ALL CASH or TERMS ACCEPTABLE TO SELLER

Presented By:

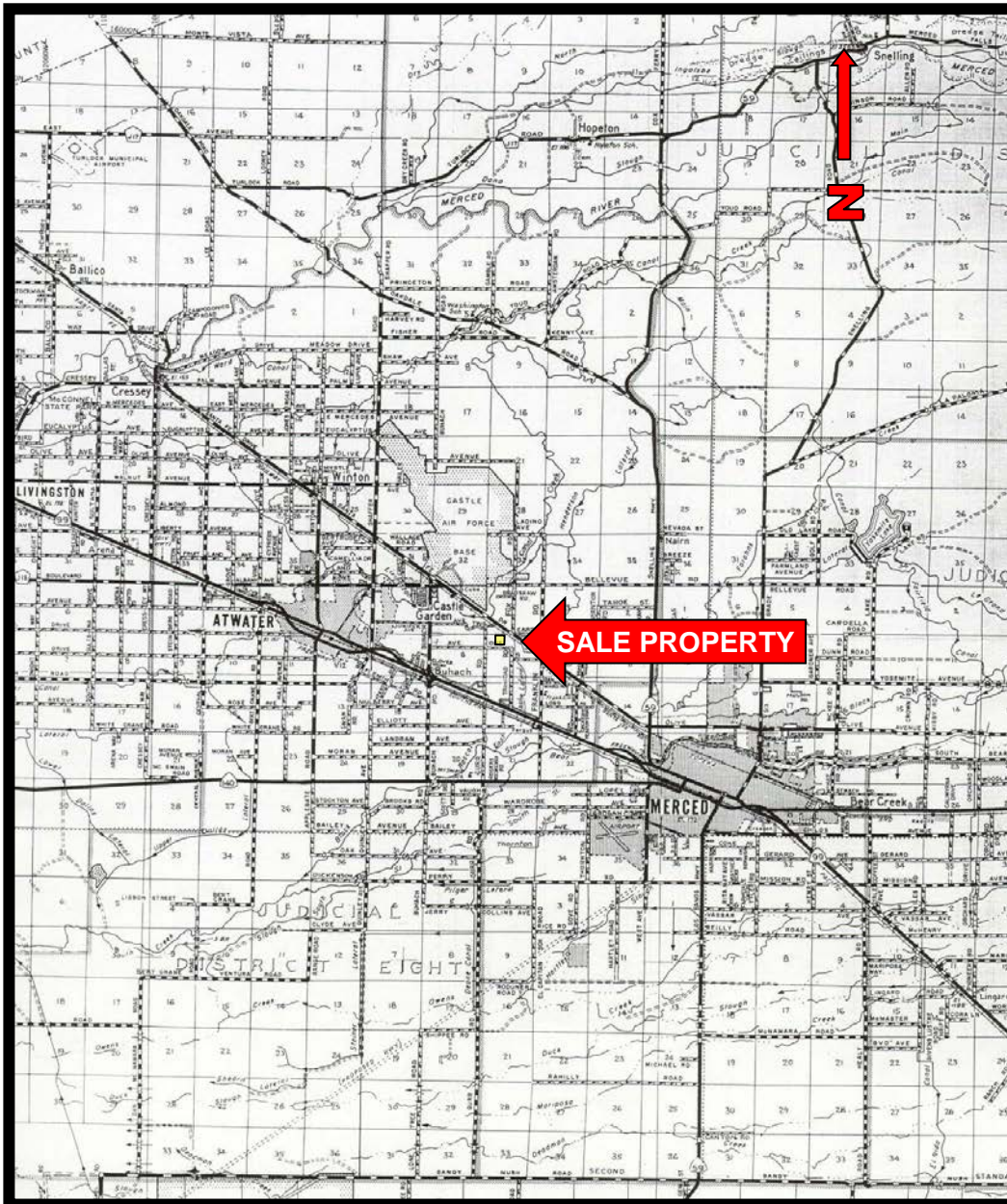


Edwards, Lien & Toso, Inc.
CA BRE Corporate License # 01527052
Agricultural Appraisers & Brokers
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484

NG ET AL, PROPERTY

Property is comprised of one assessor's tax parcel, totaling ± 30.40 acres (Merced County Assessor's Parcel Number 005-130-031). This land has historically been used as irrigated cropland. The immediate market area is comprised of irrigated cropland, with some permanent plantings, including nut crops, tree fruit and vineyards.

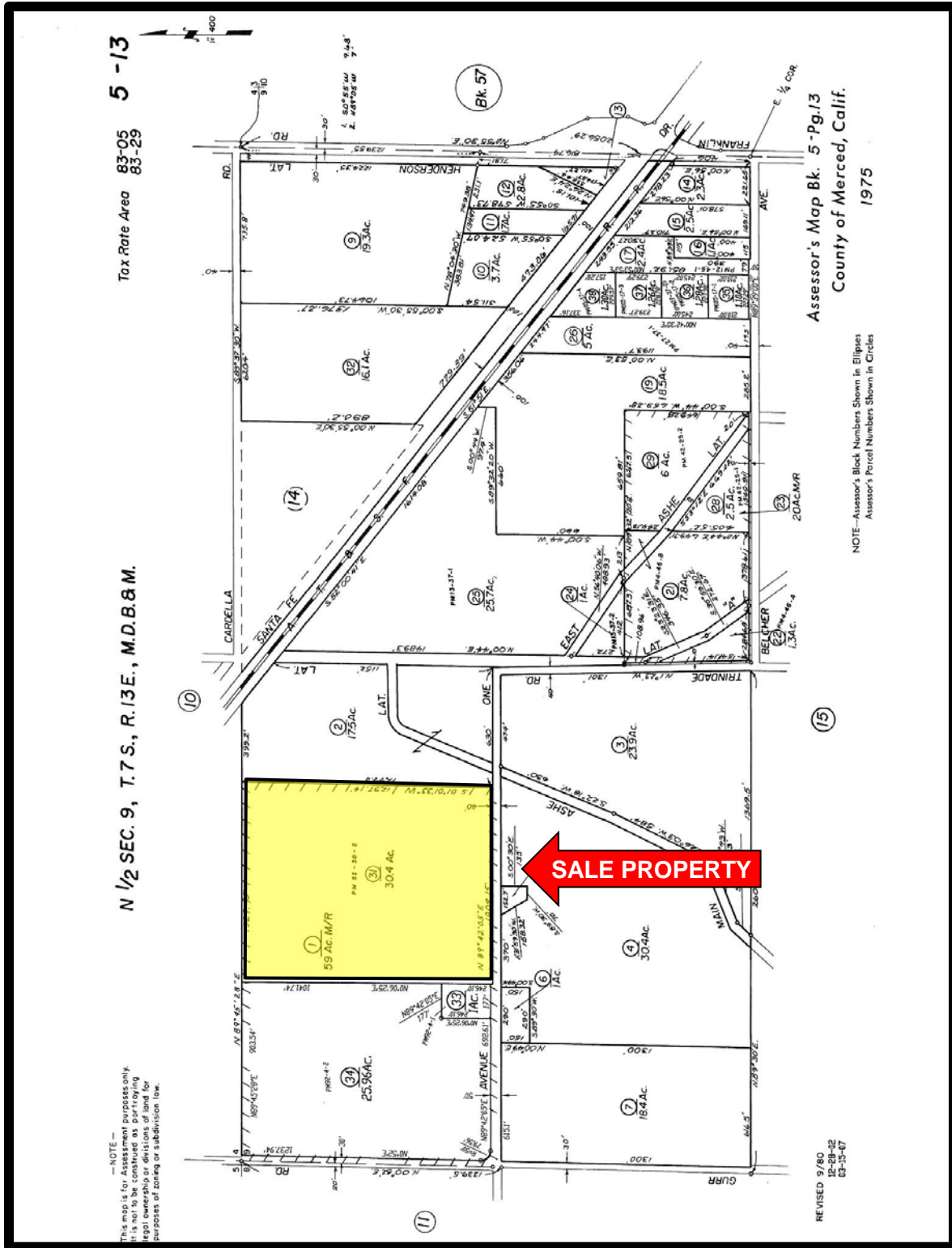
This property may well hold very good potential for development to permanent crops.



AERIAL VIEW OF SALE PROPERTY



ASSESSOR'S PARCEL MAP



—NOTE—
This map is for Assessment purposes only.
It is not to be construed as portraying
any other information, and is not to be
used for any other purpose, such as
purposes of zoning or subdivision law.

NOTE—Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 5 - Pg. 13
County of Merced, Calif.
1975

REVISED 9/80
83-05-29
05-30-87

LOCATION AND ACCESS

Property is located along the north side of Avenue One, east of Gurr Road and west of Trindade Road, east of Atwater, in Merced County. There is no physical address of record.

Access is provided by the above mentioned roadway. This is a paved asphalt surface road that provides year round access via two lanes; County standard maintained with no curbs, gutters or sidewalks, which is typical for the suburban market area.

SIZE, SHAPE, TOPOGRAPHY AND ELEVATION

Subject property is square in shape. Elevation of the subject is estimated at approximately 160-165 feet above mean sea level according to the USGS Topography map. Property has been laser leveled.

UTILITIES AND SERVICES

Subject property has typical, semi-rural or rural, on-site utilities and services available. Utilities consist of electrical service provided by Pacific Gas and Electric with communication service provided by AT&T. There are no urban sewers or water services available to the subject property. Police and fire protection is provided by county agencies. Garbage collection and propane services are available from various private companies.

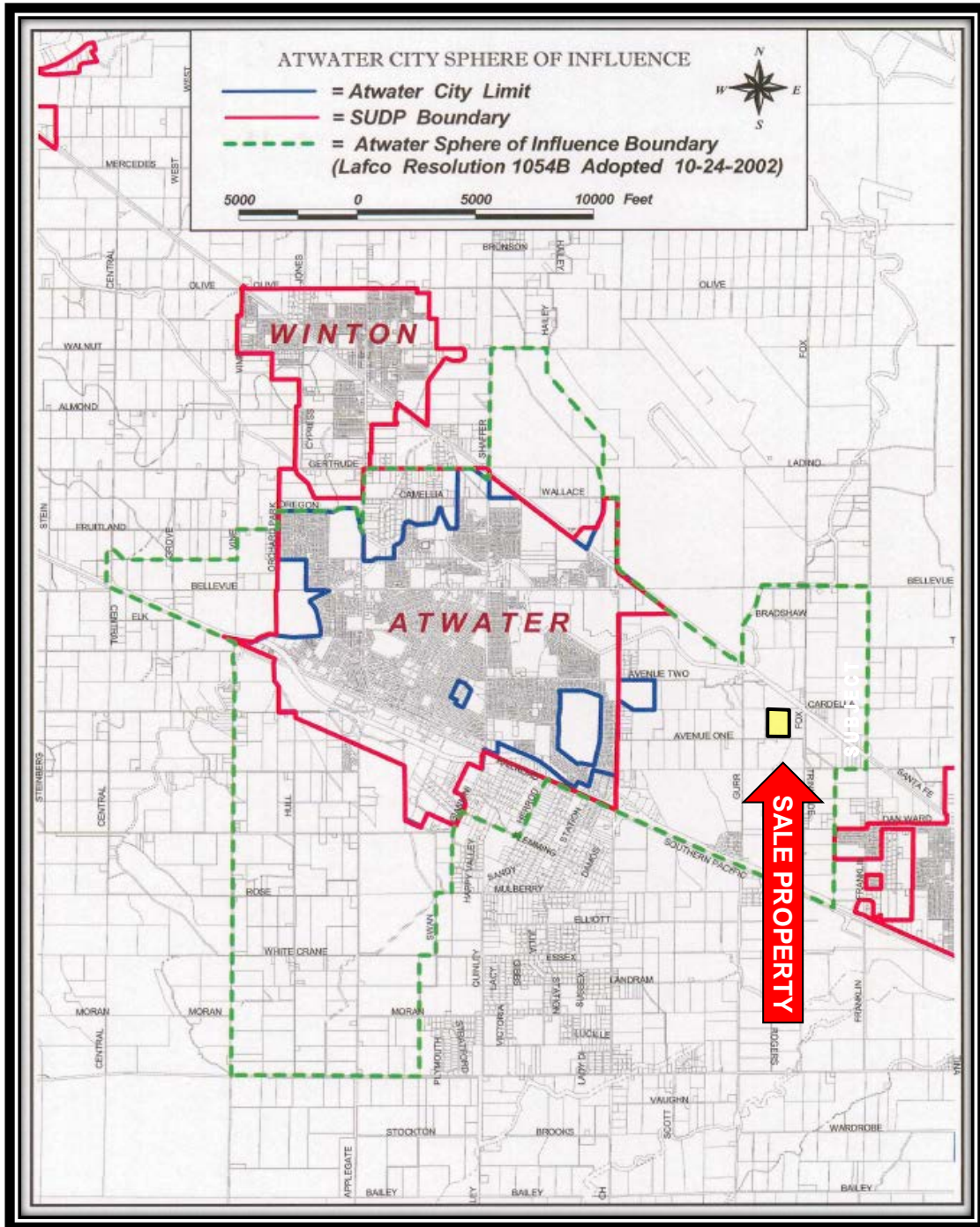
AGRICULTURAL PRESERVE DESCRIPTION

Property is not enrolled in a California Land Conservation Agreement Contract.

ZONING

This property is located in an area typically devoted to long-term agricultural and rural residential use. The property is zoned for agricultural use with or without structural improvements. Current zoning designation for the property is "A-1". This zoning provides for exclusive agricultural use with a 20-acre minimum parcel size.

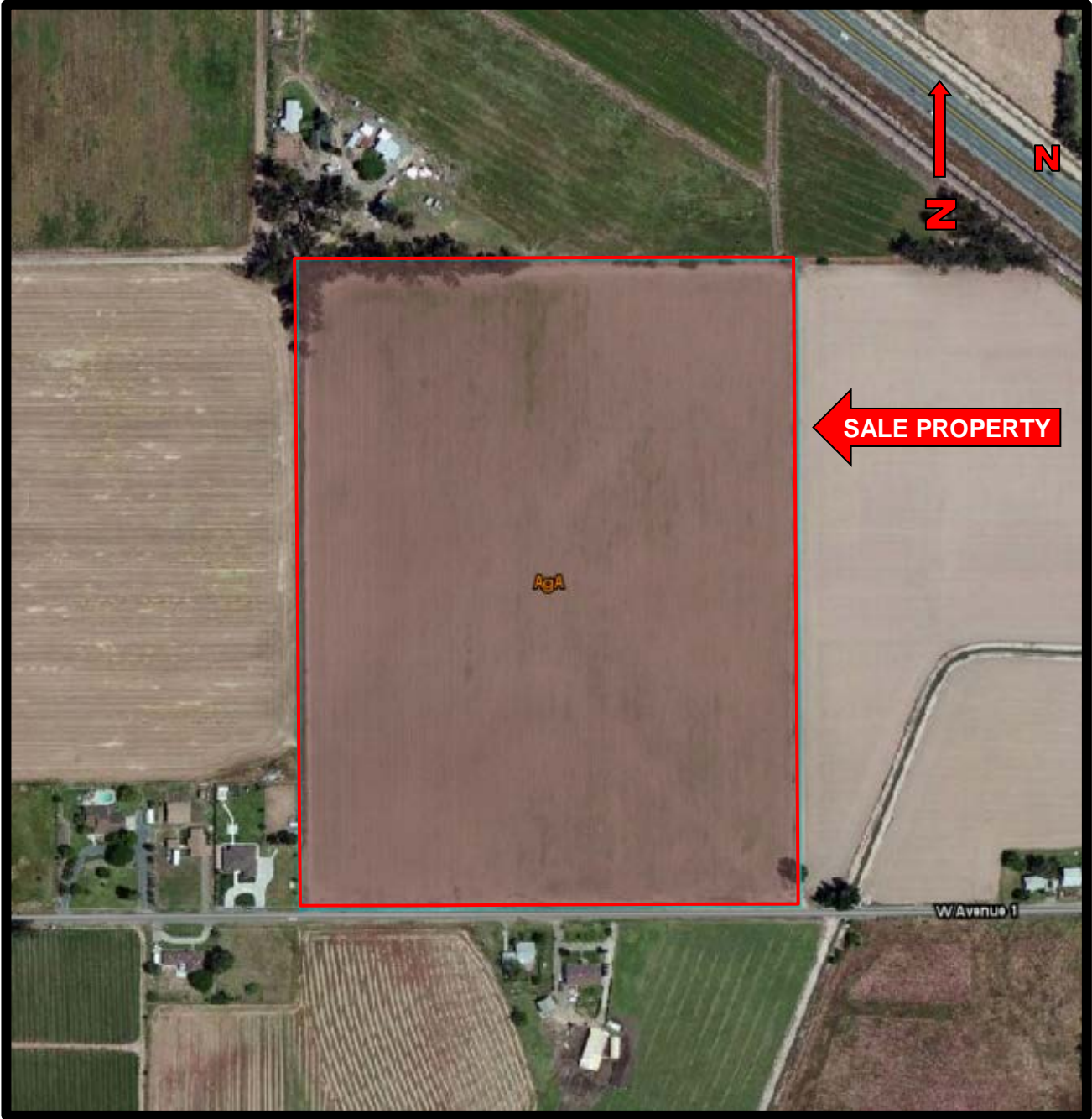
This ranch is located within the Atwater sphere of influence (SOI), designated as very low density residential use according to the City of Atwater General Plan (GP).



ELT

Hilmar, CA

SOILS MAP



SOIL MAP, continued

% of Property	MAP SYMBOL	SOIL TYPE	Capability Unit
100.0%	AgA	Atwater loamy sand, deep over hardpan, 0-3% slopes	3

Soil survey rates soils according to capability class. Capability classes show, in a general way, the suitability of soils for most kinds of crops. Soil capability classes are grouped by numbers 1 to 8, according to their limitations. As the number increases, it indicates progressively greater limitations and narrower choices for use.

Atwater series consists of very deep, well drained with moderately rapid permeability and slow runoff. Used mainly for production of truck crops, grapes, tree fruits, nuts, grain, and alfalfa. Vegetation consists of annual grasses, weeds, and low-growing shrubs.

IRRIGATION WATER SOURCE

The Ng, et al property is located in, and is eligible to receive, irrigation water from the Merced Irrigation District (MID), as a Class I user. MID is a class I provider of irrigation water.

Distribution is via flood or drip application, with valves located intermittently along the eastern property line.

ASKING PRICE

\$895,000

ALL CASH or TERMS ACCEPTABLE TO SELLER

*This information was obtained from sources that are deemed reliable but are in no way guaranteed by Edwards, Lien & Toso, Inc., its Brokers or Agents. Prospective Buyers should check all facts to their own Satisfaction. This offer is subject to prior sale, price change, and/or withdrawal from the market.

For More Information Contact:

Anthony J. "Tony" Toso, ARA
California Bureau of Real Estate Broker License # 01244009

Edwards, Lien & Toso, Inc.
Agricultural Appraisers & Brokers
CA BRE Corporate License # 01527052
8408 N. Lander Avenue
Hilmar, California 95324
(209) 634-9484 office
(209) 988-4468 cell

IMPORTANT NOTES:

PROPERTY IS SUBJECT TO A PARTITION PROCEEDING WHICH HAS BEEN REPORTED TO THE BROKER TO HAVE BEEN CONDITIONALLY SETTLED. HOWEVER, INTERESTED PARTIES SHOULD NOTE THAT MEDIATOR/COURT APPROVAL MAY BE REQUIRED.

IT HAS BEEN REPORTED TO THE BROKER THAT THE PROPERTY IS SUBJECT TO A VERBAL LEASE.