

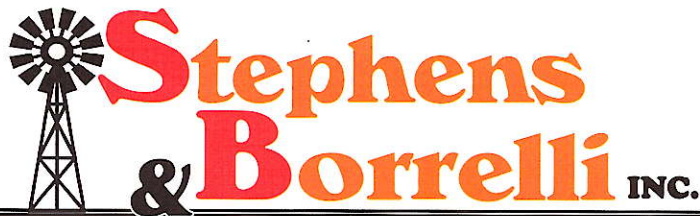


For All Your Real Estate Needs • Since 1967

FOR SALE
111 ACRE MEDEIROS RANCH

- LOCATION:** 10626 State Highway 33, Gustine, California 95322. South of Gustine approximately 8 mile on the east side of State Hwy 33. (see map attached)
- LEGAL DESCRIPTION:** Merced County Assessor's Parcel No. 070-070-020 (see attached Plat Map).
- ACREAGE:** Approximately 111 acres, currently planted in alfalfa with a homestead, barns corals, truck yard, roads and ditches.
- ZONING:** Agriculture. A1, 20 acre minimum.
- SOILS:** Per the USDA Natural Resources Conservation Service, the Property soils consist of Stanislaus clay Loam (253), Dosamigos Clay Loam (168), (see soils map attached).
- IRRIGATION:** All of the property lies, within Central California Irrigation District, Irrigation. Secondary source of water from agricultural ag well, located in the south west part of the ranch.
- PRODUCTION:** Currently in 2nd year alfalfa, with year to year lease, past crops include tomatoes, beans, corn, oats, well suited for trees of all varieties.
- IMPROVEMENTS:** The subject property is improved with a ranch dwelling with approximately 2,292 square feet of living space and 2-car attached garage approximately 420 square feet in size. The Home has 3 bedrooms, 2 bathrooms, and an office that could be a 4th bedroom. The dwelling has Central HVAC system that is about 2 years old, with a fireplace.

Medeiros Trust - 111 Ac.



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Yard improvements consist of landscaped yards, built-in-pool with concrete flatwork, on-site domestic well and septic system. The home was originally built in 1962.

Additional Improvements consist of an older home built in or around 1920's in need of repair, and covered horse stalls, with corral, and round pen, pole barn, a large older milk barn which appears to be in good condition, milk barn used for storage.

Also included is a Truck yard approximately 90' X 130' fenced area, with a small office, with domestic well and septic tank, covered shop area, and a truck scale which is not operational. Tenant pays \$700.00 per month, will vacate with 45 day notice.

PRICE: \$3,718,500.00,

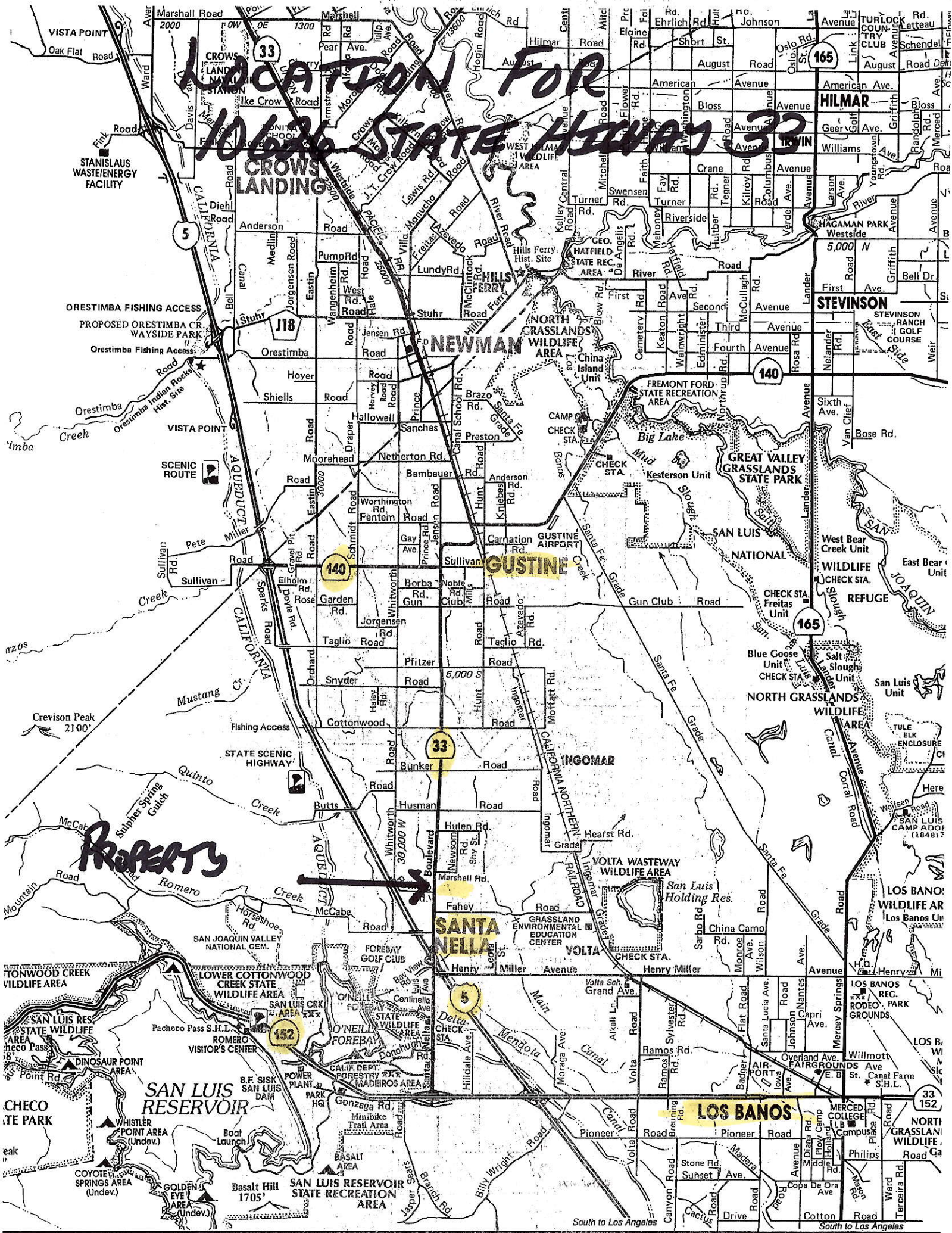
CONTACT: John Borrelli
STEPHENS & BORRELLI Inc.
1350 Main Street
Newman, Calif. 95360
Cell: (209) 531-7368

THE ABOVE INFORMATION WAS DERIVED FROM THE OWNER AND OTHER SOURCES THAT WE DEEM RELIABLE. HOWEVER, WE DO NOT GUARANTY ITS ACCURACY. A PROSPECTIVE PURCHASER SHOULD MAKE HIS OWN INVESTIGATION REGARDING THE STATEMENTS MADE ABOVE AND THE CONDITION OF THE PROPERTY.

STEPHENS & BORRELLI Inc.

Medeiros Trust - 111 Ac.

1350 Main Street • Newman, CA 95360 • Real Estate 209-862-2881 • Rentals 209-862-3232
Fax 209-862-0743 • www.jborrelli.com



LOCATION FOR
10626 STATE HIGHWAY 33

STANISLAUS
WASTE/ENERGY
FACILITY

ORESTIMBA FISHING ACCESS
PROPOSED ORESTIMBA CR.
WAYSIDE PARK
Orestimba Fishing Access
Orestimba Indian Rocks
Hist. Site

SCENIC
ROUTE

Crevison Peak
2100'

PROPERTY

TONWOOD CREEK
WILDLIFE AREA

SAN LUIS RES.
STATE WILDLIFE
AREA

DINOSAUR POINT
AREA

CHECO
ITE PARK

WHISTLER
POINT AREA
(Undev.)

COYOTE
SPRINGS AREA
(Undev.)

GOLDEN
EYE AREA
(Undev.)

SAN LUIS
RESERVOIR

WHISTLER
POINT AREA
(Undev.)

COYOTE
SPRINGS AREA
(Undev.)

GOLDEN
EYE AREA
(Undev.)

Basalt Hill
1705'

SAN LUIS RESERVOIR
STATE RECREATION
AREA

Basalt Hill
1705'

SAN LUIS RESERVOIR
STATE RECREATION
AREA

SANTA
NELLA

Henry Miller
Avenue

Henry Miller
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Henry Miller
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LOS BANOS
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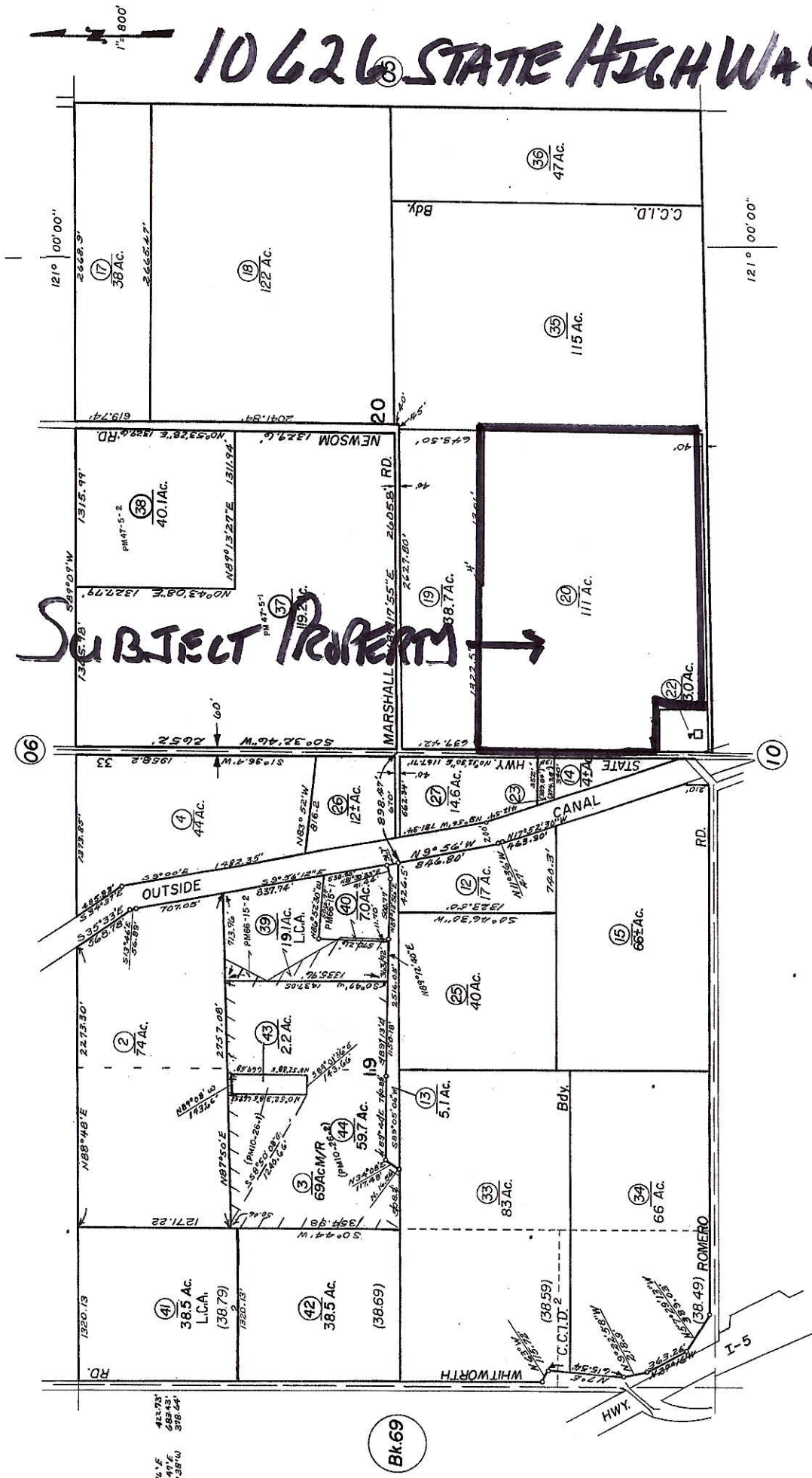
LOS BANOS
WILDLIFE AR

LOS BANOS
WILDLIFE AR

—NOTE—
This map is for Assessment purposes only.
It is not to be construed as portraying
legal ownership or divisions of land for
purposes of zoning or subdivision law.

T.9S., R.9E., M.D.B.&M.

Tax Rate Area 74-09 70-07
74-11 74-16



Bk.69

10626 STATE HIGHWAY 33

REVISED 8/63
1/73
12-28-04

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk.70-Pg.07
County of Merced, Calif.
1957

10626 STATE HIGHWAY 33 SOILS MAP

Custom Soil Resource Report
Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
168	Dosamigos clay loam, partially drained	9.7	8.3%
253	Stanislaus clay loam	107.9	91.7%
Totals for Area of Interest		117.6	100.0%