



**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: \$727,000**



**±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](mailto:randy@eltappraisers.com)**

This information was obtained from sources that are deemed reliable but are in no way guaranteed by ELT Ranch Properties, 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.



## 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).

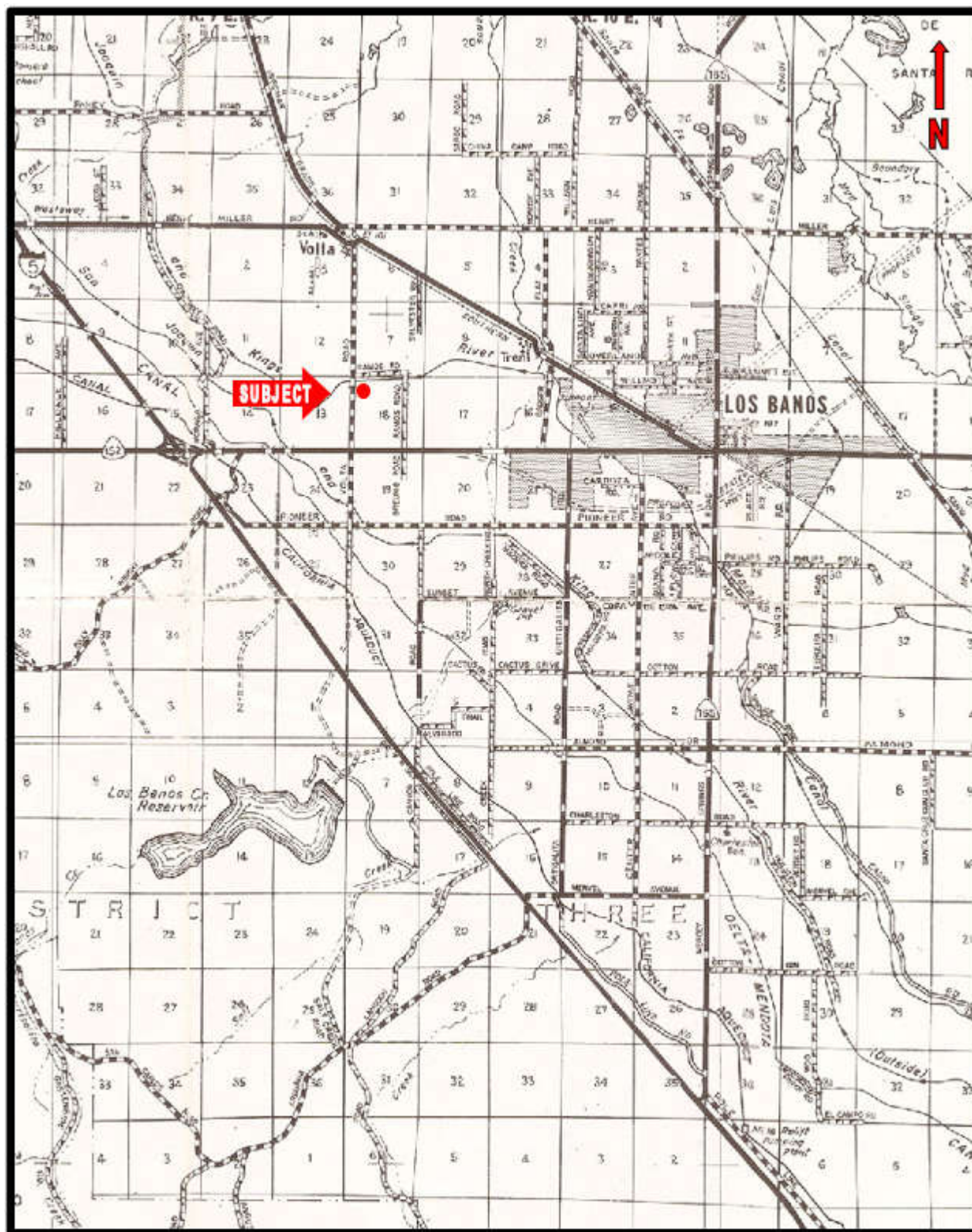
**Irrigation Supply & Distribution:** Central California Irrigation District (CCID). Flood irrigated off concrete ditch. Property is within Groundwater Basin 5-022.07 San Joaquin Valley – Delta Mendota GSA.



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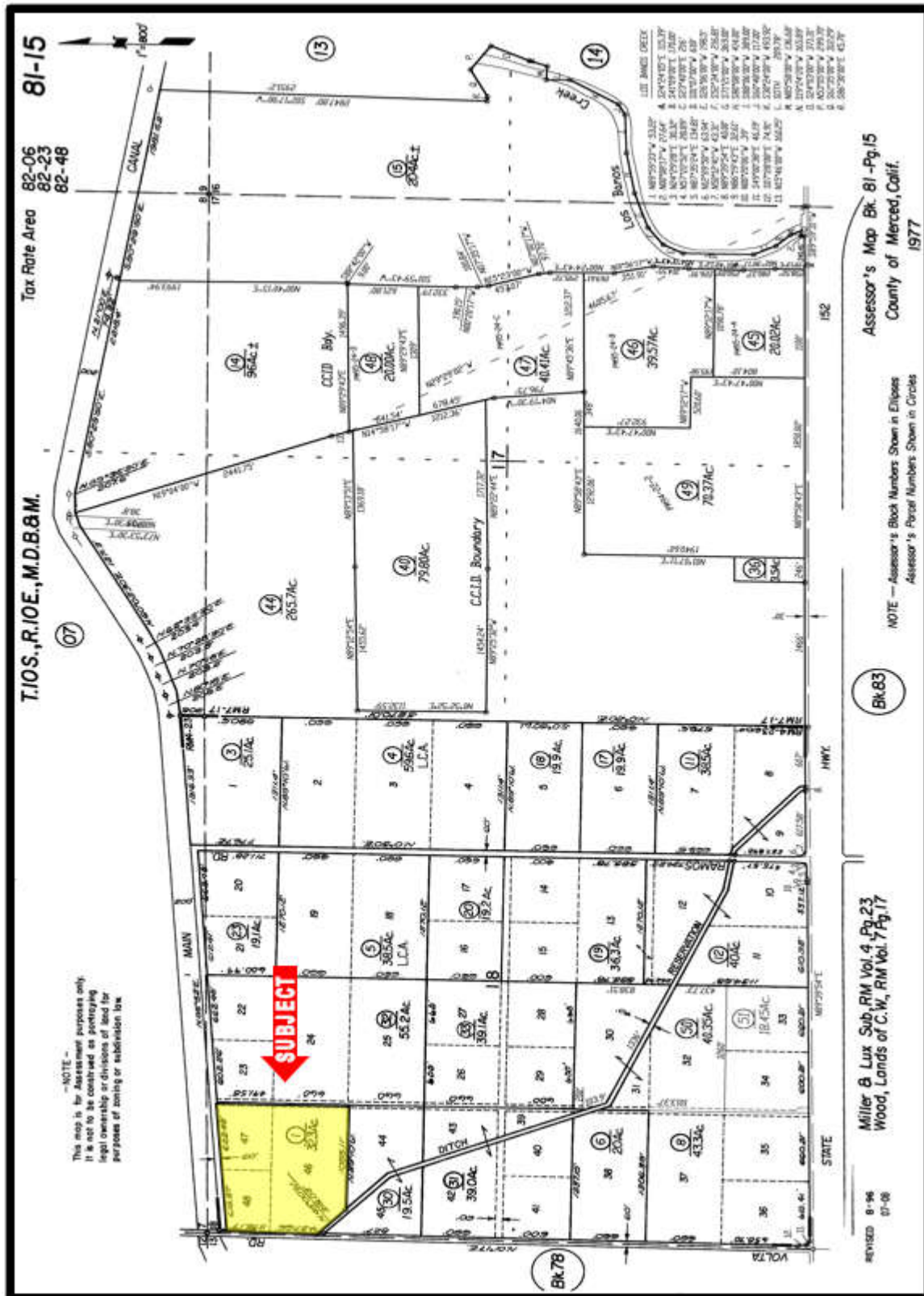


**MARKET AREA LOCATION MAP:**

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ASSESSOR'S PARCEL MAP:



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**SUBJECT AERIAL PLAT MAP:**



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

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