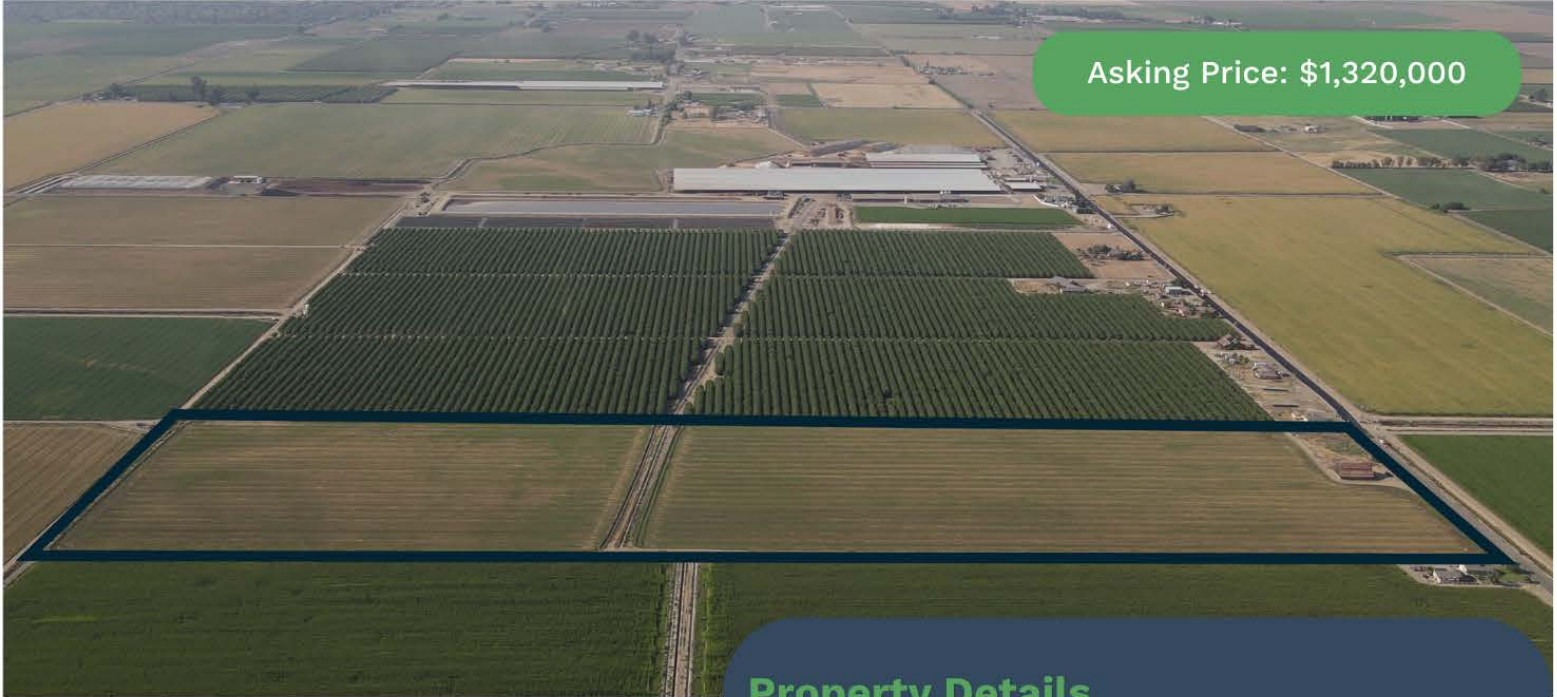


39 Acre CCID Cropland

Los Banos, CA | Merced County



Asking Price: \$1,320,000

Property Overview

Terra West Group is pleased to present Wilson Ranch, a ± 39.0 -acre agricultural property ideally located just north of Los Banos in Merced County. The ranch consists of open cropland currently utilized for alfalfa and offers flexibility for a variety of agricultural uses, including row crops and potential permanent plantings.

Agricultural water is provided by Class 1 surface water from Central California Irrigation District (CCID). Improvements include an existing hay barn, former homesite pad with electrical hookups, and a domestic well, providing additional utility and potential for a future rural homesite. With productive soils, reliable water, and convenient access to Los Banos, Wilson Ranch represents a compelling opportunity in a desirable agricultural area.

Property Details

Land Area	± 39.00 acres
Location	11998 Wilson Rd., Los Banos CA APN: 070-190-008
Land Use	Open Cropland (Alfalfa)
Water	Central California Irrigation District (CCID), via flood irrigation system.
Improvements	Hay Barn and pad electrical hook up and domestic well
Utilities	PG&E
Soils	Class I & II - Woo loam, 0 to 2 percent slopes
Remarks	Desirable growing region with cropping optionality supported by reliable and inexpensive water.

For More Information contact:

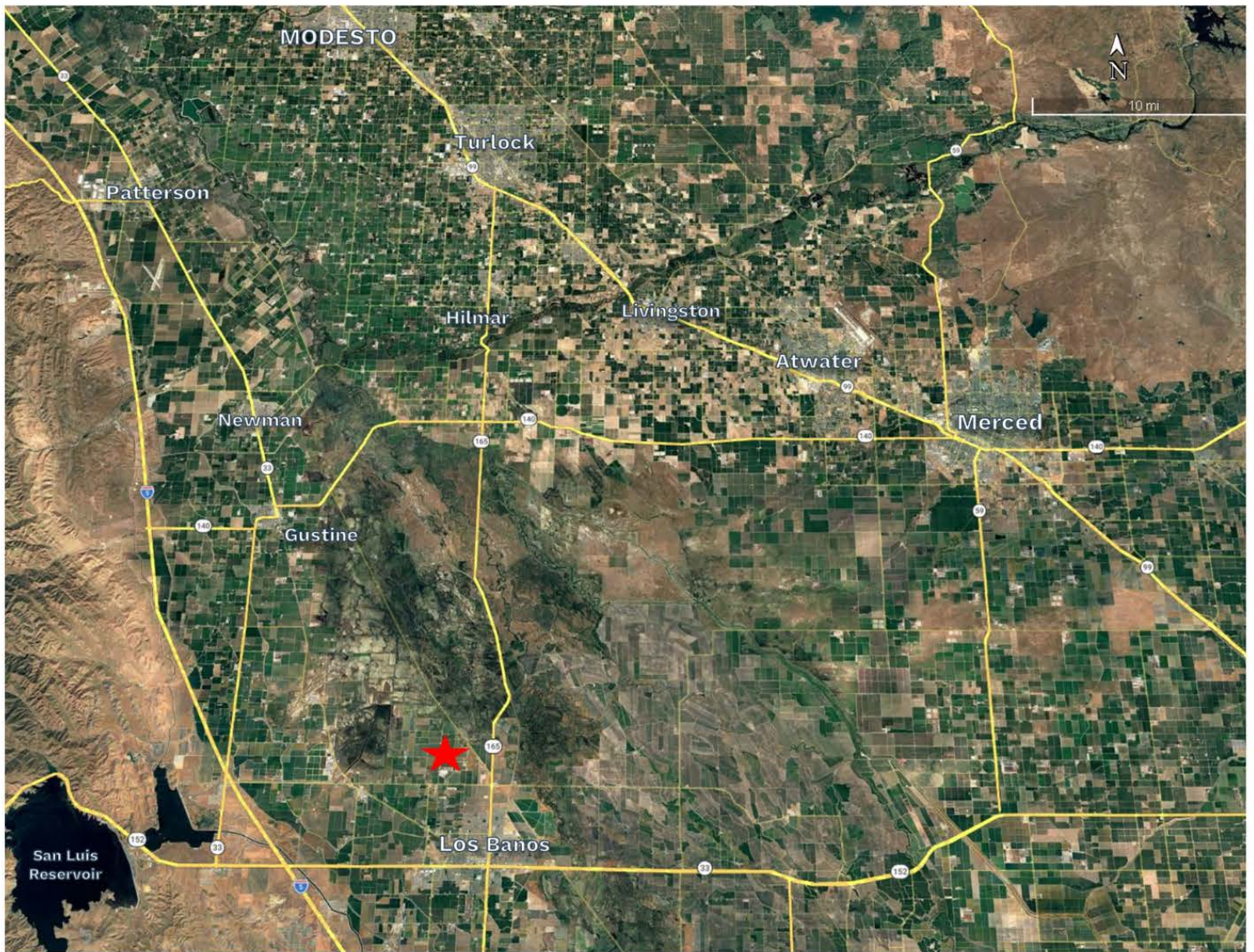


Donny L. Rocha
Broker/President
donny@terrawest.group
(209) 606-5767
CalDRE#02000855



Jason DurJava
Accredited Land Consultant
Jason@terrawest.group
(209) 660-5838
CalDRE#01310142





Property Highlights

- CCID Class 1 Surface Water
- Productive Class I & II Soils
- Flexible Cropping Options
- Hay Barn & Existing Site Improvements
- Potential Rural Homesite
- Convenient Los Banos Location
- Commuter routes

TERRA WEST GROUP

OFFICES SERVING THE CENTRAL VALLEY

1724 G Street, Modesto, CA 95354
1925 Hillman St., Tulare, CA 93274



(209) 606-5767

www.terrawest.group

CalDRE #02191231



SCAN FOR
PROPERTY DETAILS

