

**FOR
SALE**

LOS BANOS / ±134.60 ACRES

SW/C Malta Road & Ingomar Grade, Los Banos, California

**FOR MORE INFORMATION
PLEASE CONTACT**

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Edwards, Lien & Toso, Inc.
Agricultural Appraisers and Consultants

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PROPERTY LOCATION:

Located at the southwest corner of Malta Road & Ingomar Grade Road, west of the SPRR, approximately 7 miles southeast of Gustine, and 8 miles northwest of Los Banos, in Merced County, CA.

PROPERTY LAND USE:

Acres

134.60 Total Assessed Acres.

Comments

Land typically devoted to the production of alfalfa and field crops. Acreage includes farm roads and field borders. CCID supplies all irrigation water. Land irrigates in a northerly & southerly direction from the center line concrete ditch.



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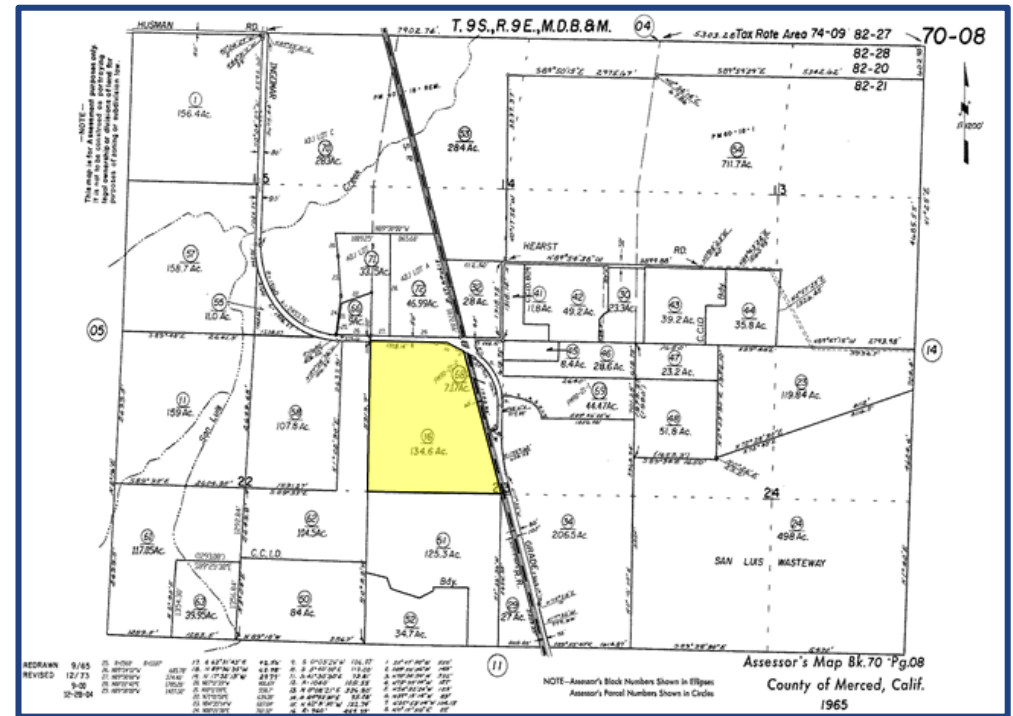
ASKING PRICE: \$3,095,000 (±\$22,994/ACRE)

ASSESSOR'S PARCEL NUMBER: 070-080-016 (Merced County)

MERCED COUNTY ASSESSOR'S PARCEL TAX ASSESSMENTS:

APN	ACREAGE	LAND	ASSESSMENTS			TAXES	
			IMPROVEMENTS	PERS. PROP.	EXEMPTION	TOTAL	TOTAL
070-050-016	134.60	\$256,741	\$36,509	\$0	\$0	\$293,250	\$3,317.04
TOTALS	134.60	\$256,741	\$36,509	\$0	\$0	\$293,250	\$3,317.04

ASSESSOR'S PARCEL MAP



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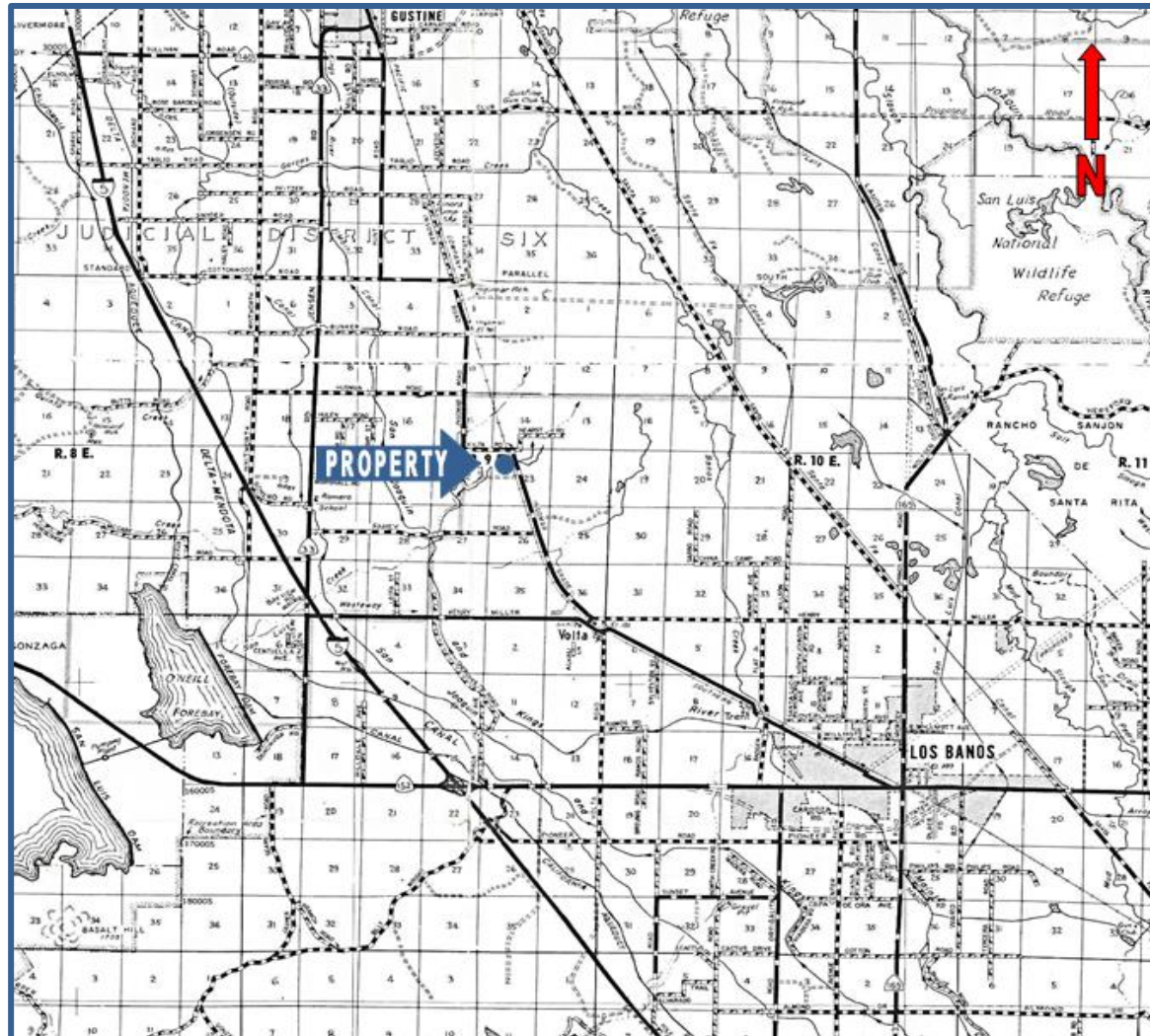
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SOILS MAP & INFO.



(±) % of PROPERTY	MAP SYMBOL	SOIL TYPE	CAPABILITY CLASS
85%	153	Chinvar Loam	3
15%	236	Pedcat Clay Loam	4

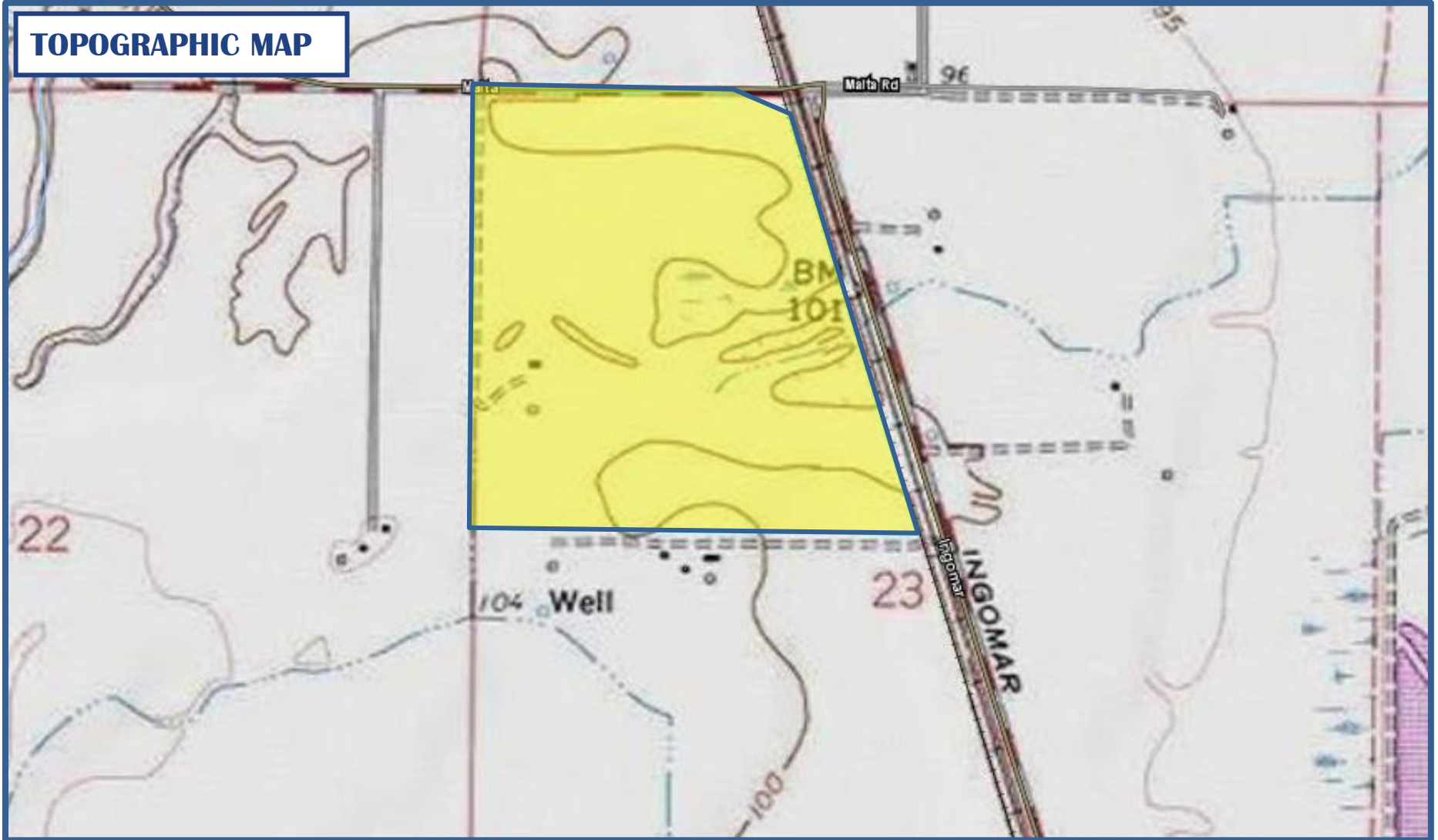


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TOPOGRAPHIC MAP



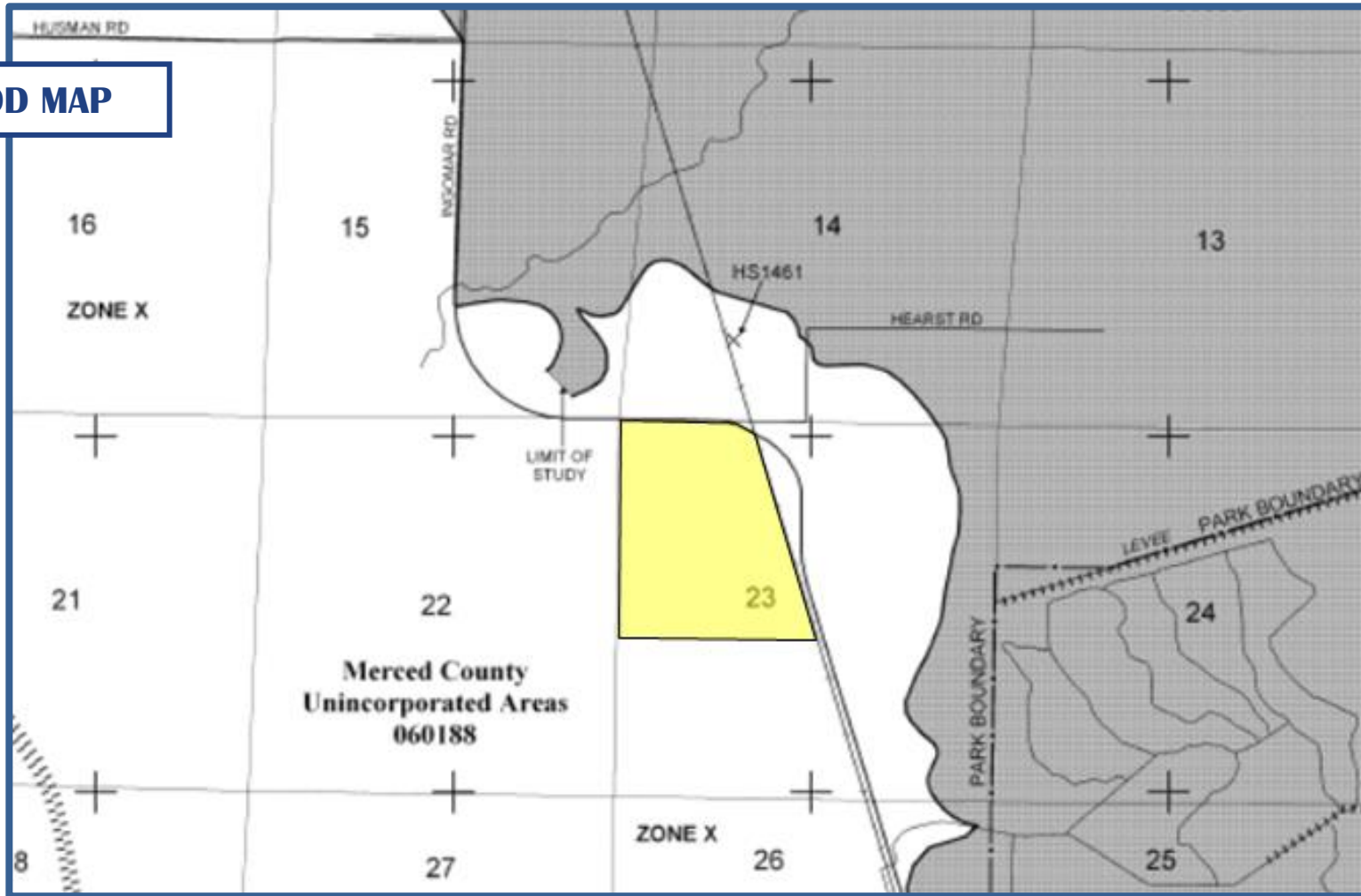
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FLOOD MAP



 OTHER AREAS
ZONE X Areas determined to be outside the 0.2% annual chance floodplain.



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