



**±63Acres | Open Land | 14577 N State Highway 59 | Merced County**

**CALIFORNIA LAND & HOME BY KELLER WILLIAMS**

265 E Bellevue Rd, Atwater CA | (209) 356-9099 | [www.CaliforniaLandandHome.com](http://www.CaliforniaLandandHome.com)



# Collins Ranch

14577 N State Highway 59



# \$1,850,000

## Parcel Map

- NOTE -

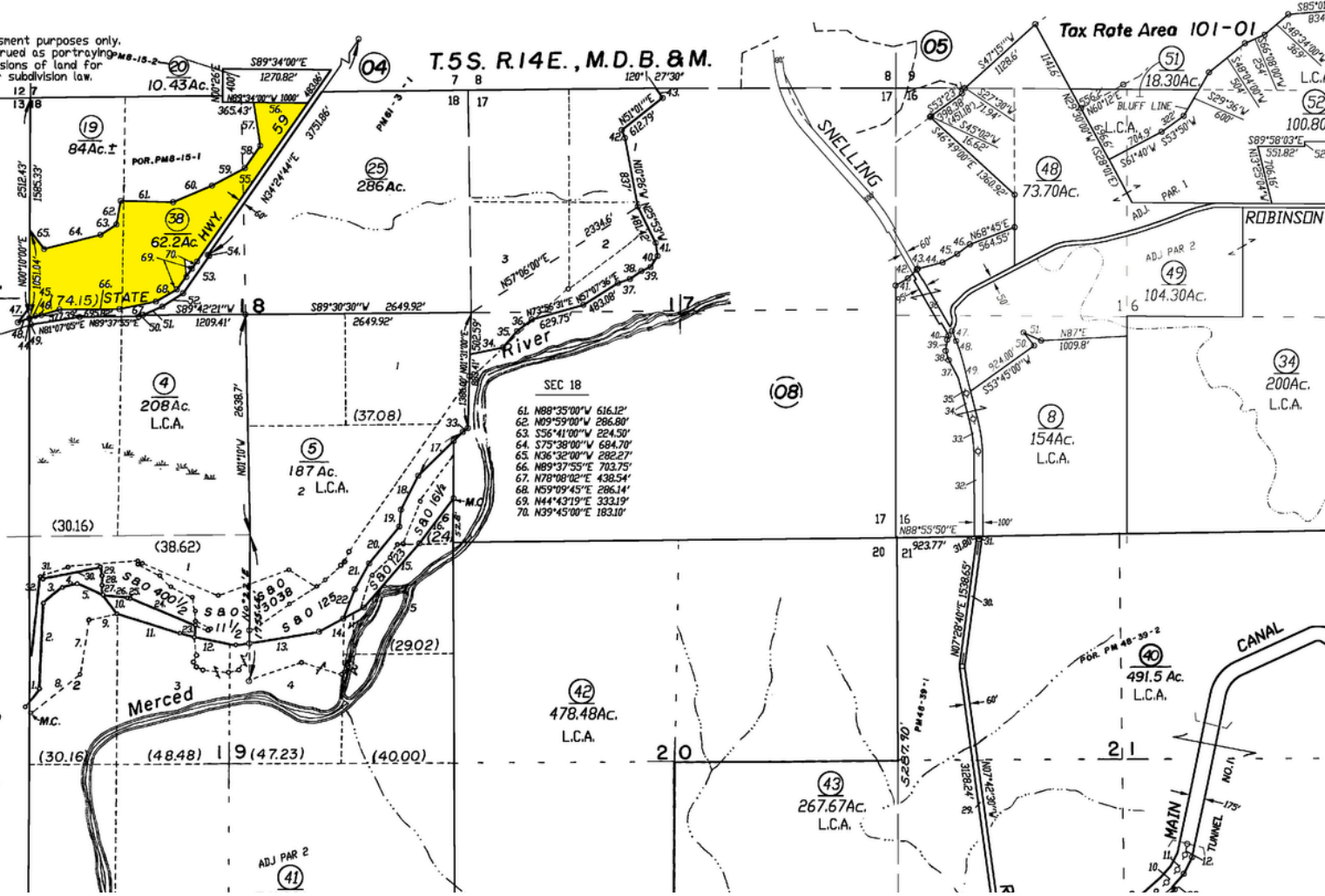
This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

SEC 18 & 19

- 1. N35°40'35"E 213.83'
- 2. N02°42'01"E 1024.36'
- 3. N48°38'37"E 305.13'
- 4. N78°18'41"E 185.68'
- 5. N67°14'15"W 338.09'
- 6. S10°59'00"W 673.66'
- 7. S51°45'00"W 703.52'
- 8. S76°38'00"W 367.42'
- 9. S42°23'00"W 271.45'
- 10. N72°50'00"W 798.69'
- 11. N02°02'00"W 667.23'
- 12. S02°56'00"W 1041.78'
- 13. S61°16'00"W 602.36'
- 14. S40°14'00"W 1006.95'
- 15. S36°45'00"W 671.63'
- 16. S36°45'00"W 671.63'

- 17. N45°00'00"E 741.18'
- 18. N26°30'00"E 454.74'
- 19. N05°00'00"E 202.62'
- 20. N08°45'00"E 366.94'
- 21. N28°45'00"E 353.10'
- 22. N01°00'00"E 376.86'
- 23. N07°45'00"E 174.24'
- 24. N67°00'00"W
- 25. N06°15'00"W 33.00'
- 26. S03°30'00"W 292.38'
- 27. S08°00'00"W 139.26'
- 28. N02°30'00"E 110.22'
- 29. S14°30'00"W 108.24'
- 30. S78°45'00"W 753.06'
- 31. S79°00'00"W 33.00'

- 32. S07°00'00"W 990.00'
- 33. N51°45'00"E 75.90'
- 34. N77°58'56"E 398.08'
- 35. N40°07'41"E 234.56'
- 36. N51°03'57"E 225.64'
- 37. N71°13'26"E 149.12'
- 38. N54°31'29"E 165.15'
- 39. N66°25'26"E 116.72'
- 40. N31°49'12"E 156.25'
- 41. N07°58'39"W 159.30'
- 42. N21°11'00"W 102.30'
- 43. N33°55'33"W 141.12'(C)
- 44. N00°08'00"E 5.67'
- 45. N67°39'00"E 72.70'
- 46. N01°21'00"E 151.30'
- 47. N37°12'00"E 226.06'
- 48. S67°39'00"W 147.63'
- 49. N72°36'15"E 1330.47'
- 50. N66°26'02"E 50.46'
- 51. N66°28'46"E 249.54'
- 52. N56°47'45"E 292.48'
- 53. N04°23'59"E 543.47'
- 54. N53°36'01"E 20.00'
- 55. N34°24'44"E 2302.70'
- 56. N89°34'00"W 634.50'
- 57. S08°33'15"E 522.58'
- 58. S34°03'00"W 326.10'



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## Property Details

- **Location:**

14577 N State Highway 59  
Merced, CA 95348

- **Legal:**

Merced County APN  
043-070-038-000

- **Zoning:**

A-2

- **Land**

63+/- total acres  
43+/- farmable acres

- **Water**

Riparian Water Rights -  
Merced River

- **Dwellings:**

Main Home is 3,017 sq ft.  
ADU

- **Income**

Farm lease ends October 2024

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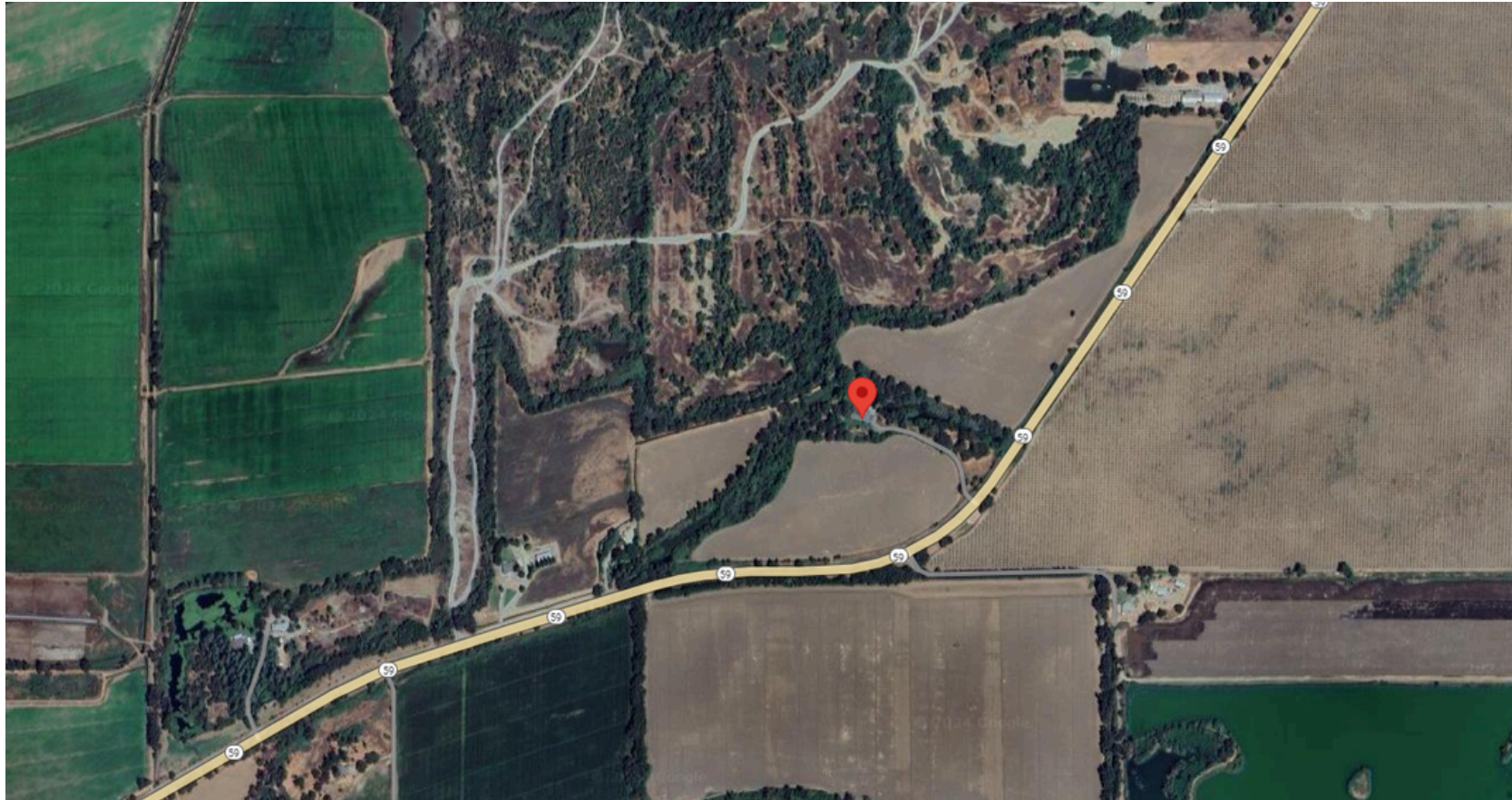
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## Aerial Location

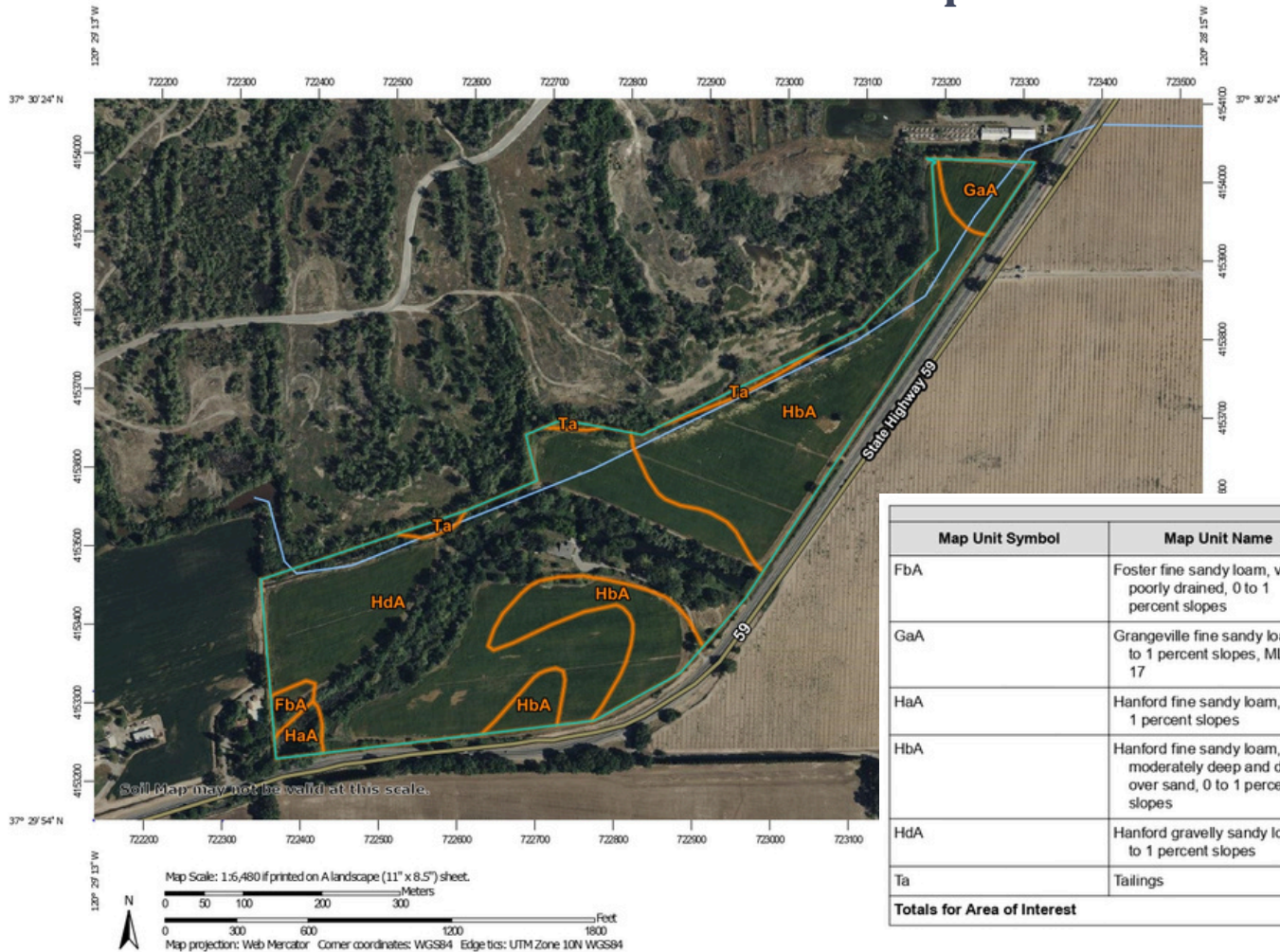


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## Soil Map



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FbA	Foster fine sandy loam, very poorly drained, 0 to 1 percent slopes	0.5	0.9%
GaA	Grangeville fine sandy loam, 0 to 1 percent slopes, MLRA 17	1.9	3.2%
HaA	Hanford fine sandy loam, 0 to 1 percent slopes	0.7	1.3%
HbA	Hanford fine sandy loam, moderately deep and deep over sand, 0 to 1 percent slopes	20.2	34.8%
HdA	Hanford gravelly sandy loam, 0 to 1 percent slopes	34.1	58.7%
Ta	Tailings	0.7	1.2%
<b>Totals for Area of Interest</b>		<b>58.2</b>	<b>100.0%</b>

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## Main Home Photos



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## 2nd Home Photos



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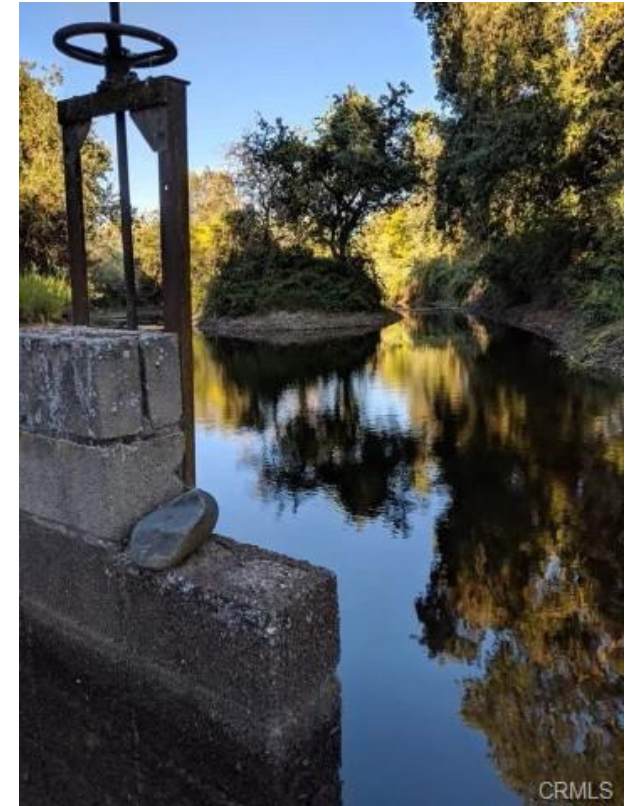
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## Property Photos



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## Marketing Video

*A custom marketing video can be viewed at [www.CaliforniaLandandHome.com/collins-ranch](http://www.CaliforniaLandandHome.com/collins-ranch) or by scanning the QR code below.*

SCAN ME



## Disclaimer

*Buyers should consult with their own water attorney; hydrologist; geologist; civil engineer; or other environmental professional about the Sustainable Groundwater Management Act (SGMA). Additional information is available at: California Department of Water Resources Sustainable Groundwater Management Act Portal - <https://sgma.water.ca.gov> Telephone Number: (916) 653-5791*

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## Listing Agent



## Sarah Bell

*Division Manager - Sr. Real Estate Consultant*

**(209)769-4698**

**SarahBellRealEstate@gmail.com**

DRE#01984144

## Brokerage

*At California Land and Home, our mission is to connect the hardworking farmers and ranchers in our community with investors and individuals who share the same appreciation for this way of life. We understand the unique challenges and opportunities that come with farm and ranch properties, and we are well-equipped to address them.*

*Our team is composed of experienced professionals who have an in-depth understanding of the local real estate market, with a particular focus on farm and ranch properties. We bring a wealth of knowledge to the table, allowing us to provide you with accurate valuations and advice tailored to your specific property.*

*California Land and Home is not just your average real estate agency. We are a full-service brokerage, committed to guiding you through every step of the buying or selling process. Whether you're seeking your dream ranch property or looking to market your land, we handle it all.*

*We know that every client and property is unique. That's why we offer a personalized approach to meet your individual goals. We take the time to understand your needs and preferences, ensuring a smooth and successful transaction.*

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