

593+/- Acre, Standard Ranch, Los Banos, Merced County, California

Mercey Springs Rd, Los Banos

Mercey Springs Road, Los Banos, CA, USA

593.0 Acres

\$8,598,500.00



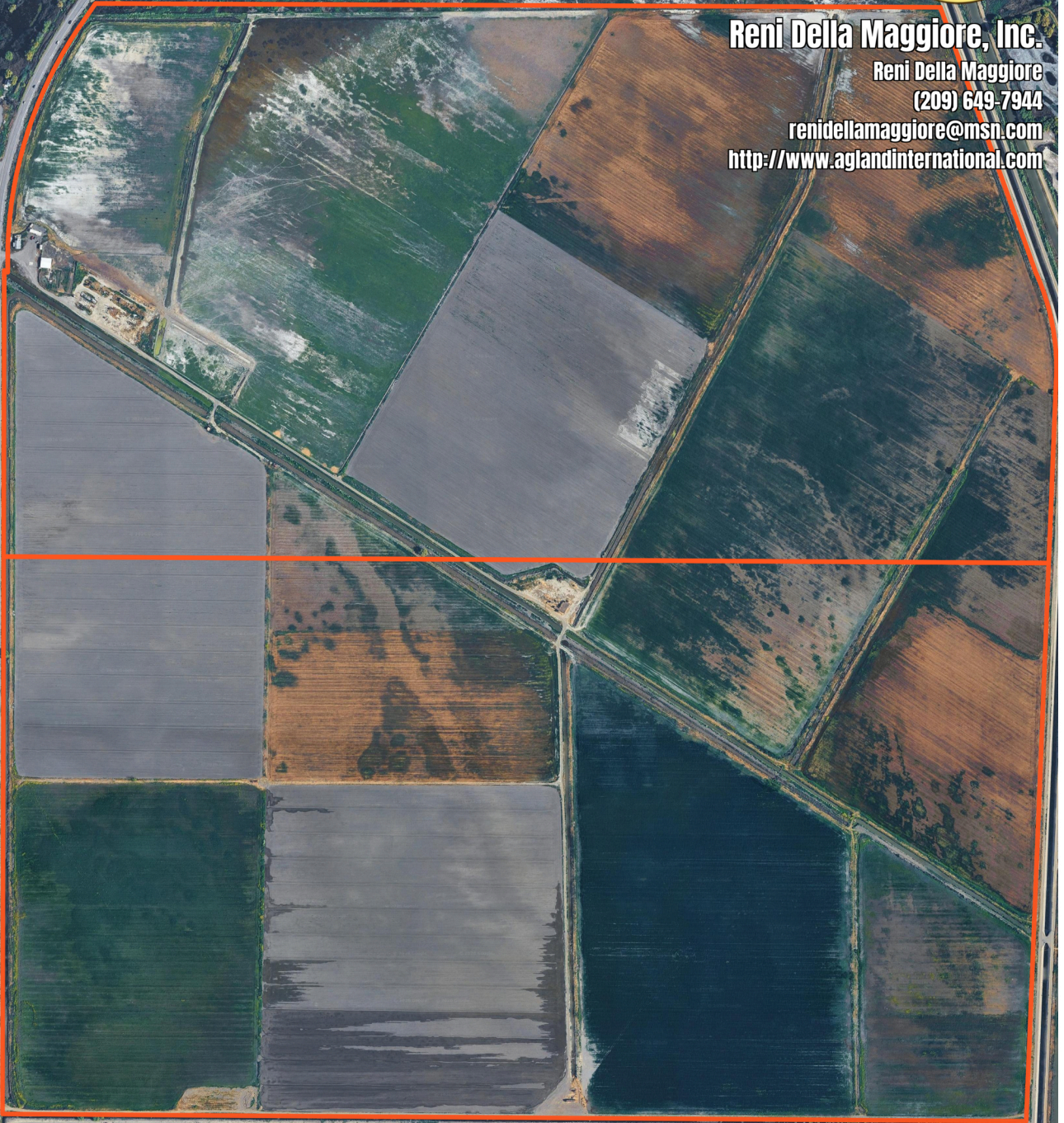
Reni Della Maggiore, Inc.

Reni Della Maggiore

(209) 649-7944

renidellamaggiore@msn.com

<http://www.aglandinternational.com>



593+/- Acre, Standard Ranch, Los Banos, Merced County, California

Legend

 Boundary

Description

593± Acre Agricultural & Mitigation Investment Opportunity Los Banos, Merced County, California APNs: 070-150-014 & 070-190-014 Offering Price: \$8,598,500 An exceptional opportunity to acquire 593± acres of highly versatile agricultural land located in the heart of California's productive west side farming region near Los Banos. This premier property offers an outstanding combination of productive farmland, water resources, and long-term investment potential. Situated within the Grassland Water District, the property benefits from district water service together with multiple agricultural wells, providing reliable irrigation for a variety of farming operations. The property also offers excellent potential for wetland habitat enhancement, mitigation, conservation, and water management uses where permitted. The level topography, large contiguous acreage, and strategic location make this property well suited for continued farming, forage crops, pasture, habitat enhancement, mitigation opportunities (subject to approvals), conservation programs, and long-term agricultural investment. Seller reserves the right to perform a 1031 Tax Exchange at no cost to the Buyer **PROPERTY HIGHLIGHTS** • 593± contiguous acres • Grassland Water District water service • Agricultural irrigation wells • Farming and mitigation potential • Wetland water opportunities where applicable • Excellent access and investment potential
Contact: Jen Pierson at (916) 607-0305, CA-DRE: 02249125, Gary McEnerney at (916) 761-8530, CA-DRE: 00993923, or Reni Della Maggiore at (209)649-7944, CA-DRE: 00671356

DISCLAIMER: The information contained herein is as obtained by this broker from sellers, owners, or other sources. This information is considered reliable, neither this broker nor owners make any guarantee, warranty or representation as to correctness of any data or descriptions and the accuracy of such statements. The correctness and / or accuracy of any and all statements should be determined through independent investigation made by the prospective purchaser. Any offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning and all material contained herein.

Generated on: Oct. 2, 2026