



ELT Ranch Properties, Inc.
Agricultural Brokerage Services

CCID IRRIGATED CROPLAND

**East side of Volta Road, south of Ramos Road, ±0.75 mile north of
Highway 152, west of Los Banos, Merced County, CA**

Merced County APN: 081-150-001

Purchase Price: \$808,000



**±32.299 Total Assessed Acres Devoted to Open Irrigated Cropland with Central California
Irrigation District Water. Rural Residential Potential. Easy Access to Highway 152.**

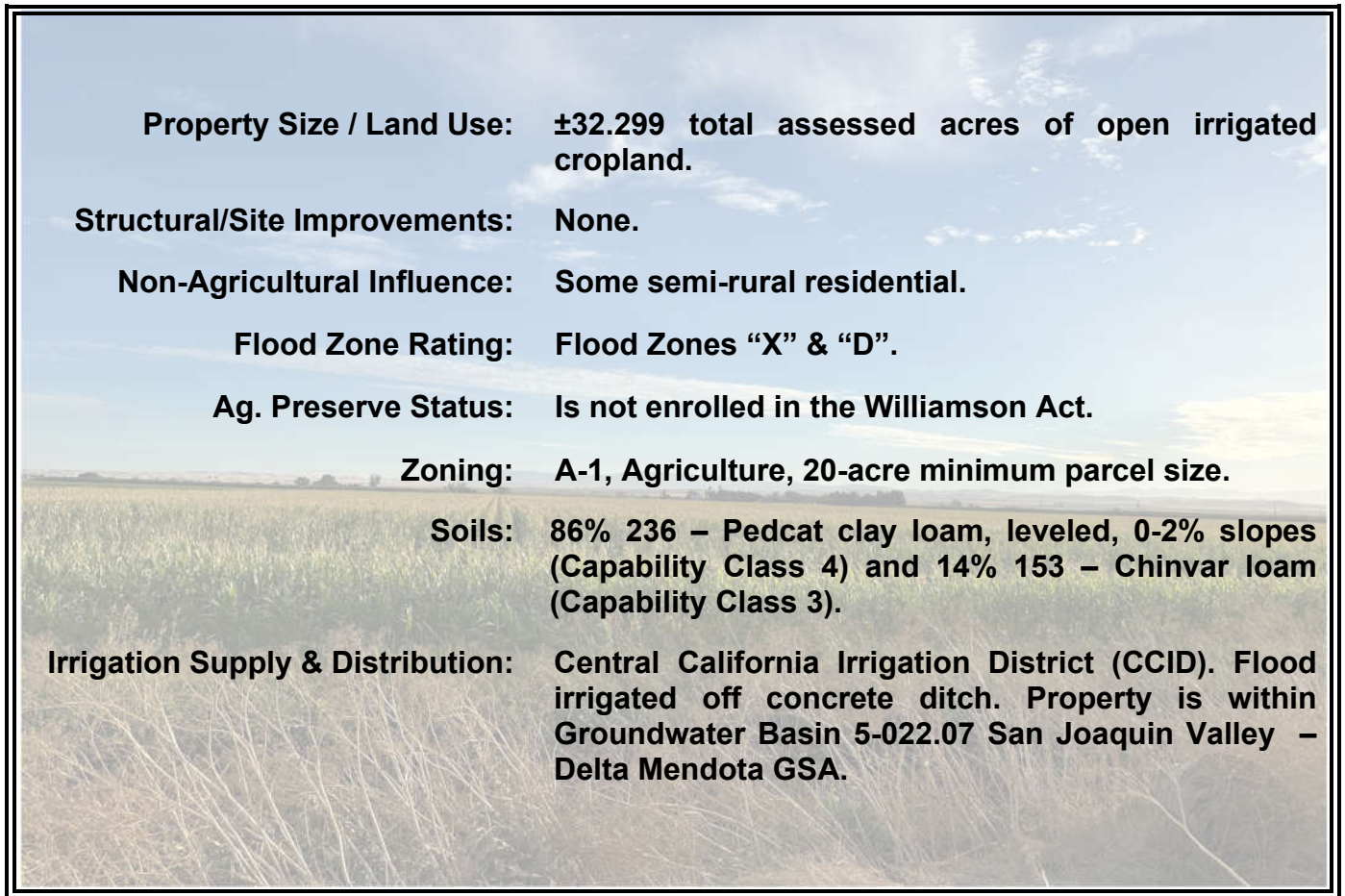
Exclusively Offered By:

ELT Ranch Properties, Inc. Agricultural Brokerage Services CA DRE Corp. ID# 02105819

Randy Edwards, Pres./CEO/Broker CA DRE ID# 01424270 (209) 495-3112 randy@eltappraisers.com

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PROPERTY DESCRIPTION:



Property Size / Land Use: ±32.299 total assessed acres of open irrigated cropland.

Structural/Site Improvements: None.

Non-Agricultural Influence: Some semi-rural residential.

Flood Zone Rating: Flood Zones “X” & “D”.

Ag. Preserve Status: Is not enrolled in the Williamson Act.

Zoning: A-1, Agriculture, 20-acre minimum parcel size.

Soils: 86% 236 – Pedcat clay loam, leveled, 0-2% slopes (Capability Class 4) and 14% 153 – Chinvar loam (Capability Class 3).

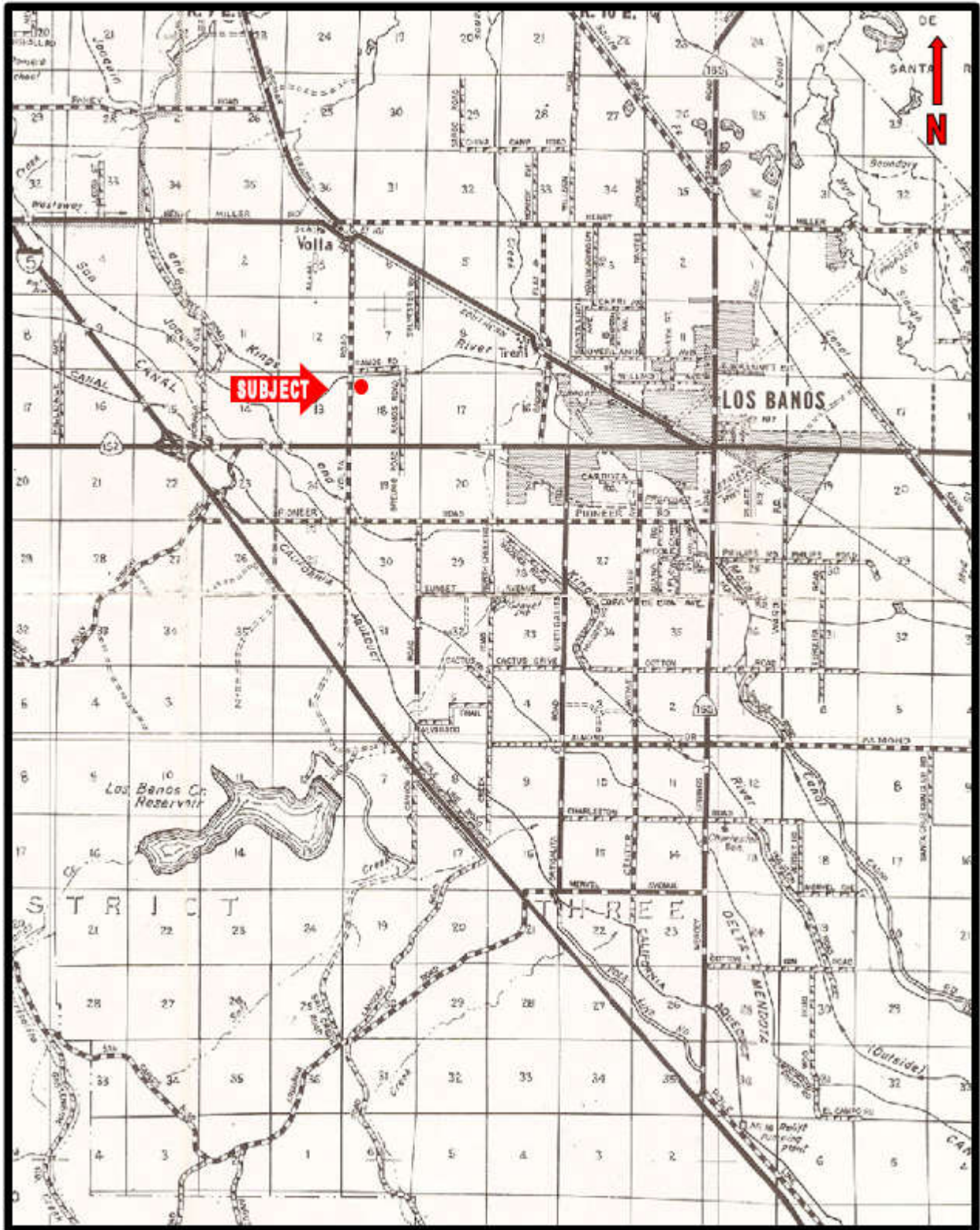
Irrigation Supply & Distribution: Central California Irrigation District (CCID). Flood irrigated off concrete ditch. Property is within Groundwater Basin 5-022.07 San Joaquin Valley – Delta Mendota GSA.



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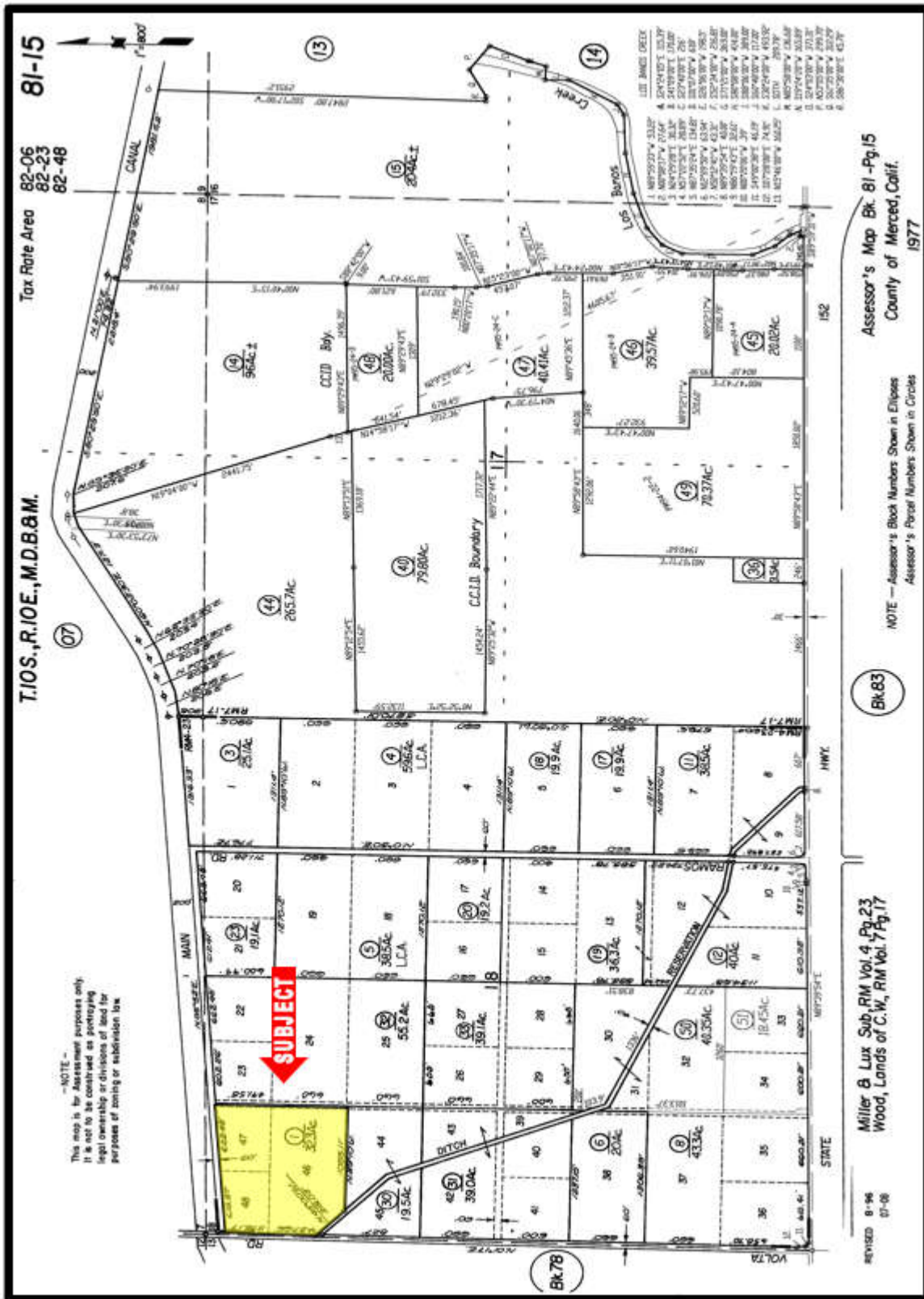
MARKET AREA LOCATION MAP:



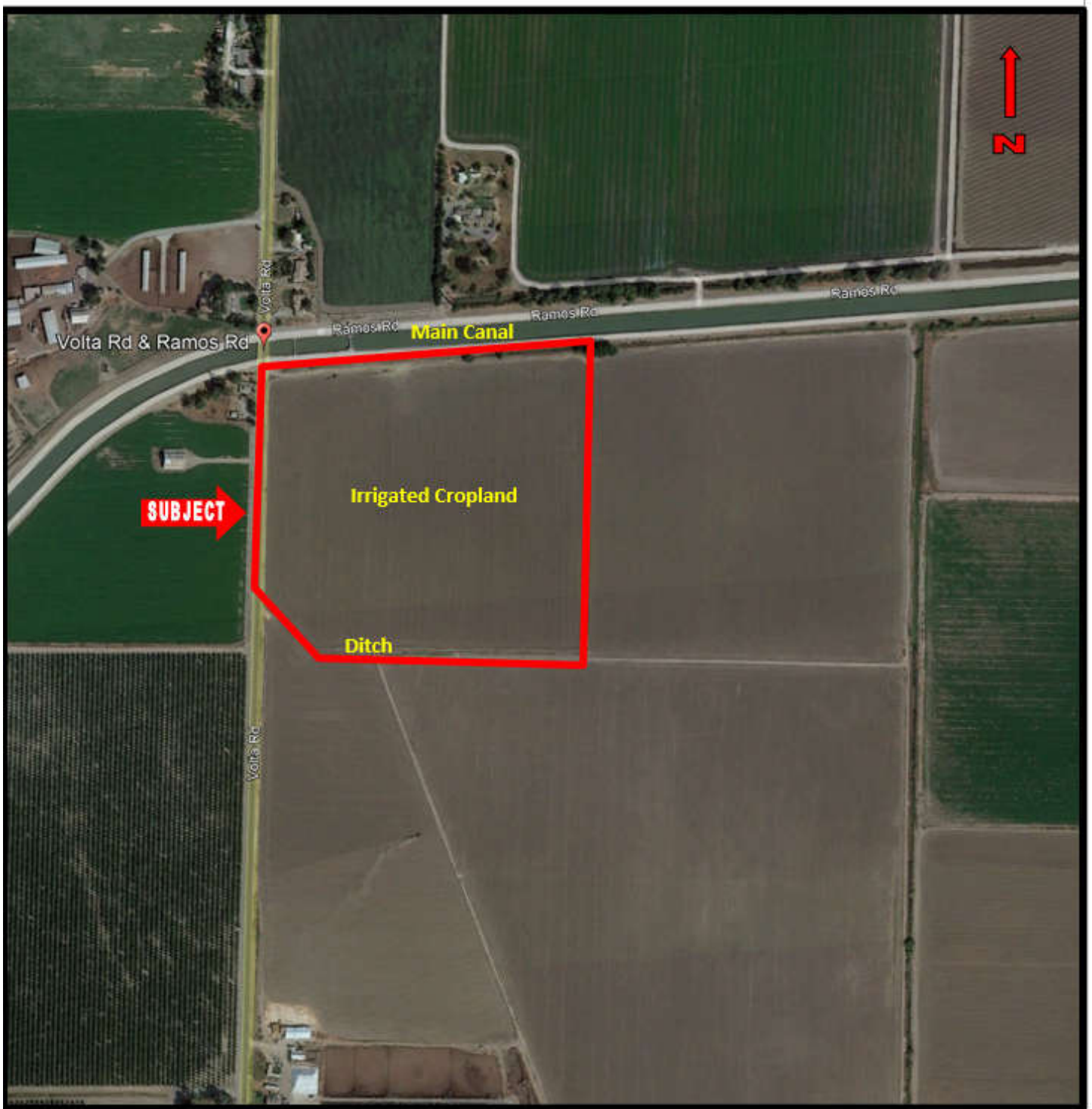
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ASSESSOR'S PARCEL MAP:



SUBJECT AERIAL PLAT MAP:



SALE TERMS: All cash to seller. Selling in as is condition.

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