AVAILABLE FOR SALE - UNPRICED | 478± ASSESSED ACRES

MERCED FUTURE DEVELOPMENT OPEN GROUND
MERCED, CALIFORNIA



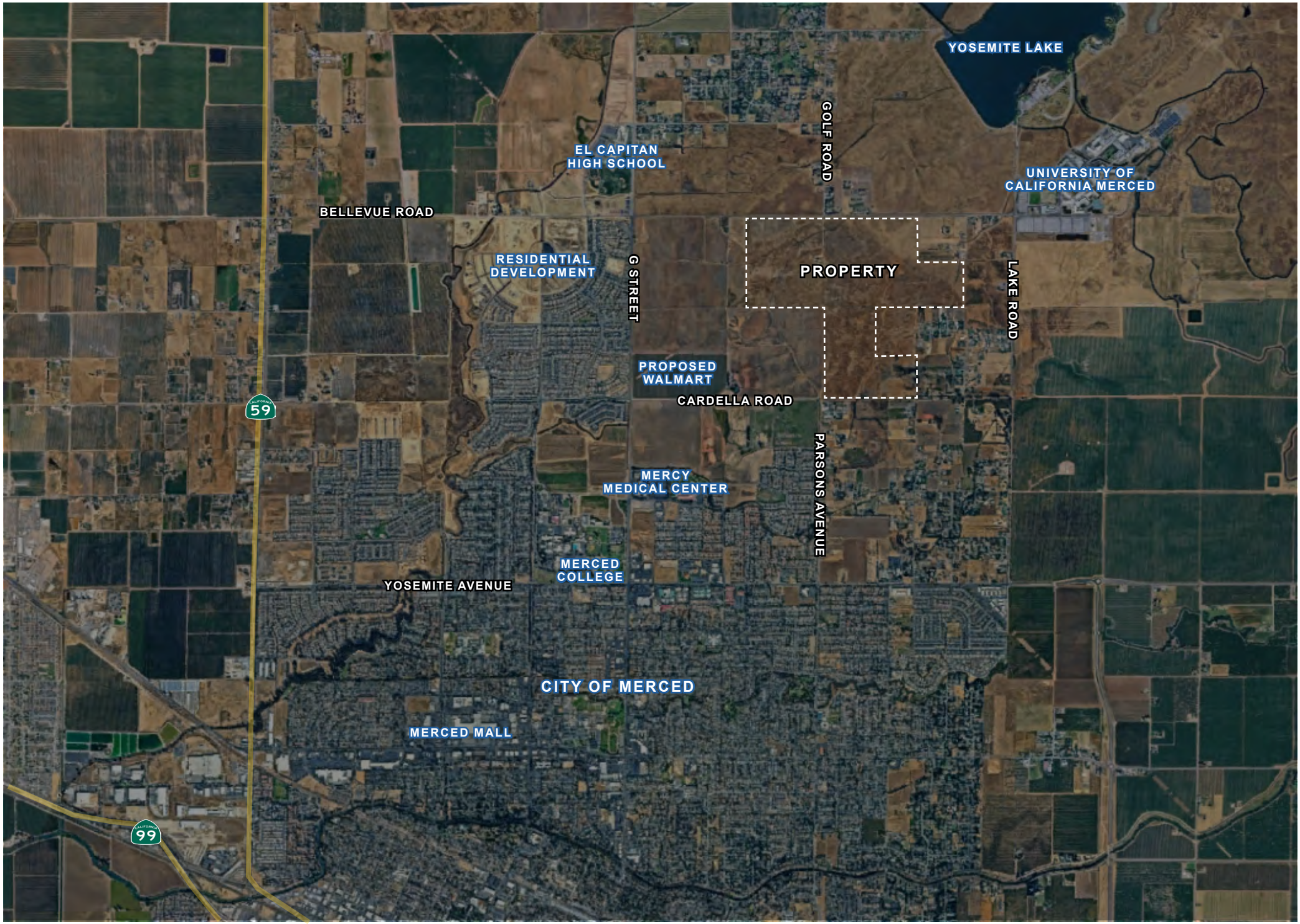
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PROPERTY INFORMATION

PROPERTY DESCRIPTION

An exceptional opportunity to acquire 478± assessed acres of open ground located within the City of Merced's Sphere of Influence. Strategically situated in close proximity to the University of California, Merced (UC Merced), the property offers potential long-term investment appeal in an area positioned for continued growth and development. Subject property is currently being leased out for cattle grazing land.

LEGAL

Merced County APN's: 060-020-027, 060-020-041, 060-020-042, 060-030-006 & 060-030-030.

WILLIAMSON ACT

According to the County, the subject property is NOT enrolled in the Williamson Act.

WATER

Subject property lies within Merced Irrigation District.

PRICE/TERMS

The property is being offered on an unpriced basis. Interested parties are encouraged to contact the listing agents directly for additional information regarding the offering and to discuss the acquisition opportunity.



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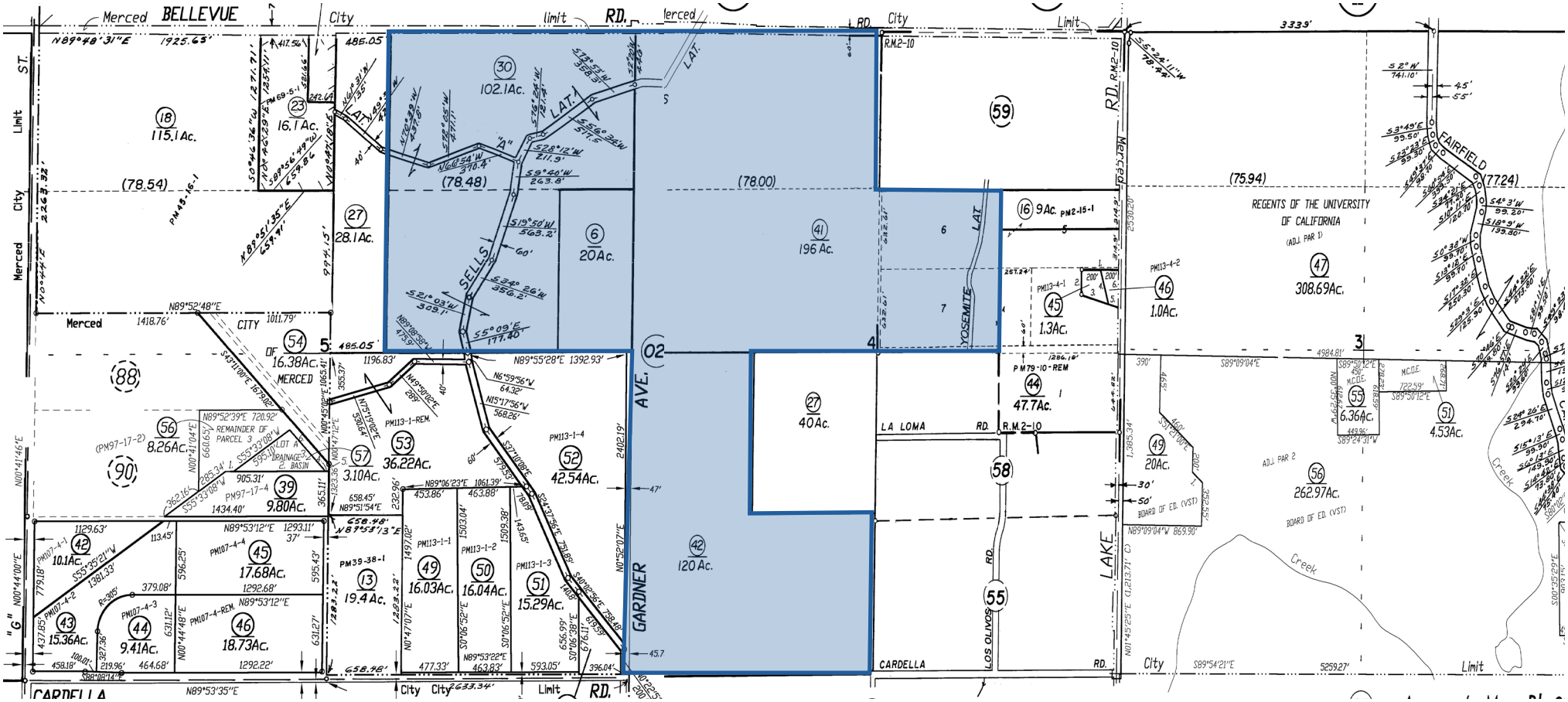
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PARCEL MAP



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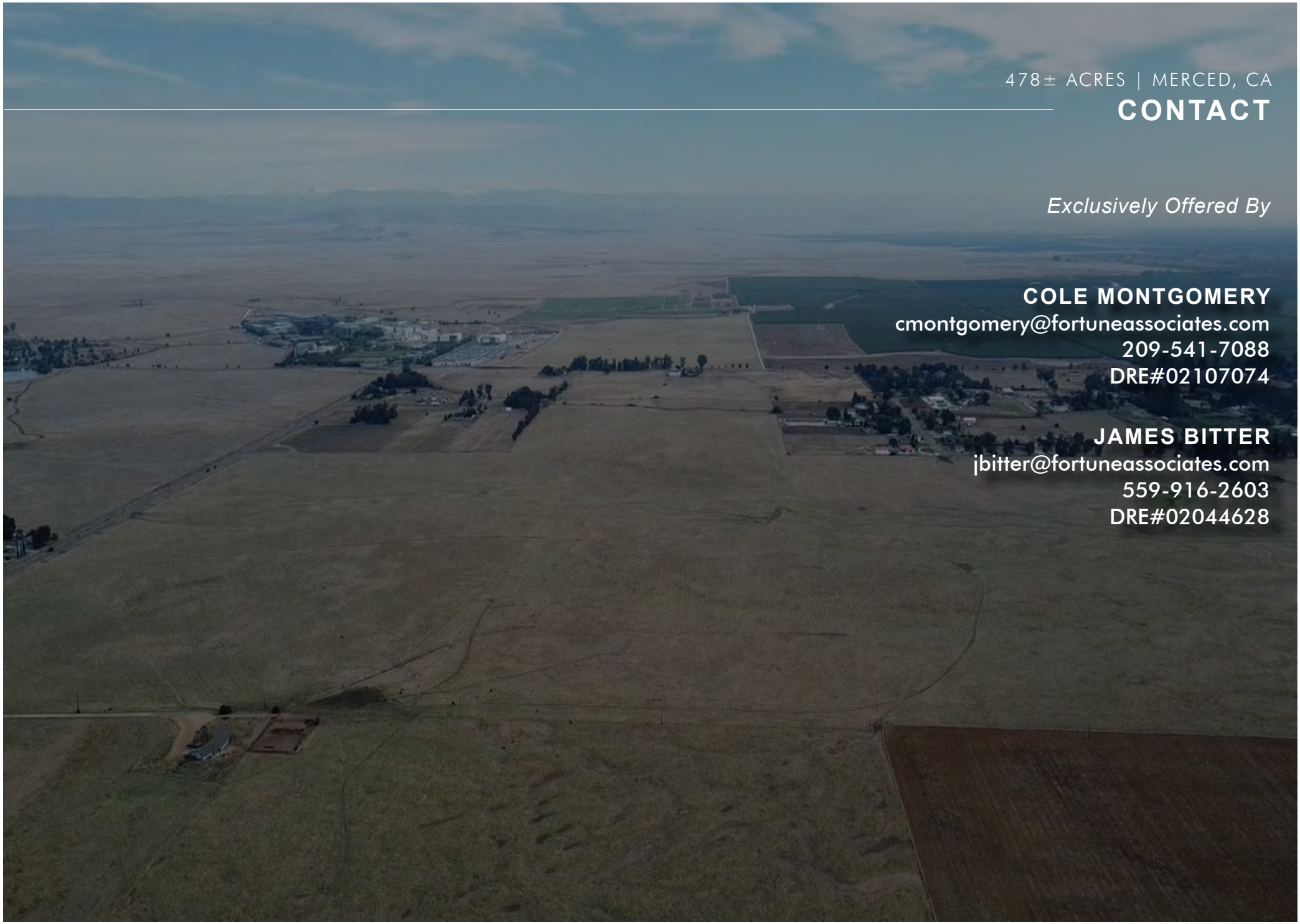
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478± ACRES | MERCED, CA

CONTACT

Exclusively Offered By

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